

Committee Report

Item No: 6B

Reference: DC/21/01802

Case Officer: Rose Wolton

Ward: Stour.

Ward Member/s: Cllr Mary McLaren.

RECOMMENDATION – PLANNING PERMISSION WITH CONDITIONS

Description of Development

Hybrid application comprising: Outline planning application for the erection of 4no self-build detached dwellings (all matters reserved except access); full planning application for the erection of 4no two-bedroom dwellings; with associated landscaping, vehicular access off Hyams Lane and pedestrian access to Church Hill.

Location

Land South Of Honeysuckle Cottage, Little Orchard, Holbrook, Suffolk

Expiry Date: 24/08/2021

Application Type: FUL - Full Planning Application

Development Type: Minor Dwellings

Applicant: Scirpus Properties Ltd

Agent: Christophe Spiers

Parish: Holbrook

Site Area: 0.39 Ha

Details of Previous Committee / Resolutions and any member site visit: A request for a Site has been made by Cllr McLaren. Members agreed to this request on 20th October 2021.

Has a Committee Call In request been received from a Council Member: No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

The Head of Economy considers the application to be of a controversial nature having regard to the extent and planning substance of comments received from third parties.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

CN01 - Design Standards
CR02 - AONB Landscape
CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
CS02 - Settlement Pattern Policy
CS11 - Core and Hinterland Villages
CS15 - Implementing Sustainable Development
HS28 - Infilling/Groups of dwellings
TP15 - Parking Standards - New Development
NPPF - National Planning Policy Framework

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Town/Parish Council

Holbrook Parish Council

Objection on the grounds of:

Conflicts with Neighbourhood Plan
Inappropriate building of houses outside the built-up area boundary
Impact to AONB landscape
Sets a precedent for future development in the village
Hyams Lane cannot facilitate the added traffic
Inappropriate access on Hyams Lane
Highway safety to pedestrians and cyclists
Contrary to Joint Local Plan
Concern over construction vehicles and traffic
Fire station drill tower will cause privacy issues for future occupants
Removal of hedge will cause a negative impact on adjacent properties
Insufficient visibility splays
Achieving visibility splays could cause root damage to trees on fire station boundary
Removal of hedge will create a loss of privacy, loss of wildlife and impact to AONB
Removal of Oak tree is unacceptable
Associated works will compromise the roots of hornbeam trees
Road is not wide enough and is very narrow, there is a raised road edge next to Sorrell House
Increased traffic

Officer Comment:

The Holbrook Neighbourhood Plan, the Neighbourhood Plan is not an adopted document, and holds limited weight as this time. Regarding the conflict the Joint Local Plan; although the site is not allocated within the Joint Local Plan, the plan is not yet confirmed and is under examination. It is, therefore, subject to change. At this time, the Joint Local Plan carries limited weight. Other matters are dealt with in the relevant sections below.

Councillor Mary McLaren

Objection on the grounds of:

Contrary to Joint Local Plan

Proximity to fire station causing light and noise nuisance to future occupants, as well as a loss of privacy

No affordable or single storey dwellings

Hyams Lane is one car width, cannot cope with increased traffic

Development will cause an increase in car accidents

Highway safety

National Consultee

Natural England

No objection.

Historic England

No objection.

County Council Responses

SCC Highway Authority

No objection, subject to conditions.

SCC Fire and Rescue

No objection, subject to a condition.

SCC Archaeological Service

No objection.

Internal Consultee Responses

Environmental Health – Land Contamination

No objection, subject to a condition

Environmental Health – Air Quality

No objection.

Environmental Health – Noise/Odour/light/Smoke

No objection, subject to conditions.

Environmental Health – Sustainability Issues

No objection.

Heritage Team

No comment.

Strategic Housing

No objection – no contribution towards affordable housing required.

Place Services Ecology

No objection, subject to conditions.

B: Representations

At the time of writing this report, at least 68 letters/emails/online comments have been received. It is the Officer opinion that this represents 64 objections, and 4 support. A verbal update shall be provided as necessary.

Views are summarised below:-

Support:

- Services can be accessed in the village by foot without needing to cross a road.
- Bus stop outside it.
- Site has no real alternative use.
- There is an appropriate mix of housing.
- With so many amenities accessible by foot safely and quickly by young and old alike means vehicle journeys along Hyams Lane to Church Hill are fewer than would otherwise be the case.
- Design.
- Uniquely designed to fit the plot.
- The self-build aspect is guaranteed to variety of houses designs reflecting the individual character of the new owner.
- Development looks sympathetic to the environment surrounding it, and would be built on an area of land that is surrounded by other dwellings.
- Only 8 homes being built so no real impact on services.
- As the build is near the end of the road, can't see how this would have any more impact on walkers.
- Once the construction is complete the traffic would settle down quite quickly.
- Housing is needed with our growing population.

Objection:-

- Hyams Lane is very narrow.
- Unsustainable.
- Increased traffic.
- Harm to rural character.

- Unsafe road for pedestrians and cyclists.
- Removal of hedgerows and trees.
- Unsafe access.
- Dominating.
- Highway Safety.
- Conflict with Neighbourhood Plan
- Contrary to Joint Local Plan.
- Fire station causing light and noise nuisance and overlooking to future occupants.
- Loss of daylight and privacy.
- Impact to AONB.
- Disruption to tranquillity of area.
- No visibility.
- Unpleasant sewerage odour.
- Effects on wildlife and ecology.
- Building work.
- Design.
- Development too high.
- Overbearing.
- Light pollution.
- Loss of outlook.
- Noise.
- Out of character.
- Overlooking.
- Scale.
- Lack of services.
- Inappropriate in Conservation Area.
- Drainage and increased danger of flooding.
- Fear of crime.
- Inadequate parking provision.
- Inadequate public transport provision.
- Increase in anti-social behaviour.
- Increase in pollution.
- Loss of light.
- Loss of open space.
- Loss of parking.
- Smells/odour.
- Strain on existing community facilities.
- Harm to listed building.
- Potentially contaminated land.
- Landscape impact.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/20/01474

Hybrid Application. Outline planning application (Access to be considered) for the erection of 4no self-build/custom-build detached dwellings and Full Planning Application for the erection of 5no two-bedroom dwellings, with vehicular access off

DECISION: REF
24.06.2020

Hyams Lane and pedestrian access to Church Hill

REF: DC/21/01802	Hybrid application comprising: Outline planning application for the erection of 4no self-build detached dwellings (all matters reserved except access); full planning application for the erection of 4no two-bedroom dwellings; with associated landscaping, vehicular access off Hyams Lane and pedestrian access to Church Hill.	DECISION: PDE
REF: B//98/01365	Construction of vehicular access from Hyams Lane.	DECISION: REF 27.11.1998
REF: BIE/14/00312	Policy CS11 - Enquiry - Proposal for over 60s Accommodation (9 to 14 units).	DECISION: PCO
REF: B//98/01365	Construction of vehicular access from Hyams Lane.	DECISION: REF 27.11.1998

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The application site is an area of agricultural land, abutting the built-up area boundary of Holbrook. There are residential properties located to the east of the site, with a Fire Station to the south east. There are also residential properties to the south on the opposite side of the road and one property to the west, which is set away from the site, separated by agricultural land. There is a Grade II* listed church to the east on the opposite side of the road. And the south boundary abuts an AONB. The site abuts the built-up area boundary of Holbrook to the east.

2.0 The Proposal

- 2.1. This is a hybrid application consisting of an outline planning application for the erection of 4no. self-build detached dwellings (all matters reserved except for access) and a full planning application for the erection of 4no. two-bedroom dwellings; with associated landscaping, vehicular access off Hyams Lane and pedestrian access to Church Hill.

3.0 The Principle Of Development

- 3.1. The National Planning Policy Framework (NPPF) provides that the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

- 3.2. The principle of the development is considered acceptable in accordance with the policies of the development plan. Planning considerations and other material considerations are detailed where relevant below.
- 3.3. Policy CS2 of the Babergh Core Strategy states new development in Babergh will be directed sequentially to the towns/urban areas, and to the Core Villages and Hinterland Villages. Holbrook is identified as a Core Village, which acts as a focus for development within its functional cluster. Although the site is outside of the built-up area boundary, it is not considered to be countryside. The site has direct pedestrian access to the services within the village, and abuts the built-up area boundary. On this basis, the proposal is considered acceptable against this Policy.
- 3.4. Policy CS11 of the Babergh Core Strategy states proposals for development for Core Villages will be approved where proposals score positively when assessed against Policy CS15 and, where relevant, appropriate matters are addressed. The proposal is not considered to adversely impact the landscape, environmental or heritage characteristics of the village. The proposal is appropriate in terms of location in the village and has good pedestrian access to the services. It is not isolated from other dwellings, and follows a pattern of development of cul-de-sac developments in close proximity. The proposal offers 4no two-bedroom dwellings which are small and identified as a need in the district. The self-build properties, number of bedrooms and overall size are still reserved at this stage, so we are unable to assess this until the reserved matters stage. On this basis, the proposal is considered to be in accordance with this Policy.
- 3.5. When assessed against Policy CS15 of the Babergh Core Strategy, the proposal is considered to score positively. The proposal has access to an appropriate level of services, facilities and infrastructure in the village, as well as public transport to other villages. The proposal does not have any adverse impacts on the ecology of the site and none of the trees to be removed offer any arboricultural value. More planting would also be incorporated into the scheme to improve its environmental aspect. The proposal also seeks to address climate change and improves its sustainability through the incorporation of solar panels on the roofs of the properties. The location of the site also reduces the need to travel by car to access basic services. The proposal offers a pedestrian access to Church Hill which has a footpath to the services in the main part of the village. It is for these reasons that the proposal is considered to score positively against this Policy; and is considered sustainable. Concern has been raised regarding a lack of services and a strain on existing community facilities. Holbrook is a Core Village with a variety of services including a doctor's surgery, primary school, pubs, shop and bus services. The addition of eight dwellings is not considered to cause significant strain on these facilities to warrant refusal.
- 3.6. The proposal is a group of eight dwellings, therefore, Policy HS28 of the Babergh Local Plan is relevant. The proposal is considered to be in accordance with this Policy. The site is not an important feature in visual or environmental terms, being agricultural land, and is not considered to need to remain undeveloped. The proposal is not considered to be overdevelopment of the site, and the dwellings would not appear cramped. The layout follows a pattern of cul-de-sac developments which the site backs onto. The dwellings would have reasonably-sized gardens and the scale and density are considered to be in-keeping with the surrounding clusters of dwellings.
- 3.7. A previous planning application (DC/20/01474) was refused for the following reasons:

"The proposal due to its location, scale, layout and the necessary works which would be required to provide a safe access would be detrimental to the rural character of Hyams Lane contrary to Policies CS11 and CS15".

“The proposed development by virtue of its location, form and scale will have a detrimental impact on the setting of the Suffolk Coast and Heaths AONB, contrary to Policy CR02 of the Babergh Local Plan”.

“In the absence of a signed unilateral agreement to fund a Traffic Regulation Order to move the 30mph speed limit to the west, the development will result in an unacceptable impact on the users of the highway, contrary to the NPPF”.

- 3.8 The reasons for refusal of the previous application detailed above are considered to be sufficiently addressed in this application, in order to recommend approval. Please see above regarding the accordance with Policies CS11 and CS15 of the Babergh Core Strategy, and please see the relevant section below regarding the highway and AONB.

4.0 Nearby Services and Connections Assessment Of Proposal

- 4.1. The site is within a safe walking distance of the services within the village of Holbrook. Although Hyams Lane is narrow and unlit with no footpaths, the proposal offers a pedestrian access into and out of the site onto Church Hill that allows a pedestrian to walk along a footpath to the local services. Services available and within walking distance of the site in Holbrook include: a Village Hall, a Doctor’s Surgery, a Shop, two pubs (The Swan and The Compasses Inn [it is noted that The Compasses Inn has been closed for an extended period of time]), and a regular bus service which goes to Manningtree, Chantry, Ipswich, Shotley Gate and East Bergholt. All of these services are within a suitable walking or cycling distance of the site, accessed via a footway.

5.0 Site Access, Parking And Highway Safety Considerations

- 5.1. The NPPF identifies at Paragraph 108 that, in assessing specific applications for development, it should be ensured that, *inter alia*, significant impacts on the transport network and highway safety can be cost effectively mitigated to an acceptable degree.
- 5.2. Concern has been raised by the Parish Council and local residents regarding the proposal having an inadequate access, which has no visibility, highway safety, increased traffic, construction traffic, a loss of parking, inadequate parking provision, as well as noting that Hyams Lane is very narrow. During the course of determination, the SCC Highway Authority were consulted, and have raised no concern for highway safety, and raise no objection to the access, visibility splays or parking provision. There would not be a loss of parking, as the site is currently agricultural land that is not used for parking purposes, and there would not be parking along the roadside. The SCC Highway Officer states

“We have reviewed the data supplied with this application, the summary of our findings are as follows:

- *The proposed visibility splays for the development are sufficient for this application.*
- *The proposal for 8 dwellings would create approximately 6 vehicle movements within the peak hour (1 vehicle every 10 minutes) therefore, the development will not have an impact on the capacity of the highway network in the area.*
- *The closest bus stops are approximately 4 minutes’ walk from the centre of the site, which is within walking distance to catch public transport, there are good frequent bus services.*
- *Hyams Lane is a narrow rural road with good visibility at its junction with Church Hill.*
- *The plans show a pedestrian link to the footway on Church Hill creating a safe route for the vulnerable user.*

- *The applicant is proposing highway improvements such as minimal widening and moving the speed limit.*

We consider the proposal would not have an impact on the public highway with regard to congestion, safety or parking. This development can provide safe and suitable access to the site for all users (NPPF Para 108) and would not have a severe impact on the road network (NPPF Para 109) therefore we do not object to the proposal.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing. There is also an intension for the developer to enter into an agreement with Suffolk County Council to create the Traffic Regulation Order (TRO) to extend the 30mph speed limit on Hyams Lane to the west by approx. 100m".

- 5.3 The recommended conditions by the SCC Highway Authority have been imposed. The conditions relate to a construction management plan, bin storage and presentation, parking and manoeuvring and visibility, as well as the access surface and layout.
- 5.4 Great weight is given to the advice from statutory consultees, such as SCC Highway Authority, and the highways officer has provided reasonable and rational reasons as to why the proposal is acceptable, and why the SCC Highway Authority depart from the concerns raised by the Parish Council, Ward Member and local residents. On this basis, the proposal is considered acceptable and does not cause any adverse harm to highway safety, parking, increased traffic or use of the highway to warrant refusal.

6.0 Design And Layout [Impact On Street Scene]

- 6.1. Section 12 of the NPPF refers to design, it provides that good design is a key aspect of sustainable development it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore, it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. In addition, Policy CN01 of the Babergh Local Plan provides that "*All new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location*" and echo's the provision of the NPPF.
- 6.2. The site would comprise four detached dwellings on the north side of the site, which would be self-build and are subject of the outline planning application element of this application. Therefore, no details of their overall scale, size and appearance have been submitted. This will come as part of a subsequent reserved matters application.
- 6.3. Towards the south side of the site, would be four terraced dwellings. They would be two-storey and would have two bedrooms. Plot 1 would be closest to the access and would have two first floor windows, one high-level small window beneath the gable, two ground floor windows facing the front

(east); one roof light, two first floor windows, one high-level ground floor window and a glazed porch with an access door facing the side (south); and one first floor window, one Juliet balcony, one ground floor window and one glazed double door facing the rear (west). Plots 2-4 would have one access door, two ground floor windows, two first floor windows and one high-level small window beneath the gable facing the front (east); no windows facing the side (north); and one first floor window, one Juliet balcony, one ground floor window and one glazed double door facing the rear (west). The walls would be finished in a mix of vertical timber boarding and fair face red brick; and the roof would be finished in clay plain tiles.

- 6.4. The vehicular access to the site would be on the south off of Hyams Lane, and there would be a pedestrian access through to Church Hill. There would be a retention pond on the south side of the site, and plenty of planting around. The western boundary would have the existing hedgerow retained and enhanced, and the northern boundary would also have a hedgerow. The eastern boundary would be a 1.8-metre fence. However, a condition has been imposed to ensure that planting is incorporated to all boundaries to soften the appearance of the site.
- 6.5. The proposed design, materials, form and scale are considered to respect the character of the host site, not constitute overdevelopment and not harm local distinctiveness.
- 6.6. Concern has also been raised regarding the scale, the development being out of character, being overbearing and dominating, as well as the development being too high. The scale of the four terraced dwellings is considered reasonable and to reflect the two-storey dwellings surrounding the site. The scale of the self-build properties is not confirmed, as that would come through a reserved matters application and would be assessed for acceptability at that stage.
- 6.7. The development is not considered to be out of character for the area. The pattern of the layout follows a similar pattern of cul-de-sac development which the site backs onto. The design is also both modern and respectful of the existing development of Holbrook. There is not considered to be any significant character of built form in the direct context of the site. The proposed dwellings are also not considered to be too high, as they are set away from the boundaries, and would not block any views, outlook or light. The two-storey design reflects what is surrounding. The self-build properties would be limited to 1.5 storeys on the eastern side of the site, near to the existing residential properties and fire station.

7.0 Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 7.1. Whilst noting the comments made by the Parish, Members are advised that the site is NOT within the AONB. That is located to the south and there has been some concern raised regarding the impact on the landscape. During the course of determination, the Dedham Vale and Stour Valley Project Officer was consulted, and largely supports the measures the proposal has in place to reduce the harm. The Officer recommends conditions - which have been imposed. The harm to the AONB landscape is considered to be neutral and is not of a significance to warrant refusal.
- 7.2. The officer states *"The number of terrace houses has been reduced from 5 to 4 which has allowed the smaller dwellings in the scheme and the proposed parking to be pushed deeper into the site and away from the Hyams Lane frontage. The site falls within the Rolling Estates Farmlands Landscape Character Type (LCT) (Suffolk Landscape Character Assessment) which is characterised by gently sloping valley sides and an organic pattern of fields modified by later realignment. The Guidance Note for LCT highlights the important of maintaining the existing pattern of settlement clusters on the valley sides and minimising visual intrusion on the highly sensitive landscapes on the valley floor, which is the AONB.*

As well as falling within the setting to the AONB, it is also located within the Additional Project Area to the AONB. The Valued Landscape Assessment for the Suffolk Coast & Heaths Additional Project Area (Page 37) for Holbrook concludes that the land to the south is visually sensitive and forms a setting to the AONB and reinforces the connection of the village with the river valley; it therefore has a particular value in terms of local distinctiveness. The reduction in the number of terrace houses, their resisting back into the site and the changes to the parking layout are positive changes which has created additional space for landscaping and the provision of a sustainable drainage pond (SUDs) along the Hyams Lane frontage. The proposed frontage landscaping and SUDs will help provide a softer, greener and less abrupt edge to the proposed development which will go some way towards maintaining the perception of a green buffer between the village edge and the AONB boundary to the south. The AONB team was consulted prior to the submission of the revised planning application, in our response we recommended planting holly along the Hyams Lane frontage as it grows locally in hedgerows and will provide year-round screening, which is important given the sensitivity of the location and elevated nature of the site. We welcome that holly has been included in the indicative landscape plans.

Enhancing the existing hedge line to create a 2m landscaped boundary between the development site and the farmland to the west is essential in any scheme at this location. It is necessary to create a logical boundary to the southwest of Holbrook village and to provide a clearly demarked separation between the village edge and the farmland to the west. The agricultural fields to the west, as evidenced in the AECOM's Site Assessment Report for the Holbrook Neighbourhood Plan and in the Valued Landscape Assessment Report for the Additional Project Area, make a valuable contribution to the rural setting of Holbrook village and provide an important buffer between the southern village edge and the AONB. Strengthening the western landscaped boundary will be important to ensure that the function of this green buffer is maintained, to help screen views of the development from the west and to provide a vegetated backdrop to frame the development in views from the south and south east".

- 7.3. During the course of determination, Place Services Ecology were consulted, and have raised no objection to the proposal subject to securing a proportionate financial contribution towards visitor management measures for the Stour and Orwell Estuaries SPA/Ramsar, as well as ecological mitigation and enhancement measures. These have been secured via condition.
- 7.4 The officer states *"We are satisfied that there is sufficient information available for determination. This provides certainty for the LPA of the likely impacts on protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable".*

There has also been a concern raised by the Parish Council for the loss of trees on the site. It is acknowledged that some trees are due for removal as part of the scheme. However, these trees do not offer any arboricultural value and additional planting is proposed. A condition has also been imposed to ensure that there is sufficient planting along all boundaries of the site to soften its appearance.

8.0 Land Contamination, Flood Risk, Drainage and Waste

- 8.1. The NPPF at Para.183 identifies *inter alia* that planning decisions should ensure that a site is suitable for its proposed use. In addition, Paragraph 183 makes it clear that, where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner.

8.2 During the course of determination, Environmental Health – Land Contamination were consulted and raised no objection to the proposal, subject to a condition which has been included.

8.3. In relation to flood risk and drainage, the NPPF identifies at Paragraph 155 that “...*Inappropriate development in areas at risk from flooding should be avoided by directing development away from the areas at highest risk....*”. In regard to this, it is noted that the entire site for the proposed development is located within flood zone 1. Therefore, the site is not considered liable to unusual flooding events and, in that regard, accords with the identified requirements of the NPPF and development plan policy in this regard.

9.0. Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]

9.1. Concern has been raised regarding the potential impact on listed buildings in the vicinity and the development being inappropriate in a Conservation Area. Firstly, the site is not located within or near to a Conservation Area, so there is no harm there. Secondly, the nearest listed building is the Grade II* listed church which is located to the east, on the opposite side of the road. The listed building is separated from the development site by existing residential properties and a considerable distance. The development site is not considered to read directly within the context of the listed building. The heritage team was consulted and offered no comments on the proposal.

9.2 The proposal is not considered to cause any adverse harm to any heritage assets to warrant refusal.

10.0 Impact On Residential Amenity

10.1 Policies within the adopted development plan require, *inter alia*, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. Concerns for overlooking, loss of privacy and loss of outlook are acknowledged; however, the proposal is not considered to cause any adverse harm to residential amenity in terms of a loss of privacy or a loss of outlook.

10.2 Concern has been raised regarding smells/odour, loss of open space, loss of light, increase in pollution, increase in anti-social behaviour/fear of crime, overlooking, noise, loss of outlook, light pollution, loss of privacy, as well as the fire station causing light, noise and overlooking issues towards the potential future occupants of the site.

10.3 Regarding pollution, smells/odour, light pollution and noise, during the course of determination Environmental Health - Noise/Light/Smoke/Odour were consulted. The officer raises no objection to the proposal and states *"I note the comments regarding advice from Anglia Water and that the site layout has been designed so that habitable areas are outside of the area identified in Anglian Water's Odour risk assessment.*

With regard to the fire station and drill tower training, I note this takes place on a weekly basis from 19.00 - 21.00hrs. I note that the layout of plot 8, which is at outline stage, has been oriented so that gable end, which will have no windows, faces the drill tower. As per my previous comments, there may inevitably be a degree of loss of amenity at properties due to noise from training (although this is unlikely to be at times where sleep would be disturbed) as well as noise from fire engine call-outs, but given that there are already properties in a similar proximity to the fire station, this would be a planning decision and I am unable to give you any quantitative guidance on this. The comments regarding the use of blue lights/sirens in the document are noted.

Section 2.3 gives further details of the Air Source Heat pumps for plots 1-4. The model detailed would result in a noise level of 35dB at 5metres, or 39.8dB accounting for cumulative effect of the 3 units operating in relatively close proximity. It is likely that the noise from the pumps will be audible in plots 1 -4, particularly in plots 2 -4 where the ASHPs will be located below the main bedroom window. I note that triple glazing is proposed and with a partially-open window the internal noise level is likely to be between 25 - 30dB which is within BS8223 guidance levels to avoid sleep disturbance. I would therefore recommend that a condition be attached to any permission to the effect that the Air Source Heat pumps for plots 1 -4 should be the WP17 Stiebel Eltron Classic and should be installed and thereafter maintained in accordance with manufacturer's instructions

In terms of plots 5-8, which are closer to existing dwellings, I would recommend that a condition be attached to any permission to the effect that "The applicant shall provide full details of all Air Source Heat Pump plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the site shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises and "BS8223 - Guidance on sound insulation and noise reduction for buildings". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development". As the fire station is already location directly adjacent to existing residential properties, it is not considered to cause any adverse harm to residential amenity of the future occupants. The recommended conditions have been imposed.

- 10.4 Regarding a loss of open space, the land the site is located on is agricultural and is not public open space. Regarding a loss of light and outlook, the dwellings would be set away from the boundaries, and would not adversely block any light into any neighbouring properties gardens or integral rooms of houses.
- 10.5 Regarding overlooking and a loss of privacy, the four terraced properties would not share a boundary with any residential property. Although they have first floor windows and Juliet balconies looking towards the west, the existing residential property on the western side is a significant distance away so as to not be overlooked. The existing residential properties to the east would share a boundary with the self-build plots, which are to be a maximum of 1.5 storeys on this side. The dwellings would also be set away from the boundary. As the matters are reserved on these dwellings at this time, we are unable to comment on any windows that may or may not overlook these existing properties. This would come as part of the reserved matters application.
- 10.6 Regarding a concern for an increase in anti-social behaviour and a fear of crime, this is a residential development, that would fit in within an existing cluster of built form. There are no activities proposed in this development that give concern for a rise in crime. The dwellings are orientated to overlook the parking areas, so there is not any significant concern of crime.

10.7 The proposal is not considered to cause any adverse harm to residential amenity to warrant refusal.

11.0 Planning Obligations / CIL

- 11.1. The size of the application and scale of development do not warrant a contribution towards affordable housing and there would not be a S106 Agreement requirement.

12.0 Parish Council Comments

- 12.1 The matters raised by Holbrook Parish Council have been addressed in the above report. Holbrook Parish Council raised a number of concerns relating to this development. Regarding the conflict the Holbrook Neighbourhood Plan, the Neighbourhood Plan is not an adopted document, and holds limited weight as this time. Regarding the conflict the Joint Local Plan; although the site is not allocated within the Joint Local Plan, the plan is not yet confirmed and is under examination and is therefore subject to change. At this time, the Joint Local Plan carries limited weight.
- 12.2 Concern was also raised regarding impact to the AONB. The site itself is not located within the AONB, however does abut the protected landscape to the south. The Dedham Vale and Stour Valley Project AONB officer largely supports the mitigation measures that the proposal includes, and has recommended conditions to reduce the impact further, which have been imposed. Further details on impact to the AONB can be found below in the relevant section.
- 12.3 The Parish has also stated that this proposal sets a precedent for future development in the Parish. Each proposal is considered on its own merits, and we cannot to determine applications based on possible future applications that may or may not come forward. At this moment in time, this location is considered sustainable and appropriate for this development.
- 12.4 Many of the concerns raised by the Parish are in relation to highway safety along Hyams Lane, as well as inadequate access and increased traffic. The SCC Highway Authority have not identified any harm to highway safety from this proposal, and raise no objection, subject to conditions which have been imposed. Although Hyams Lane is a small road, the access is wide enough to allow for the cars to exit and enter safely.
- 12.5 There has also been a concern for the loss of trees on the site. It is acknowledged that some trees are due for removal as part of the scheme. However, these trees do not offer any arboricultural value and additional planting is proposed. A condition has also been imposed to ensure that there is sufficient planting along all boundaries of the site to soften its appearance.

PART FOUR – CONCLUSION

13.0 Planning Balance and Conclusion

- 13.1. In order to achieve sustainable development, the Framework identifies that economic, social and environmental gains must be sought jointly and simultaneously.
- 13.2 The Framework seeks to boost significantly the supply of housing and this development would contribute to housing supply. Whilst it is outside of the built-up area boundary, it does abut the boundary and is not considered to be out of character or isolated.
- 13.3 The proposed development would provide economic benefits. Those benefits being the contribution to housing supply in the district and relating to employment during the construction phase, although these would be limited and temporary and as such are afforded limited weight.
- 13.4 The proposal would offer social benefits in respect of providing housing within a sustainable location, that would not result in the heavy reliance on private motor vehicles to access basic services, such as health care. The proposal should, therefore, be attributed positive weight in terms of the social dimension of sustainable development.

- 13.5 In terms of the environmental pillar of sustainable development, the impact on character and appearance of the area, biodiversity and flood risk is considered to be neutral. Whilst the proposal would not result in environmental benefit, proposed mitigation measures are imposed. The proposal is, therefore, considered to have a neutral impact in terms of the environmental dimension of sustainable development.
- 13.6 The application proposal is, therefore, considered, on balance, to represent sustainable development.

RECOMMENDATION

That the Chief Planning Officer be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

1. Time limit reserved matters
2. Time limit commencement
3. Reserved matters – outline
4. Approved plans and documents
5. Fire hydrants
6. Financial contribution to RAMS
7. Landscape Scheme
8. Landscape Scheme Time and Retain for 10 years
9. Land Contamination
10. Ecological Appraisal Recommendations
11. Biodiversity Enhancement Strategy
12. Lighting design
13. External lighting
14. Access Layout
15. Visibility splays
16. Footway link and highway improvements
17. Parking and manoeuvring provision
18. Bin storage and presentation
19. Construction Management Plan
20. Air Source Heat Pumps
21. Removal of Permitted Development Rights (Schedule 2, Part 3 Classes A to E)

(2) And the following informative notes as summarised and those as may be deemed necessary:

- Proactive working statement
- SCC Highways notes
- Support for sustainable development principles