

Committee Report

Item 8A

Reference: DC/20/03098

Case Officer: Mahsa Kavyani

Ward: Rickinghall.

Ward Member/s: Cllr Jessica Fleming.

RECOMMENDATION – GRANT APPROVAL OF RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of details application (Reserved Matters) and Discharge of Conditions 11 and 12 for Outline Planning Permission DC/17/02760. Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69no dwellings, open space and associated infrastructure.

Location

Land To The South Of, Diss Road, Botesdale, Suffolk

Expiry Date: 19/03/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Bennett PLC

Agent: Terence D. Harvey FASI

Parish: Botesdale

Site Area: 3.53ha

Density of Development:

Gross Density (Total Site): 20 dwellings per hectare (dph)

Net Density (Developed Site, excluding open space and SuDs): 20dph

Details of Previous Committee / Resolutions and any member site visit: Outline Planning Permission ref: DC/17/02760 approved by Committee, subject to conditions, on 3rd July 2018.

The item was presented to committee on 21st July 2021 That application number DC/20/03098 be deferred to allow officers to ensure all plans match in detail, explore improvements to appearance and for officers to provide analysis of design policy of Neighbourhood Plan (No 15 and Appendix Design Checklist).

Has a Committee Call In request been received from a Council Member (Appendix 1): No.

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

PART ONE – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

FC01 - Presumption In Favour of Sustainable Development
FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development
FC02 - Provision and Distribution of Housing
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB 14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H 15 - Development to reflect local characteristics
H 16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
RT04 - Amenity open space and play areas within residential development
RT12 - Footpaths and Bridleways
CL08 - Protecting wildlife habitats

National Planning Policy Framework (NPPF)

Neighbourhood Plan Status

This application site is within Botesdale and Rickinghall Neighbourhood Plan Area which was formally adopted on 23 January 2020. (Stage 7: Adoption by LPA)

The Plan now forms part of the development plan framework for the District and will be used when determining planning applications submitted in Botesdale and Rickinghall unless material considerations indicate otherwise.

Accordingly, the Neighbourhood Plan has full weight.

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 (Appendix 3)

Botesdale Parish Council (Latest)

The PC has welcomed the opportunity to discuss the site with Bennett Homes and its recognition that the requirements of the Botesdale & Rickingham Neighbourhood Plan (BRNP) should be fully addressed in the application. The PC now welcomes the updated plan which addresses some of the conditions of the BRNP which had previously been lacking, including changes to landscaping and car parking. However, the PC continues in its objection to the application as it cannot be fully assessed until omitted documents are made available. This includes a complete report demonstrating how Bennett Homes has satisfied the requirements of the Development Design Checklist in Appendix 4 of the BRNP and more varied and representative street scenes, which were requested at a meeting with Bennett Homes in April 2021.

(Officer note: The Parish has not stated what documents are missing, however it is assumed this is in referenced to NP policy B&R 15 and this states, "Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of this Plan...." This policy is open to interpretation.

1) The policy is an option and not a requirement to demonstrate in regard of the judgement of the words "should" and "as appropriate". Who makes that judgement on should this policy apply and to what extent is not defined.

2) The policy does not state in what form satisfaction should be demonstrated and only refers to the planning application as a whole. This is not therefore necessarily a specific written document of some form to compare the proposal against the design checklist. The application as a whole, including all the statements, plans and information should be considered against the entire NP and rest of the development Plan.

3) The design checklist can not apply to all development in its entirety given both the various different types of development it is designed to address. Also the checklist seeks consideration of documents such as Design and Access statements that are not require for all development application types, such as householder, prior approval and the reserved matters in this case.)

National Consultee (Appendix 4)

Highways England – 6th August 2020 – Offer no comments

Highways England – 24th Dec 2020 – Offer no comments

Natural England – 6th August 2020 – Have no comments to make on this application.

Natural England – 6th Jan 2021 _ Natural England currently has no comment to make on the discharge of conditions 11 & 12.

In addition, Natural England has no comments to make on the approval of reserved matters

Appearance, Landscaping, Layout & Scale. Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Anglian Water – 31st Jul 2020 – The reserved matters application is surface drainage related although it seems that the developer is not looking to connect into Anglian Water's network, therefore this is outside our jurisdiction for comment. If there are any further drainage documents later uploaded then we do wish to be re-consulted.

Anglian Water – 29th Oct 2020 – We have reviewed the applicant's submitted surface water drainage information (Flood risk and drainage appraisal) and consider that the impacts on Anglian Water's public surface water sewerage network are acceptable and have been adequately addressed at this stage. We request that we are consulted on any forthcoming application to discharge Condition 1 and 12 of the outline planning application DC/17/02760, to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information.

NHS – West Suffolk

The proposal comprises a development of up to 69 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development.

The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

West Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Position Statement list produced by Babergh and Mid Suffolk District Councils

County Council Responses (Appendix 5)

SCC-Highways

No objections were raised subject to conditions:

SCC-Local Lead Flood Authority – 4th March 2021 –

The following submitted documents have been reviewed and we recommend approval of this application;

- Flood Risk and Drainage Appraisal Ref 3518 V4
- Site Layout Ref DRB69/01B
- SuDS & Surface Water Drainage Management Plan Ref 3518 V4
- Email from LLFA to Applicant dated the 12th Nov 2020
- Detailed Soft Landscaping Proposals - Attenuation Basin Ref 2090-GUA-DR-L-001 P02
- Planting Schedule and Specifications Ref 2090-GUA-DR-L-002 P02
- Project Hazard Identification & Elimination Log Ref CDM 1 - Issue 1.0 - May 2017 (Updated 9/11/2020)

- Technical Note Response to comments from the LLFA received on 03.02.21
- Landscape Management & Maintenance Plan ref 2090-GUA-DOC-L-001 POI

Advisory notes also provided.

SCC Archaeological Service 4th Jan 2021 Conditions 11 and 12 relate to Surface Water Drainage. We have no comments to make regarding those conditions as it does not affect our previous advice.

Internal Consultee Responses (Appendix 6)

MSDC – Strategic Housing

A revised plan and layout and have been received and these are acceptable to Housing Enabling with regard to layout, size, type etc.

Place Services – Landscape 22nd April 2021

Recommendations were made and have informed the application process and latest changes

Place Services-Ecology – 14th Jan 2021 – No further objections were raised subject to conditions.

MSDC-Land Contamination

No comments to make with respect to the submitted documentation from the perspective of land contamination.

MSDC-Environmental Health –Air Quality – 14 October 2021

No comments

MSDC-Environmental Health – Noise/Odour/Light/Smoke – 13 October 2021

The EP requirements in condition 21 of the outline permission DC/17/02760 granted still remain relevant to this reserved matters application.

MSDC-Infrastructure – 24th December 2020 – This development site lies within the high value zone for MSDC CIL Charging and would, if granted planning permission, be subject to CIL at a rate of f115m2 (subject to indexation). The Developer should ensure they understand their duties in relation to compliance with the CIL Regulations 2010 (as amended). Guidance is available as a pre-application service and via information within the CIL webpages.

Please be aware that a CIL liability notice will not be produced until the Reserved Matters is granted.

MSDC-Heritage – 28 October - I have no additional comments on the revised scheme as it is not considered to have resulted in any change of impact to any heritage assets. Please therefore continue to refer to my original comments below:

“18th August 2020_– No harm to any further designated or non-designated heritage asset, beyond any arising from the Outline approval, because, bearing in mind the Outline approval, the details of Appearance, Layout, Landscaping and Scale are not such to cause any unwarranted further detrimental impact.”

MSDC-Waste Management Services – 20th August 2020 – No objection – Subject to conditions ensuring that the proposal is suitable for a 32 tonne RCV to manoeuvre around the site and that the surface is suitable for a RCV to drive on.

B: Representations

At the time of writing this report 10 letters/emails/online comments have been received. Majority of these comments were in objection to the proposal.

Views are summarised below:-

- Affects Local Ecology/Wildlife
- Building Work
- Drainage
- Fear of Crime
- Inadequate parking provision
- Increase danger of flooding
- Increase in Anti-Social Behaviour
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Loss of Open Space
- Loss of parking
- Loss of Privacy
- Noise
- Overlooking
- Smells - Odour
- Strain on existing community facilities

(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/17/02760 Outline planning application (Access to be considered) - Erection of up to 69 dwellings, open space and associated infrastructure **DECISION:** GTD 03.07.2018

PART TWO – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The application site is located on the southern side of Diss Road on the eastern periphery of the village of Botesdale. Botesdale is defined as a 'Key Service Centre' in the Mid Suffolk Core Strategy 2008. The site's northern and western boundaries adjoin the village settlement boundary. The site is set some 70m north of Mill Road. The site comprises an open arable field (Grade 3 agricultural land) and extends to 3.53 hectares in area. The site is adjoined by residential development (Park View and Chapel Lane) on the northern and western boundaries of the site. The site is adjoined by agricultural land to the east and south.

- 1.2. Tollgate House, a Grade II listed building, is located opposite the proposed site access on the northern side of Diss Road. Hedging and trees line the eastern and southern site boundaries. The site is not in a Conservation Area, Special Area of Conservation or Special Landscape Area. The site does however, at its western boundary, adjoin the Botesdale Conservation Area, designated in 1973.
- 1.3. There are footpaths along both sides of Diss Road west of the site's proposed vehicle access point offering pedestrian connectivity to the body of the village. Two bus stops are located on Diss Road approximately 320m west of the site's proposed vehicle access point.
- 1.4. The site is allocated in the Botesdale and Rickinghall Neighbourhood Plan for residential (69 dwellings), with Policy B&R7 referring to the approved outline consent.

2. The Proposal

- 2.1. The application is submitted further to outline planning permission DC/17/02760 granted in July 2018, and seeks approval of Appearance, Landscaping, Layout and Scale to be considered for the erection of up to 69 dwellings, open space and associated infrastructure.
- 2.2. Additionally, the application seeks to discharge conditions 11 (surface water drainage scheme) and 12 (surface water drainage scheme – implementation and maintenance) of the outline consent.
- 2.3. The application proposes delivery of 45 market housing units and 24 affordable housing units.
- 2.4. In response to initial concerns raised by the Botesdale Parish Council in respect to the original plans submitted with the application, the applicant has submitted an amended layout (drawing number DRB69/02h). The amended layout is informed by discussions held between the applicant and the Parish Council at a meeting convened between the two parties on 3 September 2021. Key elements of the amended layout are as follows:
 - Approximately 5m landscaping belts to either side of the proposed access road.
 - Provision of a 3m wide pedestrian/cycle access to Chapel Lane on the western boundary.
 - Tree removal at the Diss Road frontage to facilitate the proposed access road.
 - 2585sqm public open space area.
 - 395sqm public open space area adjacent Chapel Lane.
 - Predominant double storey building heights with some bungalows incorporated. Dwellings are predominantly detached or semi-detached.
 - Conventional style of residential development concentrated to the western end of the site, located directly behind housing fronting Park View.
 - All proposed dwellings on the boundary with Park View are either single storey dwellings, or two storey dwellings with no first floor habitable windows facing the Park View boundary.
 - The proposed dwellings are provided in a range of types and styles. Proposed external facing materials reflect some of the characteristics of the historic village centre, for example red and cream brickwork, grey and dark red pantiles, and render of varying colours.
 - 18 visitor parking spaces included in bays alongside access roads

- An attenuation lagoon located at the Diss Road frontage east of the proposed access road.
- Proposed perimeter landscaping including mixed species hedge along the southern boundary providing screening from Mill Road.
- Retention of hedgerow along the site's southern boundary.
- All dwellings have gardens with a rear access to store wheelie bins on paving slabs in rear gardens.
- All new dwellings will have the means to securely store bicycles in garages or sheds.
- Proposed affordable housing mix is as per that agreed via the s106 agreement signed at outline stage.

2.5. Affordable Dwellings

24 of the proposed dwellings on the development will be for affordable housing.

Rented = 16 dwellings: -

4 x 1-bedroom 2-person flat @ 50 square metres
 2 x 2 bedroom 3-person bungalow @ 63 sqm
 8 x 2-bedroom 4-person houses at 79 square metres
 2 x 3 bed 5-person houses @ 93 sqm

Shared ownership = 6 dwellings: -

4 x 2 bed 4-person houses @ 79 sqm
 2 x 3 bed 5-person house @ 93 sqm

Actual indicative mix proposed by the applicant for affordable homes:

4 x 1 bed 2-person flats @ 50 sqm for rent
 2 x 2 bed 4-person flats @ 70 sqm for rent
 2 x 1 bed 2-person bungalows @ 58 sqm for rent
 2 x 1 bed 2-person houses @ 58 sqm for rent
 8 x 2 bed 4-person houses for rent @ 79 sqm
 4 x 2 bed 4-person houses for shared ownership @ 79 sqm
 2 x 3 bed 5-person houses for shared ownership @ 93 sqm

TOTAL = 24 no

The above mix has been agreed in the signed S106 agreement under the outline permission.

3. The Principle Of Development

- 3.1. The development is outside the settlement boundary but was granted outline planning permission and the principle is already established as a result and this is the submission of reserved matters only (with the exception of access which has already been approved as part of the Outline approval). While there are objections and comments on principle issues, these have been dealt with under the outline granted.
- 3.2. The matters of Layout, Scale, Appearance and Landscaping only are for consideration.

4. Site Access, Parking And Highway Safety Considerations

- 4.1. The point of access and connections to the site have been dealt with under the outline permission. The outline permission also establishes the principle of 69 dwellings and related traffic generation impacts. However, the parking layout and quantum is for consideration. Parking provision, including the number of visitor spaces, meets the minimum requirements set out in the Suffolk Parking for Guidance 2019. SCC Highways does not object to the layout or quantum of parking that is proposed. Electric vehicle charging points for each plot are not detailed however these can be secured by planning condition, ensuring compliance with the Suffolk Parking for Guidance 2019.
- 4.2. Detailed road alignment in addition to the level and location of all parking is acceptable in policy terms. It is therefore considered that the changes during the course of the application have now created a spacious layout with access to public green space, the countryside and village services. It is considered that the applicant has addressed all concerns by making important and substantial changes to the layout with a complete review of the site. It is considered that the latest scheme before you are the result of beneficial amendments and improvements to the proposal to that originally submitted.
- 4.3. Issues raised by the PC and the third-party representations are noted with regards to access and parking. Matters of access to the site was dealt with at Outline stage. Internal roads and private accesses introduced were deemed suitable and no objections were raised in this regard, by BMCD Statutory consultee, SCC Highways. There is no evidence before officers to conclude that the proposed access is not adequate or there may be issues of parking as a result of the proposal. The proposal features low density and no significant issues in relation to parking or access have been identified that could be reasonably used as a basis for refusal.

5. Layout, Scale and Appearance

- 5.1. Policy CS5 requires development to be of a high-quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district. Policy CS9 of the Core Strategy seeks average densities of at least 30 dwellings per hectare unless there are special circumstances that require a different treatment. Policy H13 of the Local Plan requires new housing development to be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings, whilst Policy H15 of the Local Plan similarly requires new housing to be consistent with the pattern and form of development in the area and its setting. Policy GP1 of the Local Plan states that proposals comprising poor design and layout will be refused, requiring proposals to meet a number of design criteria including maintenance or enhancement of the surroundings and use of compatible materials. Policies contained within Botesdale and Rickingham Neighbourhood Plan, also reiterate the essence of the Development Plan and the Core Strategy. Namely policies B&R9, B&R 14 and 15, also B&R20 address Housing Mix, heritage considerations, the importance of good design and provision of good quality Public Open Space. Paragraphs 124-132 of the NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development.
- 5.2. The built form of the area is predominately linear, with residential development extending along Diss Road and Park View. The proposed layout is not linear, but adopts a more cul-de-sac type arrangement. This is largely a function of the site's proportions, as ribbon type development would be difficult to achieve given the way in which the site boundaries are formed. The development, whilst not replicating neighbouring ribbon development, is not so at odds with the surrounding development pattern that the proposed layout is considered unacceptable. The development is predominantly two-storey; however, the developer has sought to provide some bungalows (affordable units) as part of the development. This is a welcome feature. Development scale is considered acceptable.

- 5.3. The layout has been discussed above in part but is essentially relates to five branch roads spurring off the principal access road. Paved footpaths are also proposed adjacent to the principal estate road, and along the frontage of the site, linking the site access to the open space and Diss Road to the north of the site. The proposed layout is considered to create a welcoming, quality, pedestrian-friendly residential environment. Back gardens meet back gardens or the landscaped site boundary for the rest to avoid unsupervised spaces. The public green space to the north corner of the site, and landscaped boundary surrounding the site, provide green corridors to accord with landscaping recommendations, as well as creating a softer buffer to the adjoining countryside. The aforementioned policies are in coherence with the proposal in this regard.
- 5.4. The proposed housing density of approximately 20 dph, although this is lower than the 30 dph as set out in development plan policy CS9, the policy also provides that “Lower densities may be justified in villages to take account of the character and appearance of the existing built environment.” The low density of the proposed scheme demonstrates its respect for the surrounding countryside and the village character, as such it is considered suitable. Policies addressing ‘Density and Mix’ are considered satisfied in this instance.
- 5.5. The layout proposes a wide range of house types, with 12 total variations proposed. The resulting range of house types enjoy detailed features with a greater range of character variances when compared to an average estate of a similar scale. It is considered that the proposals will provide a development of sufficient interest and individual character, suitable in the proposed location. The scheme delivers a range of housing types which would provide a suitable mix address and would deliver 24 no. affordable housing units.
- 5.6. The Strategic Housing Officers have assessed the application proposal and are satisfied that the proposed would deliver affordable dwellings of a type, tenure and scale that is acceptable, in accordance with current policy and standards.
- 5.7. As noted above, the scheme layout has been amended by the applicant seeking to address concerns initially raised by the Parish Council and later Members of the District Council. This includes a fundamental shift in layout to increase front garden space and reduce car dominate areas. The Parish Council considers the amended layout addresses some of the conditions of the Neighbourhood Plan, however it remains concerned that there is no complete report demonstrating compliance with the Development Design Checklist in Appendix 4 of the Neighbourhood Plan, and that more varied and representative street scenes are required. Officers consider there is no requirement of the Neighbourhood Plan for this document, guidance on how this might be achieved and other documents the Design Checklist refers are not required in a Reserved Matters application. Instead the planning application taken as a whole is judged against the design policies and allocation of the Neighbourhood plan part of the development plan of the District Council.
- 5.8. However, the applicant has provided a revised design statement (dated 3 November 2021) that supports the amended layout received 13 October and provides general comment in respect to key design elements as revised, including design, open space and landscaping, materials, parking, refuse collection, energy efficiency, and security. At the same time your officers have undertaken a design assessment (see attached) of the scheme against the 78 design-related criteria set out in the Appendix 4 Checklist and considered in some detail how the scheme responds to design-related policies (B&R7, B&R9, B&R10 and B&R15) in the Neighbourhood Plan. This was at the request of Members. The officer’s assessment demonstrates that the revised scheme responds positively to the relevant Checklist criteria (but some criteria are not relevant, for example they have been addressed at the outline stage). Given the favourable response to the checklist, it follows that the

scheme satisfies Policy B&R15 of the Neighbourhood Plan. In short, the scheme reflects local character and its design creates a high quality, safe and sustainable environment.

- 5.9. Please note that the following matters have also been addressed since the last committee meeting.
- The amended layouts include refuse collection points (marked 'RCP') and the brick walls are marked with a small 'B'. A brick wall has been added along the side of plot 46 on the boundary with the footway/cycleway. The car parking spaces have been amended and numbered so it is clear that there is no triple tandem parking.
 - The layout has also been further revised and the footpath around the rear of plot 49 has now been removed.
 - In relation to materials, the applicant has now provided full details of materials reflecting some of the characteristics of the historic village centre, for example red and cream brickwork, grey and dark red pantiles, and render of varying colours and is mindful of this being a separate modern development.
- 5.10. The site adjoins the Botesdale Conservation Area at its western edge. The Heritage Officer does not object to the scheme. It is concluded that the proposal will not materially impact the character and appearance of the Conservation Area.

6. Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 6.1. Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character. Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 6.2. The landscape of the proposal site is not designated in any formal (e.g. Special Landscape Area) way and is not subject to the protection afforded in the NPPF to National Parks or Areas of Outstanding Natural Beauty and there are no trees subject to Tree Preservation Order. The character of the area will change, this will be appreciated in views from Diss Road, Bury Road, Mill Road, Park View and Chapel Lane. However, the change would not be so abrupt or as visually intrusive as to warrant a reason for refusal. The development is well related to the body of the village, directly adjoining the settlement boundary. The proposed scheme of landscaping provides a strong landscape buffering, featuring appropriate species, to the east, north-east, and south countryside boundaries and it is considered appropriate to the type and scale of development proposed. The proposed scheme of landscaping is also considered to provide green corridors traversing the countryside edges of the site, to the benefit of ecological species.
- 6.3. The proposed landscape features and types of planting are considered suitable, a landscaping belts to either side of the proposed access road (to the development) has been proposed which is a welcome feature. Your Planning Officers consider an appropriate balance between landscaping and highway visibility (access to site was approved at Outline stage) has also been struck, suitable level of tree planting being proposed, and the majority of the existing hedgerow to the north-west being retained and enhanced.

- 6.4. Overall, the proposed scheme of landscaping is considered to screen and soften the proposed development into the existing landscape, to create an appropriate soft edge to the village in this location, and to provide suitable opportunities for ecological species. Provided conditions that are recommended to address the outstanding concerns of the landscape consultant are imposed and discharged to Council's satisfaction, the scheme will deliver an appropriate landscape response.

7. Impact On Residential Amenity

- 7.1. Policy H13 of the development plan seeks to ensure new housing development protects the amenity of neighbouring residents. Policy H16 of the development plan seeks to protect the existing amenity of residential areas.
- 7.2. Paragraph 127 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for existing and future users of developments and places.
- 7.3. The proposed layout suitably demonstrates the site is readily capable of accommodating the proposed number and density of dwellings in a manner that will not unduly compromise the residential amenity of future occupiers of the development or occupiers of neighbouring dwellings. The proposed dwellings give no rise to unacceptable amenity impacts, owing largely to the separation distances between proposed dwellings and existing neighbouring dwellings to the north-west.
- 7.4. The proposal, therefore, accords with the aspirations of development plan policies H13 and H16 and with paragraph 127 of the NPPF in this regard.
- 7.5. Concerns raised by third party representations are noted and considered. Semi-detached two storey dwellings are located to north-west of the site and the south-east of Park View. There will be an impact upon amenity of these neighbours, however at no point are these impacts identified as significant or unacceptable, in terms of overlooking, overshadowing or loss of light. Plot 25 is a bungalow therefore the amenity impact would not be significant to any neighbours. Plots 24, 29, 41 and 42 are two storeys and with the exception of Plot 41 which features a first-floor window (which serves landing, not a habitable room), no other properties feature a flank first floor window, there will be no overlooking or loss of privacy as a result. Additionally, there is reasonable separation distances to these neighbours, their gardens back rear gardens of neighbours in Park View.

8.1. Surface Water Drainage, Flood Risk and Discharge of conditions 11 & 12

- 8.1. The application is supported by a Flood Risk and Drainage Appraisal Ref 3518 V4. The site lies in Flood Zone 1, where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. The submitted reports do not provide any evidence to suggest the proposal should be refused on flood or drainage grounds.
- 8.2. At Outline stage 2 conditions (conditions 11 & 12) were imposed in relation to Surface Water Drainage Scheme. The currently proposed surface water drainage strategy submitted is based on attenuation storage, with discharge to adjacent land drainage ditches, and the proposed layout incorporates attenuation storage (attenuation lagoon located at the Diss Road frontage) in the north

corner of the site, that forms part of the development scheme and the surface water drainage strategy for the site.

- 8.3. The NPPF requires that, for major applications such as this, sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. Sustainable drainage is an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site, as opposed to traditional drainage approaches, involving piping water off-site as quickly as possible. SuDS involve a range of techniques including soakaways, infiltration trenches, permeable surfaces, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional pipe drainage systems in reducing flood risk by attenuating the rate and quality of surface water run-off from a site, promoting groundwater recharge and improving water quality amenity.
- 8.4. National Planning Practice Guidance directs what sort of SuDS should be considered. Generally, the aim should be to discharge surface water run-off as high up the below hierarchy of options as reasonably practicable:
- 1) Into the ground (infiltration);
 - 2) To a surface water body;
 - 3) To a surface water sewer, highway drain or another drainage system;
 - 4) To a combined sewer.
- 8.5. In addition to the above, the NPPF also requires that developments do not increase flood risk elsewhere.
- 8.6. SCC-Local Lead Flood Authority (LLFA) have been consulted on the application and recommend approval; the proposal also suitably satisfies the requirements of conditions 11 & 12. A fixed strategy for the disposal of surface water has been agreed. In relation to condition 11: a cross sectional drawings of the surface water drainage assets and a basin cross section has been submitted and are considered satisfactory. With regards to condition 12: The submitted management and maintenance plans are considered suitable. Additional informatives have been provided.
- 8.7. In assessing the proposal, the surface water drainage scheme, as well as the submitted details in relation to conditions 11 & 12, demonstrate that the proposed scheme would suitably manage surface water runoff from the proposed development and would not result in significant increased flood risk on the site or elsewhere.

PART THREE – CONCLUSION

9. Planning Balance and Conclusion

- 9.1. The principle of development has been agreed for the number of dwellings proposed as well as the access arrangements, via outline consent DC/17/02760. The proposal is also consistent with the residential allocation in the adopted Neighbourhood Plan, which promotes the site for development of up to 69 dwellings. The scheme provides a pedestrian and cycle path link to Chapel Lane, in accordance with Policy B&R7 of the Neighbourhood Plan. The affordable housing mix accords with that approved at outline stage via the signed s106 agreement.

- 9.2. The scheme has been amended since original lodgement following discussions held between the applicant and the Parish Council. The resultant (revised) development provides an environment that is not car dominated, has good supervision and details a variety of dwelling styles that provides interest to a range of streetscapes. Hard and soft landscaping throughout the development is well-considered, providing a respectful landscape response. The development is considered to provide an attractive townscape with a range of house types to meet both affordable and market housing needs locally at all levels. Local character is respected and the adjacent Conservation Area is not materially impacted.
- 9.3. The scheme is considered to satisfy the relevant design-related criteria contained in the Appendix 4 Checklist in the Neighbourhood Plan as far as it is able for reserved matters available. Accordingly, the proposal performs adequately in respect to Policy B&R15 of the Neighbourhood Plan. Any conflict with the Neighbourhood Plan, such as the absence of children's play space as required by Policy B&R7, is not fatal to the application for the reasons set out in the officer's assessment included at Appendix 7 and it was not secured under the outline permission.
- 9.4. The parking provision complies with the Suffolk Parking Standards. There is sufficient visitor car spaces provided in the recessed bays along the access roads and each plot has sufficient space for cycle storage. The parking layout is generally satisfactory. Electric vehicle charging points, required in order to comply with the Suffolk Parking for Guidance 2019, can be addressed by condition.
- 9.5. The amenity of neighbouring residents, including those in Park View and Chapel Lane, have been carefully considered in respect to the siting, design and orientation of the proposed dwellings. The interface to these dwellings is acceptable. Neighbouring residential amenity will be impacted given the allocation and change to residential use, but it is not considered to be adverse impact to warrant refusal.
- 9.6. None of the statutory consultees have raised significant objections to the scheme and any minor concern can be suitably addressed by way of existing (outline consent) conditions or further conditions on the reserved matters available.
- 9.7. Your Officers have not identified any significant adverse issues in relation to the reserved matters of scale, layout, appearance, and landscaping and support the scheme. Similarly, conditions 11 and 12 can be discharged as the submitted information, suitably and sufficiently address these matters.

RECOMMENDATION

(1) 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:

- Approved Plans (Plans and details submitted that form this application)
- Agreement of final building materials
- Landscape management And Ecological Management Plans to be implemented in full
- Biodiversity Enhancement Strategy as agreed to be implemented in full
- Hedgehog Friendly Fencing scheme to be agreed and implemented

(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
- Anglian Water advisory notes