

Committee Report

Item No: 7B

Reference: DC/21/02927

Case Officer: Alex Scott

Ward: Needham Market.

Ward Member/s: Cllr Stephen Phillips. Cllr Mike Norris.

RECOMMENDATION – GRANT RESERVED MATTERS WITH CONDITIONS

Description of Development

Application for approval of reserved matters following approval of Outline application DC/17/05549 Town and Country Planning (General Management Procedure) (England) Order 2015 - Appearance, Landscaping, Layout and Scale for Erection of 64 No dwellings (including 22 No. affordable homes) with vehicular access from Stowmarket Road and additional 2 No. dwellings accessed from Hill House Lane.

Location

Land North West of, Hill House Lane, Needham Market, Suffolk IP6 8EA

Expiry Date: 10/12/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: HHF (EA) Ltd

Agent: Mr Martin Last

Parish: Needham Market

Site Area: 2.3 hectares (ha)

Density of Development:

Gross Density (Total Site): 27.8 dwellings per hectare (dph)

Net Density (Developed Site, excluding open space and SuDs): 29.4 dph (opens space and SuDs = 0.12 ha)

Details of Previous Committee / Resolutions and any member site visit: Outline Planning Application ref: DC/17/05549 was previously considered by Committee on 14th March 2018. Members resolved to grant outline planning permission, subject to conditions and completion of S106.

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 – REASON FOR REFERENCE TO COMMITTEE

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

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It is a “Major” application for:

- a residential development for 15 or more dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix
GP01 - Design and layout of development
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL02 - Development within special landscape areas
CL08 - Protecting wildlife habitats
T04 - Planning Obligations and highway infrastructure
T09 - Parking Standards
T10 - Highway Considerations in Development
T11 - Facilities for pedestrians and cyclists
T12 - Designing for people with disabilities
RT12 - Footpaths and Bridleways
Needham Market Neighbourhood Plan

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:- Stage 6: Referendum

Accordingly, the current draft of the Neighbourhood Plan can be attributed weight in planning decisions.

The following draft Neighbourhood Plan Policies are considered relevant to the current application proposal:

NM1 - Housing Mix - Size, Type and Tenure

NM2 - Securing Good Design and Layout

NM6 - Community Infrastructure

NM7 - Preserving the town's setting and retention of important views

NM9 - Reducing and Managing the Impact of Traffic

NM10 - Encouraging safe walking and cycling

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)

Needham Market Town Council - 23rd June and 20th August 2021:

Supports approval - Subject to: The minor access road being kept open where it terminates so that if the proposed Needham Market relief road can be delivered.

Badley Parish Council - 1st July and 20th July 2021:

Have no further comment to make.

National Consultee (Appendix 4)

Natural England - 15th June, 12th August and 11th November 2021:

Has no comments to make on this application.

Anglian Water - 16th June and 20th August 2021:

There are no drainage documents submitted with this application - Therefore: unable to provide comment.

Anglian Water - Additional Comments 11th October 2021:

The applicant has indicated on their application form that their method of surface water drainage is via SuDS. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. AW recommend the applicant contact them at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry - The Lead Local Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals - AW promote the use of SuDS as a sustainable and natural way of controlling surface water run-off.

NHS - 28th June and 20th August 2021:

The proposal comprises a development of up to 66 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 Clinical Commissioning Group (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).

British Horse Society - 11th June and 6th August 2021:

No objection in principle - Should public Byway 5 be treated appropriately.

County Council Responses (Appendix 5)

SCC - Highways - Initial Response 15th June 2021:

Further information required:

Recommend main estate roads are adopted by the LHA;

Proposed visitor parking bays on inside of bend, south of plots 41-52 is not acceptable;

Additional secure, covered, cycle storage required;

The area beyond plots 20 and 51-52 should provide footways on both sides of the road, with at least one next to the road carriageway to cover pedestrian desire lines and enable utilities and street lighting to be provided;

The continuous dropped kerb beyond plots 38 and 41 is not acceptable;

Sharded surface roads should have speed restraint ramps on each entry to the roads and footways and should extend into the shared surface to at least 2 metres past the ramps.

Sharded surface roads should also have service strips.

Tree details required, for those to be planted within 5 metres of adoptable roads;

Recommend futureproofing of land adjacent to plots 40 and 34 for possible future road access.

SCC - Highways - Subsequent Responses 10th August and 1st October 2021:

The amended site layout drawing addresses the main concerns of the Highway Authority identified in our previous response (dated 15/06/21). The proposal is acceptable for planning (no justification to object to the proposed layout in accordance with the NPPF).

It is noted that some of the comments regarding road adoption have not been addressed (such as shared surface road service strips and tree/hedge locations) and this may result in complications or non-adoption

of some or all of the estate roads. Subsequently, the sharded surface road that serves a number of dwellings may have to remain private.

Standard: Turning and Parking; Secure Cycle Storage; and Refuse and Recycle Bin Conditions required, should the application be granted.

SCC - Travel Plan Officer - 11th June, 16th August and 1st November 2021:

Have no comment to make.

SCC - Local Lead Flood Authority - Initial Comments 14th June, 9th August and 23rd September 2021:

Holding Objection - Sufficient space within the development for above ground open SUDs system needs to be demonstrated, or evidence why this is not appropriate; Landscaping and establishment plan for SUDs features required.

SCC - Local Lead Flood Authority - Subsequent Comments 5th October and 8th November 2021:

Recommend Approval on basis of additional information received - above holding objection removed.

SCC - Archaeology - 17th June, 10th August and 2nd November 2021:

No objection - should archaeological mitigation be undertaken prior to commencement - as previously conditioned at outline planning stage.

SCC - Fire and Rescue - 2nd July, 6th August and 1st November 2021:

Please ensure that Condition 10, on the Decision Notice for the original planning application for this site, DC/17/05549, for the installation of Fire Hydrants, follows this site to its conclusion.

SCC - Developer Contributions - 16th June, 20th August and 2nd November 2021:

Note that the highway works requested by SCC as local highway authority are covered by the legal agreement attached to the outline planning permission. SCC's other requests for contributions will form the basis of a future CIL bid to Babergh Mid Suffolk District Council should the reserved matters be approved, and the development implemented.

Suffolk Police - 8th September 2021:

In summary Suffolk Police do not have any objection to the application provided the following recommendations are reviewed and implemented into the design features: A few areas of rear parking lack surveillance; Terraces have long rear access paths, which is not recommended; Some dwellings would benefit from having additional gable end windows in 'active rooms' to provide further surveillance to either the street or in-curtilage vehicle parking; Recommend some areas of street numbering be revised and are numbered clearly so that visitors and emergency services can navigate effectively.

Internal Consultee Responses (Appendix 6)

MSDC - Heritage Team - 2nd July and 10th September 2021:

Do not wish to offer comment on these proposals.

MSDC - Landscape Consultants - Place Services - Initial Response 2nd July 2021:

Amendments suggested to Layout, Soft Landscaping, and Hard Landscaping.

MSDC - Landscape Consultants - Place Services - Subsequent Response 18th August 2021:

Acknowledge amendments made - Concerns with regards proposed screening and proximity of dwellings to northern boundary - Detailed scheme of hard and soft landscaping required.

MSDC - Ecology Consultants - Place Services - 5th July and 20th August 2021:

Generally support the proposed soft landscaping for this development at an ecological perspective, as the planting specifications include the provision of native species hedgerows in double staggered rows, along with fruit tree planting to be incorporated throughout the site. This will provide nesting and foraging benefits for common garden bird species - Query whether the proposed attenuation basin could be enhanced for the purposes of visual amenity and biodiversity - Biodiversity enhancement should be carried out in accordance with condition 16 of the Outline PP. - Wildlife friendly lighting scheme should also be carried out in accordance with condition 16 of the Outline PP. - Further biodiversity enhancements required by way of condition.

MSDC - Environmental Protection - Land Contamination - 24th June, 2nd September and 17th November 2021:

No objection - Request LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the minimum precautions (as advised) are undertaken until such time as the LPA responds to the notification - Advise that the developer is made aware that the responsibility for safe development of the site lies with them.

MSDC - Environmental Protection - Air Quality - 22nd June, 16th August and 3rd November 2021:

No objections with regard to Air Quality and no comments to make with respect to Local Air Quality Management.

MSDC - Environmental Protection - Noise/Odour/Light/Smoke - 14th June, 10th August and 4th November 2021:

No objections and do not have any comments to make.

MSDC - Environmental Protection - Sustainability - 28th June and 20th August 2021:

Noted that thermal design of buildings aim to exceed Building Regs, however U values fall short of proposed future homes standard - Uplift and futureproofing advised.

MSDC - Environmental Protection - Sustainability - Additional Comments 21st October and 15th November 2021:

To clarify initial response of 28th June, regarding the Future Homes Standard, it is understood that the Standard is yet to come into force and the purpose of previous comments was to suggest that the Applicant may wish to (or prefer) to use the 'u' values suggested in the interim uplift of Part L 2021 so

that the new homes can be as efficient as possible. It is also understood that the Applicant is under no obligation to meet a Standard that is yet to be implemented.

MSDC - Waste Manager - 16th June and 20th August 2021:

No objection - Subject to conditions.

MSDC - Public Realm - 25th June, 12th August and 16th November 2021:

Support the approach to the provision of the open space and LAP within this development and wish to offer no objections to the scheme as proposed.

MSDC - Strategic Housing Response - 28th June and 24th August 2021:

The proposals deliver the affordable homes secured through the outline permission, but the layout is not supported, with all 22 affordable units in one cluster. Furthermore, it is not clear that a tenure-neutral design is proposed. The open market mix is acceptable, but it should be noted that not all open market units meet the Nationally Described Space Standard. SCC-Highways to confirm whether a turning head is required outside plot 40, to enable residential deliveries and also if the affordable units will have acceptable access from adoptable highway.

MSDC - Strategic Housing Response - Additional Comments 19th October and 9th November 2021:

Following further information provided by the applicant: do not accept the contention that the affordable homes are in more than one cluster, as there are no market homes between / amongst the affordable homes, which form an entire corner of the site; note that the applicant has confirmed that the same facing materials and standards of workmanship will apply to the affordable homes as to the market homes. Whilst not a negative in itself, this does not negate the point that the affordable homes will be built to different designs to the open market dwellings; Members may wish to form a view on these points, whilst being mindful of the current planning policy position; It appears that the additional submitted documents are not of relevance to housing requirements.

Mid Suffolk Disability Forum - 11th June, 8th August and 1st November 2021:

All dwellings should be visitable and meet Part M4(1) of Building Regulations;

At least 50% of dwellings should meet the accessible and adaptable standard in Part M4(2) of Building Regulations;

At least 1 no. of the dwellings should be built to wheelchair standard in Part M4(3) of Building Regulations;

Footpaths should be a minimum width of 1500mm – for the benefit of Wheelchair users;

Dropped kerbs must be absolutely level with the road for ease of access;

Surfaces should be firm, durable and level and no loose gravel, cobbles or uneven setts should be used.

B: Representations

At the time of writing this report at least 6 letters/emails/online comments have been received. It is the officer opinion that this represents 6 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- There is no need for more development in the Town and the people do not want it - ask that more consideration is given to the community;
- Needham Market is overdeveloped already and does not need new large housing developments such as this;
- The proposal will increase traffic volume and noise;
- The proposal would result in significant vehicle congestion in the Town;
- Schools and Doctors surgeries are oversubscribed and overwhelmed - the proposal would make the situation worse;
- Existing Sewage and Drainage infrastructure cannot cope with the proposed development;
- The proposal is dangerous and ill thought out;
- A proposed footpath runs close to the boundaries of existing properties and would impact existing amenity and security;
- Proposed properties would overlook existing properties and result in loss of private amenity;
- Request a fence is erected rather than a hedge to existing property boundaries, in the interest of neighbouring amenity and security;
- The proposal is not the same as at outline stage;
- The proposal would impact Ecology;
- The proposal would result in Light Pollution;
- The proposal would result in increased pollution from vehicle exhausts;
- Proposed access onto Stowmarket Road will be extremely dangerous to existing highway users as cars in this location do not adhere to the 30 mph rule;
- Concerns with regards pedestrian safety;
- The proposal would extend Needham Market beyond the existing built up area line, which is of historic importance;
- Concerns with regards anti-social behaviour and graffiti.

(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/17/05549

Outline Planning Permission (with Some Matters Reserved) - Erection of 64 No. dwellings (including 22 No. affordable homes) with vehicular access from Stowmarket Road together with 2 No. dwellings accessed from Hill House Lane.

DECISION: GTD
10.07.2018

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site consists of a parcel of agricultural land lying to the north-west of Needham Market.
- 1.2. Measuring 2.3 hectares, the site forms part of a larger field and is framed by the B1113 to the north-east and Hill House Lane to the south-east. The B1113 is the main road through Needham Market, leading through High Street when travelling south and towards Stowmarket when travelling north.
- 1.3. The boundary with the B1113 consists of mature trees set behind a short length of green verge. It provides an attractive soft edge to this entrance into Needham Market. To the opposite side of the B1113 is a run of detached properties, consisting of a mix of scales and of varying forms.
- 1.4. Along the northern-west edge of Hill House Lane (to the south-east of the site) are properties fronting Hill House Lane. These properties do not benefit from deep plots, having relatively short gardens that terminate close to the site boundary. The site can be seen in the breaks between these properties and is thereby visible from Hill House Lane.
- 1.5. There is a change in the land levels across the site, raising up from the B1113 but also falling in the north.
- 1.6. The site lies within a Special Landscape Area and, whilst it lies close to the watercourse running under Badley Bridge, it is well outside the identified Flood Zones 2 and 3. The site is not within the Conservation Area nor in the immediate vicinity of any listed buildings.

2. The Proposal

- 2.1. The application is submitted further to outline planning permission ref: DC/17/05549, granted in July 2018, and seeks approval of reserved matters relating to the Layout, Scale, Appearance and Landscaping of 64 no. dwellings (including 22 no. affordable homes).
- 2.2. The application proposes delivery of 42 market housing units and 22 affordable housing units, 62 of which would directly access the main B1113 highway, via the estate access approved at outline stage, and 2 of which would access Hill House Lane. The application also includes for approximately 0.12 hectares of public open space, including pedestrian access to the B1113 along the south-east boundary.
- 2.3. A large surface water attenuation basin is also proposed, within Public Open Space, to the north-west corner of the site, which is intended to both serve as a Sustainable Surface Water Drainage (SuDs) and amenity feature.
- 2.4. The proposed net density of housing development would be 29.4 dwellings per hectare, with back to back distances of no less than 18 metres.

2.5. The proposed dwelling types are broken down as follows:

Market Dwellings

One Bedroom two-storey Houses = 3 no.
Two Bedroom two-storey Houses = 9 no.
Three Bedroom two-storey Houses = 13 no.
Four Bedroom two-storey Houses = 7 no.

Two Bedroom Bungalows = 4 no.
Three Bedroom Bungalows = 8 no.

TOTAL (Market Dwellings) = **44 no.**

Affordable Dwellings

One Bedroom Apartments (Flats) = 4 no.
One Bedroom two-storey Houses = 2 no.
Two Bedroom two-storey Houses = 12 no.
Three Bedroom two-storey Houses = 4 no.

TOTAL = **22 no.**

2.6. The proposed dwellings would be provided in a range of types and styles. Proposed external facing material would be a mix of facing red and red multi brick, with white mortar, and off-white textured render. Roofing materials would be a mix of red clay pantiles and slates).

3. The Principle of Development

- 3.1. Whilst it is acknowledged that the site does lie outside of the current development plan settlement boundary, the principle of the proposed development has already been established by way of Outline Planning Permission Ref: DC/17/05549. Matters relating to site access have also been previously addressed as part of the outline planning permission. Whilst it is noted that there are objections and comments relating to in principle issues, such matters have previously already been addressed by way of the outline permission granted.
- 3.2. The current reserved matters application relates specifically to issues of Layout, Scale, Appearance and Landscaping of the site only.

4. Site Access, Parking and Highway Safety Considerations

4.1. The point of access and a Public Transport improvement contribution have previously been dealt with under the outline planning permission. The outline permission also establishes the principle of 64 dwellings and related traffic to and from the site. However, layout of parking and visitor parking is for considerations and meets the requirements under the SCC Parking Standards. The parking proposals are as follows: -

119 no. allocated parking spaces and 22 garage parking spaces (Equates to j2.2 parking spaces per dwelling)

17 no. Visitor/Informal off road parking bays (Equates to 0.26 spaces per dwelling)

4.2. The proposed parking provision is considered to meet the minimum requirement for parking places as shown in the Suffolk Parking for Guidance 2019.

- 4.3. In conclusion, the provision of 64 dwellings and the access point have been agreed under the outline permission. Detailed road alignment in addition to the level and location of all parking is acceptable in policy terms. Your officers consider the changes during the course of the application have now created a spacious layout with access to public open space, and Town services and facilities, with safe pedestrian routes. It is considered that the applicant has addressed initial concerns raised by the LHA and has made the required changes to the layout during the course of determination. It is considered that the latest scheme before you are the result of beneficial amendments and improvements to the proposal to that originally submitted.
- 4.4. The Local Highway Authority has been consulted on the latest design and layout proposal and is generally satisfied with the majority of the highways related layout proposed, subject to additional details which can be either secured by way of condition or by way of agreement with the developer under the provisions of the highways act. The LHA conclude that the proposal is acceptable for planning and has no reason to object to the proposed layout, in accordance with the NPPF.

5. Design and Layout [Impact on Street Scene]

- 5.1. The development is predominantly two-storey, however the developer has sought to provide 12 no. Bungalows as part of the development.
- 5.2. The proposed housing is proposed in essentially in 4 blocks: one fronting the main B1113 highway; one fronting the north-west field boundary; one fronting the south-west field boundary; and one central block. The development blocks would be separated from each other by new proposed estate roads, with a green buffer and public footpaths separating the majority of the proposed development from existing dwellings fronting Hill House Lane, to the south-east. The proposed layout is considered to create a welcoming, quality, pedestrian-friendly residential environment. Back gardens meet back gardens or the landscaped boundaries of the site, and generally avoid unsupervised spaces. The proposed open spaces and landscaped boundaries provide green corridors to accord with landscaping recommendations, as well as creating a softer buffer to the adjoining countryside. Overall the development is considered to deliver attractive spaces between dwellings to encourage activity and good sense of place, with direct links to the open countryside.
- 5.3. The proposed housing density of 29.4 dwellings per hectare, although lower than the 40 dph as set out in development plan policy CS9, is considered to be acceptable in this location, at the rural edge of the Town, adjacent to less dense edge of settlement properties to the south-east. The proposed density, is therefore considered to be appropriate to the existing character and density of development to its immediate surrounds, and appropriate to the special landscape character of the locality.
- 5.4. The layout proposes a wide range of house types, with 20 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 22 no. affordable housing units.
- 5.5. Your Strategic Housing Officers have assessed the application proposal and are satisfied that the proposed would deliver the affordable homes secured by way of the outline permission, of a type and tenure that is acceptable, in accordance with what was previously agreed in principle at outline stage.

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

- 6.1 The proposed scheme of landscaping is considered to provide appropriately wide native species hedgerows, in double staggered rows, to all site boundaries interspersed with tree planting. The interior of the site would also include a number of green spaces: surrounding the proposed surface water attenuation basin, to the north; along the length of the south-east boundary; and at the proposed estate road junctions. A significant amount of tree planting is also proposed internal to the site.
- 6.2 It is noted that the Council's consultants at Place Services are generally supportive of the proposed soft landscaping for this development and consider the proposed scheme will provide nesting and foraging benefits for common garden bird species.
- 6.3 Whilst council consultants are of the opinion that further landscape and ecology enhancements are appropriate, it is considered that the applicant is already obligated to carry out such enhancements by way of condition 16, attached to the existing outline planning permission.
- 6.4 Overall the proposed scheme of landscaping is considered to provide an appropriate open green environment and setting, with appropriate native species soft landscape planting to site boundaries, appropriate to such an edge of Town location. The proposal is also considered to provide suitable opportunities for ecological species, subject to additional details being secured by way of condition.

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 130 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 provided is considered to sufficiently demonstrate that 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 and the orientation of buildings proposed.
- 7.4. More specifically the majority of proposed dwellings adjacent to existing dwellings fronting Hill House Lane would be single-storey in scale, and those buildings which would be two-storey would have minimum back to back distances, from existing dwellings, of not less than 23 metres. As such, it is not considered the proposal would significantly impact the amenities of existing neighbours by reason of dominance or loss of privacy. It is also noted that all proposed two-storey dwellings would be set to the north and north west of existing dwellings, and so would not interrupt sunlight to these properties.
- 7.5. The proposal, therefore, accords with the aspirations of development plan policies H13 and H16 and with paragraph 130 of the NPPF in this regard.

8. Surface Water Drainage and Flood Risk

- 8.1. The applicant has produced and provided a detailed Sustainable Drainage Systems (SUDs) Management and Maintenance Plan, as well as detailed surface water drainage calculations, alongside the proposed Layout. Such details have been amended subsequently, following advice given by the Lead Local Flood Authority at Suffolk County Council.
- 8.2. SCC-Local Lead Flood Authority (LLFA) have been consulted on the application proposal and, following negotiation and receipt of revised and further information from the applicant, have resolved to recommend approval of this application on basis of the most recent proposals submitted.
- 8.3. In assessing the proposal, your officers consider the surface water drainage scheme, as currently proposed would suitably manage surface water runoff from the proposed development and would not demonstrably result in significant increased flood risk on the site or elsewhere.

9. Sustainable Construction / Renewable Energy

- 9.1. The current development plan expects new development to be of a high standard of design and layout and that it will address the need for energy and resource conservation. Policy CS3 provides principles around low water use, passive design, solar gain and low impact materials which are also relevant to this proposal.
- 9.2. Section 9 of the NPPF provides that Plans should protect and exploit opportunities for the use of sustainable transport modes and solutions in all development proposals. Therefore, developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emission vehicles.
- 9.3. The applicant has submitted a sustainability statement with the application which proposes the following sustainability measures:
 - CO2 reduction improvement beyond Part L of Building Regs,
 - Reducing energy demand;
 - Implementing energy efficiency measures;
 - Utilising low carbon/renewable energy sources;
 - Implementing building fabric efficiency; utilising thermal bridging; reducing air leakage;
 - Solar Thermals on dwellings with suitable roof orientation;
 - Solar Panels on dwellings with suitable roof orientation;
 - Water conservation;
 - Infrastructure to allow later installation of electric vehicle charging points.
- 9.4. The applicant has, however, sought not to employ the following:
 - Wind Turbines;
 - Individual Biomass Heating;
 - Air Source, or Ground Source, Heat Pumps, as an alternative to Gas.
- 9.5. Your Sustainability Officer has reviewed the applicant's proposals as they have evolved during the course of determination and note that the proposed thermal design of buildings aims to exceed Building Regs, however your officer advises that U values fall short of proposed future homes standard. An uplift and futureproofing is, therefore, advised.

- 9.6. Your Sustainability Officer does, however, acknowledge that the Future Homes Standard is yet to come into force and that the Applicant is under no obligation to meet this Standard, that is yet to be implemented. Your Planning Officer concur with this assessment.

PART FOUR – CONCLUSION

10. Planning Balance and Conclusion

- 10.1. The principle of development has been agreed for the number of dwellings proposed as well as a Section 106 agreement to secure delivery of the 22 no. Affordable Homes; Open Space; and a contribution towards public transport improvements. In your officers' opinion the resultant development provides an environment that is not considered to be excessively car dominated, has good supervision and details a variety of dwelling styles and materials that provides interest to a range of streetscapes. All statutory consultees offer no significant objection to the scheme that cannot be addressed by way of existing or further conditions. The proposed development is well connected to the existing Town and its range of services and facilities, which it would help support. The proposal would also be suitably landscaped for such an edge of settlement location, would provide areas of green open space within the development, and safe, landscaped footpath connections clear of vehicular highways. Overall the development is considered to provide an attractive place with a range of house types to meet both affordable and housing needs at all levels.

RECOMMENDATION

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

- Approved Plans and Documents;
- Detailed Landscaping Scheme to be agreed prior to commencement;
- Biodiversity Enhancement Scheme required prior to works commencing above slab level;
- Those already imposed by way of the Outline Planning Permission (Ref: DC/17/05549).

(Please see appended decision notice for those already imposed as part of Outline Planning Permission Ref: DC/17/05549).