

Committee Report

Item No: 8B

Reference: DC/20/04067

Case Officer: Sian Bunbury

Ward: Eye.

Ward Member/s: Cllr Peter Gould

RECOMMENDATION – APPROVE RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of details (Reserved Matters in Part) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for Erection of 15 dwellings

Location

Land at Eye Airfield, Castleton Way, Eye, Suffolk

Expiry Date: 30/06/2021

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Ryden Developments Ltd

Agent: Paul Robinson Partnership (UK) LLP

Parish: Eye

Site Area: 2.3ha

Density of Development:

Gross Density (Total Site): 6.52(dph)

Details of Previous Committee / Resolutions and any member site visit: Outline application 3563/15 was considered at Planning Referrals Committee on 8 June 2016.

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

Has the application been subject to Pre-Application Advice: Yes (DC/20/00298)

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

The development is a major development of 15 or more residential units and outside the scope of current delegation arrangements.

PART TWO – POLICIES AND CONSULTATION SUMMARY

CLASSIFICATION: Official

Summary of Policies

National Planning Policy Framework

Mid Suffolk Core Strategy (2008)

Policy CS1 Settlement Hierarchy

Policy CS2 Development in Countryside and Countryside Villages

Policy CS3 Reduce contributions to climate change

Policy CS4 Adapting to climate change

Policy CS5 Mid Suffolk's environment

Policy CS6 Services and infrastructure

Mid Suffolk Core Focused Review (2012)

Policy FC1 Presumption in favour of sustainable development

Policy FC1.1 Mid Suffolk approach to delivering Sustainable Development

Policy FC2 Provision and Distribution of housing

Mid Suffolk Local Plan (1998)

Policy GP1 – Design and layout of development

Policy CL8 - Protecting wildlife habitats

Policy H7 - Restricting housing development unrelated to needs of countryside

Policy H13 - Design and layout of housing development

Policy H14 - A range of house types to meet different accommodation needs

Policy H15 - Development to reflect local characteristics

Policy H16 - Protecting existing residential amenity

Policy H17 - Keeping residential development away from pollution

Policy HB1 - Protection of Listed Buildings

Policy T10 - Highway considerations in development

Policy T11 - Facilities for pedestrians and cyclists

Altered Policy H4 – Affordable Housing

Neighbourhood Plan Status

This application site is in the adopted Eye Neighbourhood Plan Area. The ENP is attached full weight.

Relevant ENP policies:

Eye 3 – House types and sizes

Eye 4 – Land South of Eye Airfield

Eye 25 – Electric Charging Points

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)

Eye Town Council

The town council lodged an objection to the original application on 15th December 2020. The work to improve the design quality of the 15 proposed homes is recognised and welcome. Councillors felt that this was of a significantly higher quality than the original proposal and could provide a good design benchmark for housing on the airfield more generally to fulfil the numbers of up to 280 in the OPP 3563/15. The introduction of bungalows is welcome offering some recognition of the ENP Policy Eye 3 although councillors noted the single garage provision for some plots and felt this should be increased. If policy Eye 25 from the ENP, electric charging points, could be addressed it is likely that ETC could have supported the application as far as the dwellings are concerned. Taken together the current proposals would broadly satisfy sections 5 and 6 of the council's original objection and the comments on the design on page 2. The reason for the objection lies in the fact that items 1-4 of the original objection remain unaddressed. The council requests that a new eye airfield master plan be drawn up. This must address the whole area applicable to the OPP 3563/15 showing maximum numbers to be allowed and the relationship of this site to the other land parcels. An indicative position of the care home should also be included.

NB Case Officer note: The amended scheme has addressed the design, layout and housing type concerns of the Town Council. Electric Charging Points are provided throughout the development which accords with ENP Policy 25. Their continuing objection relates to the status of the Airfield Indicative Master Plan and expectation of the Design Brief, the potential increase in density elsewhere on the overall site, future development of the Care Home, and the impact of the Nursery Car Park on the 'Greenway'.

National Consultee (Appendix 4)

Cadent and National Grid

There is apparatus in the vicinity. No objection. The proposed development is more than 225m away from the pipeline.

Environment Agency

No objection. Outline conditions relevant to the EA yet to be discharged.

Anglian Water

We have reviewed the documentation provided by the applicant as part of this planning application. The submitted documents include no further or applicable information relating to foul and/or surface water drainage as part of this application. Therefore, we have no comments relating to the submitted documents. Anglian Water would wish to be re-consulted if any additional information relating to foul and surface water drainage is provided by the applicant.

Natural England

No comments.

Historic England

No objection.

County Council Responses (Appendix 5)

Development Contributions

Planning obligations previously secured under 3653/15 must be retained. Change to the setting of the early years provisions is required, therefore deed of variation to the s106 required, to be tied to the approval of the current reserved matters application, as well as the nearby application DC/21/00609. As there is no longer any early years facilities at St Peter & St Paul CEVA Primary School the contribution should be used for improving and enhancing facilities and creating additional early years places with associated facilities serving the Development in the Eye locality.

NB. Case Officer note: a Deed of Variation to the Section 106 can be negotiated and agreed outside of the planning process.

Flood and Water

Submitted documents have been reviewed.

A holding objection is maintained because details relating to the landscaping of the SuDs features is outstanding from previous consultation responses, unless the LPA is minded to approve the application and condition the requirement.

NB. Case Officer note: Surface Water Drainage Details are conditioned on the outline permission and final details can be agreed through this means.

Archaeology

Archaeological evaluation has been completed for Parcel 15 of the Eye Airfield development and no further work is required. However, further evaluation and mitigation prior to the commencement of development or any ground disturbance, is still required for the rest of the development area covered by application 3563/15.

Highways

Drawing Number 7996/P18 - Site Boundary - The red line around the site should extend to include the access and junction visibility splays onto the B1077 Victoria Hill as currently they are privately owned land and any development here will need to secure visibility splays and a new footway heading north from Langton Grove.

Drawing Number 7996/P12/E - Proposed Site Plan - The proposed road and housing layout are considered acceptable in highway terms. However, the drawing should include the details of access onto the B1077 Victoria Hill as mentioned above.

Drawing Number 1349.02/HWY/001/A - Highway Layout - The layout is considered acceptable. However, the drawing does need to include the junction visibility splays as mentioned above together with the provision of a new footway heading north from the junction along Victoria Hill for the full extent of the visibility splay. The splays need to be within the scope / extent of the works as currently they fall across private land.

Other Highway Drawings - I have looked at these drawings and some of the details submitted (for example types of road kerbing) will need to be revised to satisfy adoptable highway specifications. However, at this stage they are sufficient for planning purposes and I would anticipate resolving these items at submission of details for road adoption purposes.

Electric Vehicle Charging Points - I can find no reference to provision of these facilities for each new dwelling or for the Nursery Car Park. These details will need to be submitted for consideration at some stage.

The issue of extending the red site outline to include the visibility splays onto Victoria Hill remains outstanding. As the land required is private and outside of the red outline, I assume there is nothing to prevent the landowner from blocking the visibility splays or enclosing the splay areas such that the site access becomes hazardous. Is there anything that can be done to secure the access visibility splays onto the B1077? I attach a plan extract which indicates public highway in green and private land in pink; you will note that this includes the access and visibility splays.

SCC Highways request that these comments are addressed.

NB. Case Officer note: The visibility splay onto Langton Grove was addressed at outline stage, and the land is privately owned. The red line of the outline application cannot be changed at this stage.

Internal Consultee Responses (Appendix 6)

Heritage

No objection.

Environmental Health – Air Quality

Air quality was dealt with at the outline stage. No additional comments.

Environmental Health – Noise/Odour/Light/Smoke

No objection.

Environmental Health – Land Contamination

No objection.

Environmental Health - Sustainability

No objection. The original decision notice requested an energy and sustainability strategy for the development and that is not included in this application therefore I have no comments to make.

Public Realm

Public Realm Officers consider that the open space associated with this development is of local value only and as such the District Council would not seek to adopt this land in the future. A local maintenance solution should be sought.

Strategic Housing

This is a development proposal for 15 dwellings. Planning Permission was granted under outline 3563/15 and there is an associated s106 which identifies this land as parcel 15 requiring a commuted sum on this development of £154,014 as the affordable housing contribution.

With regards to the housing mix, it is noted that these are all large, detached homes. Given that there is a substantial need for smaller homes for first time buyers and for those wishing to downsize, a broader range of homes to include 1 and 2 bedrooms would be welcomed here. The District housing need is evidenced in the Strategic Housing Market Assessment

Other

Place Services Ecology

We have reviewed the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) and the Design and Access Statement (Paul Robinson Partnership (UK),

September 2020). Furthermore, we have assessed the ecological survey reports submitted at outline stage. This included the Phase 1 Survey (James Blake Associates, Sep 2014), Breeding Bird Survey (MLM Consulting, Oct 2015), Great Crested Newt Survey (MLM Consulting, Oct 2015) and Reptile Survey (MLM Consulting, Oct 2015).

We are generally satisfied with details contained within the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020). The proposed native species will be appropriately implemented, and the planting schemes are suitable for local character. The Landscape Specifications & Maintenance Plan sets out suitable management options for achieving the stated aims and objectives and includes a 10-year work schedule for the management prescriptions, as well as contingencies and/or remedial action if the aim of the works has not been met.

However, we note that no information has been provided on the pond, which is proposed to be reshaped. Therefore, we recommend that the Soft Landscaping Proposal and the Landscape Specifications & Maintenance Plan (GDC Ltd, October 2020) should be revised to include further information on the proposed works will be conducted.

Furthermore, it is recommended that the landscape consultant should consider whether any additional aquatic planting would benefit the biodiversity and amenity value of this pond. In addition, we note that no bespoke enhancements have been included within this application, as proposed within the Phase 1 Survey (James Blake Associates, Sep 2014). This included the provision of bird and bat boxes, reptile hibernacula and hedgehog highways.

As a result, it is recommended that this further information is either provided to support this application or secured prior to occupation in line with conditions of any consent.

Mid Suffolk Disability Forum

The Mid Suffolk Disability Forum would like to see a commitment to ensuring that all 15 dwellings will meet Part M4 of the Building Regulations in this planning application. The statement that dwellings will have a level parking area, ramped access to the front door and a level threshold is the bare minimum in terms of the regulations.

It is our view that all dwellings should be visitable and meet Part M4(1), and 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).

It is presumed that affordable housing, bungalows and wheelchair accessible housing will be included within the whole development of 280 dwellings.

Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm, and that any dropped kerbs are absolutely level with the road for ease of access.

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

B: Representations

At the time of writing this report at least 19 online comments have been received. It is the officer opinion that this represents 18 objections and one general comment. A verbal update shall be provided as necessary.

Grounds of objection are summarised below:

- Inconsistent with indicative outline development layout, including Design Brief which informed the indicative masterplan

- Disruption during construction
- No green open spaces
- Inconsistent with other plans for Eye
- Inaccuracies in plans including incorrect location of site boundary
- Overlooking
- House design not reflective of local character
- Highway safety
- Ignores setback requirement agreed at outline stage
- Outline archaeology condition not met
- Absence of masterplan tree belt to northern boundary
- Lack of soft landscaping plan
- Hedges and trees to be retained and to be removed
- Dwelling orientation lacks solar gain opportunity
- No traffic management plan
- No traffic calming in Langton Grove
- No maintenance plan for communal facilities
- Surface water flooding
- Lack of detail regarding care home
- No indication of how balance of Area 15 land will be developed or accessed
- Adoption of existing roads and sewers
- Encroachment upon the Langton Greenway
- Prevents public walkway to rear of Baldwin Way
- Nursery exits on a bend with no footpath
- No regard paid to ENP Policy Eye 3

(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/19/03111	Discharge of Conditions Application for 3563/15 - Condition 18 (Surface Water Drainage).	DECISION: REF 15.07.2019
REF: DC/20/00943	Discharge of Conditions Application for 3563/15 - Condition 18 (Surface Water Drainage)	DECISION: GTD 08.07.2020
REF: DC/21/00609	Submission of details (Reserved Matters in Part-Phase 1) for Outline Planning Permission 3563/15 - Appearance, Landscaping, Layout and Scale for 138 dwellings, including affordable housing, car parking, open space provision and associated infrastructure.	DECISION: PCO
REF: 3563/15	Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of	DECISION: GTD 27.03.2018

existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The 2.3 ha site is located west of Langton Grove and Bothy Close, on the northern fringe of Eye. The site forms part of the allocated housing site in the Eye Neighbourhood Plan (ENP) known as land south of Eye Airfield; it benefits from a 2018 outline planning permission (3563/15) for up to 280 dwellings, a 60 bed residential care home, nursery car park and the re-location of farm buildings.
The application site is part of the overall 28.7ha Eye Airfield development area and comprises part of Parcel 15 as referenced in the outline permission 3563/15 and its associated S106 Agreement.
- 1.2. Open countryside (arable fields) lies to the north. Residential development, in Bothy Close and Langton Grove, lies to the east. To the west and south is a collection of large agricultural sheds and arable fields; land which will be redeveloped for residential purposes in accordance with the 2018 outline consent. Application DC/21/00609 seeks approval of reserved matters for part of the 280 dwelling site, comprising the southwestern-most part of the approved development area. The subject site is well separated from the development being sought under DC/21/00609, which also forms part of the airfield area but does not abut this current application.
- 1.3. Access to the site is gained via the existing road, Langton Grove which serves dwellings and The Mulberry Bush Nursery car park. Hedgerows and trees line the perimeter of the site on its northern and eastern sides, forming the rear boundaries of properties in Bothy Close and Langton Grove.
- 1.4. The site is in the vicinity of the Grade 11 listed farmhouse, Langton Grove Farm. The site is not in or near a Conservation Area.

2. The Proposal

- 2.1. The application seeks approval of reserved matters comprising layout, appearance, scale and landscaping associated with 'Parcel 15' of the broader land parcel consented in outline for housing purposes pursuant to Planning Permission 3563/15.
- 2.2. The development sought for approval incorporates the following design elements:
 - 15 detached dwellings, comprising 6 x 5 bed (two storey) dwellings, 2 x 4 bed (two storey) dwellings, 2 x 3 bed (two storey) dwellings, 3 x 4 bed bungalows and 2 x 3 bed bungalows.

- Proposed materials include horizontal black boarding, red multi brickwork, off white/cream render, grey uPVC or aluminium windows/doors, and pantile roofs in dark grey or red weathered finish.
- Each dwelling is served by detached/attached garages. Cycle storage is incorporated into garaging. Each garage is provided with an electric charging point.
- Existing pond in the south corner of the site is retained and reshaped
- The existing nursery car park is retained south of the Langton Grove road extension, resurfaced with plastic cell pavers.
- Vehicle access is gained via a continuation of Langton Grove, with the new road incorporating a 5.5m wide carriageway with 1.8m footpath connecting to the existing footpath network. An extension of footways would improve pedestrian access around the site and to the Nursery.
- This road leads onto a minor access road 4.8m wide with a footway on one side.
- A short length of private drive is proposed at the end of the new road extension, serving five dwellings. A horse-shoe private drive is proposed north of the new road extension serving five dwellings. This leaves only five dwellings accessing directly off the new road extension.
- The new road extension incorporates a future access road connection at the site's western boundary, providing future access to the broader approved development site, and in particular the site for the 60- bed Care Home.
- Soft landscaping includes native tree planting along the roadside, new native hedgerows to the northern and western boundaries and enhancement of gaps in existing hedges. Hedging is proposed to the roadside boundary of the Nursery car park.
- Boundary treatments comprise 1.8m high timber fences between rear gardens and 1m high timber fences between front gardens.
- Existing ditches to northern and western boundaries unchanged.
- Stormwater drainage connects into the existing remodelled pond with overflow to the north.
- Foul water drainage connects into the existing sewer drain/system in Langton Grove.
- Existing Baldwin Way access from Langton Grove remains unchanged.

2.3. The application has been subject to a suite of amended plans, principally relating to revised housing type, design and siting as well as soft and hard landscaping and surface water matters.

3. The Principle of Development

- 3.1. The site benefits from outline consent for residential development therefore the principle of residential development is accepted.
The outline permission is - 3563/15 Outline planning permission for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.
- 3.2. The indicative masterplan approved at outline stage, incorporated in the ENP at page 34, suggests the subject land be developed for residential units and as a residential care home. The *indicative* masterplan (dwg.no.T.0283 38F) forms part of the suite of approved plans consented at the outline stage only insofar as it relates to access points.
This current application seeks approval for development which varies in detailed layout from the indicative masterplan. The S106 legal agreement associated with the outline permission identified that the approved Care Home should be on land shown edged green within the agreement. This equates to Parcel 15 and so the re-positioning of the dwellings and Care Home within this overall

Parcel of land accords with the outline permission. The legal agreement also requires that the development would be of no more than 15 dwellings on the north east part of the site accessed via Langton Grove, again within the area as shown edged green. The proposal accords with this requirement. The remainder of the residential development is to be served off Castleton Way.

- 3.3. In 2016 the Eye Airfield Development Brief was adopted by Members as an informal planning document that will be used to guide the consideration of future applications on the site. The S106 legal agreement linked to 3563/15 was to ensure that future applications on the overall site would be substantially in accordance with the provisions of the Development Brief and addendum to the Design and Access Statement.

The key test is determining whether the revised layout accords with the development *principles* consented at the outline stage. In this case that test is met. The subject scheme brings forward residential development as contemplated at the outline stage, albeit in a different layout than shown on the masterplan. The fact that the layout is not as per the indicative masterplan shown in the ENP and shown at the outline stage, is not a conflict fatal to the application. The development, in-principle, accords with Eye Neighbourhood Plan Policy Eye 4 (Land south of Eye Airfield).

- 3.4. Objectors are concerned with the lack of clarity regarding the proposed relocation of the care home approved pursuant to 3563/15, questioning where it will be situated within the broader approved development site. This is detailed in the D&A Statement which outlines the intention to re-site the care home in the location of the existing farm building complex, immediately west of the subject site. There are no in-principle objections to this re-siting proposal, noting that it does not form part of the assessment of this application. The merits of any proposed care home will fall to be assessed as part of a separate, subsequent planning application. In potentially repositioning the Care Home the location remains outside the Buffer Zones for the high pressure gas main which runs along the northern most part of the site.
- 3.5. The principal assessment test is determining whether the proposed layout, scale, appearance and landscaping respond appropriately to the character and amenity of the area, having regard to relevant guiding development plan policies, including the Airfield Development Brief and the adopted ENP. The Neighbourhood Plan identified the inclusion of 'Greenway' routes through the site and that Parcel 15 should have an 'Edge of Settlement' character with an organic building line set behind moderate to large front gardens. The low density scheme currently proposed is considered to meet these requirements.

4. Scale and Layout including highway considerations

- 4.1 The proposed quantum of dwellings, 15, accords with being part of the 280 dwellings approved at outline stage.
- 4.2 There are no conditions on the outline consent restricting or controlling building heights save for a two storey height restriction on the approved care home. This restriction is not relevant to the subject proposal. The Addendum to the Development Brief (associated with outline application) did propose that building heights within the entire north eastern parcel should be limited to up to two storeys.
- 4.3 The proposed internal road layout and orientation of dwellings, largely oriented to the internal road, is conventional. The plots are expansive, much more generous than the neighbouring plots in Bothy Close and Langton Grove. This takes account of the 'edge of settlement' character envisaged by the Development Brief (2015) for the overall Airfield site. The dwellings are well separated from each other, taking advantage of the larger plot sizes. The proposed layout and

siting of dwellings offers a low density development outcome, respectful of the character of the area. The generous setbacks provide ample opportunity for landscape planting which will, in time, contribute positively to local landscape character.

- 4.4. The scale of housing comprises a mix of single and two storey dwellings. The proposed varied building heights offer a pleasing level of built form diversity, offering good townscape quality. The mix of single and two storey dwellings is consistent with the neighbouring development pattern. The bungalows are concentrated toward the eastern side of the site, responsive in amenity, as well as built form terms to the dwellings in Bothy Close. The introduction of the bungalows and the set-back from Bothy Close in response to initial comments about dwelling mix and relationship to adjacent properties is a welcome amendment.
- 4.5. Objectors express concern that the development layout does not take account of how the balance of the broader development site, consented at outline stage, can be undertaken. The road extension incorporates an access connection at its western boundary, facilitating the future development of the broader site. This access arrangement, providing the necessary vehicle and pedestrian connection, is acceptable. An indication has been made that there would be potential for pedestrian/cycle links to parcel 14, to the west.
- 4.6. Amenity impacts must be carefully assessed when considering the siting, scale and layout of dwellings. Objectors raise concern regarding the extent of the setback between the back of the proposed dwellings adjacent to the two storey properties on Bothy Close. The revised plan shows a minimum 18m setback from the rear building line of the proposed single storey dwellings to the rear common boundary between the subject site and the Bothy Close properties. The three dwellings backing onto Bothy Close are all bungalows. The proposed single storey scale and setback safeguards the amenity of the Bothy Close residents. They will not be overlooked. The daylight/sunlight levels they currently enjoy will be unaffected and distant bungalows will not present unacceptable visual bulk. The development will not cast any shadow over the Bothy Close properties. The development outcome is respectful of the amenity of the Bothy Close residents.
- 4.7. Objectors in Bothy Close are generally concerned with the amenity impact of the development upon them. It is to be noted that the care home originally intended for part of the area contemplated a building height potentially of up to two storeys, as allowed by condition 7 of the outline consent. The proposed three bungalow arrangement is substantially less intrusive in amenity terms than a much denser, two storey care home development.
- 4.8. A construction management plan, including traffic management details, is a requirement of the outline consent, imposed at condition 22. This will manage the potential for amenity disturbance to neighbouring residents throughout the construction period. It is not necessary or appropriate to repeat the condition should members be minded to approve the reserved matters. This said, an advice note is recommended to remind the applicant of the need to comply with condition 22.
- 4.9. The level of parking provision and the parking layout on-site for vehicles and cycles is compliant with the Suffolk Parking Standards 2019. The retention of the nursery car park in its current position rather than being re-located across the road does not raise any highway safety, character or amenity issues. It also reduces the number of pedestrians crossing the road. The open nature of the car park, its re-surfacing and additional planting will contribute to the 'Greenway' character. Resurfacing the car park with plastic cell pavers is an improvement upon the existing hard surface treatment. ENP Policy EYE 25 requires electric vehicle charging (EVC) points for each dwelling. EVC points are shown for each dwelling and for three spaces in the Nursery car park.

- 4.10 The proposed pedestrian network internal to the site is acceptable, connecting with the existing network on Langton Grove.
- 4.11. The outline permission showed a vehicular access to B1077 and highway improvements, which were conditioned as approved plans on the outline application. Visibility splays onto B1077 are identified as 4.5 x 90m.

5. Design And Layout [Impact On Street Scene]

- 5.1. The internal streetscene is conventional in appearance. Mix of building typologies and variation in exterior colour finishes (render/brick/horizontal cladding) provide an appropriate level of visual diversity. Dwelling forms are representative of the immediate area and wider district. Brickwork and render exteriors, pantile-clad pitched roofs and uPVC openings are common design elements found in most villages and towns. Designs were amended during the consultation period and now represent detailing more sympathetic to the aims of the ENP and the character of the area.
- 5.2. The design response has been developed in a manner that ensures vehicle accommodation does not compromise townscape quality. Garaging is either set well back behind principal front building lines or on the side of dwellings, allowing principal facades to express themselves fully to the internal streets. Some plot frontages are dominated by vehicle hardstands which is always unfortunate, however these are relatively infrequent across the development, and some reduction in their size has taken place. Landscaping, including the planting of roadside hedges and trees will provide a landscaped structure to the development.
- 5.3. The development will establish an appropriate sense of place for future residents. The appearance of the development is deemed acceptable, consistent with the aspirations of the Core Strategy, national design policies and the Design Principles contained in the Eye Airfield Development Brief.

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

- 6.1. The updated landscape plan shows the planting of mixed native hedging to boundaries (including filling the gaps in existing boundaries). Hedgerow planting is proposed to the northern and western boundaries, with some perimeter trees retained. Native roadside trees are proposed to create a landscaped structure around the new dwellings. The roadside and swale side planting has had to take account of associated technical requirements.
- 6.2. Objectors are critical of the lack of green open space. Officers do not consider this fatal to the application in landscape character terms given the very generous plot sizes which provide large areas for amenity planning. It is expected that the development forming part of the much larger adjacent allocated development site will bring forward substantial open space areas.
- 6.3. The existing pond is to be retained and reshaped. The area around it is to be landscaped, including the retention of a small number of larger trees. There are small pockets of landscaped green areas adjacent the internal road. These are not public open spaces as such in a public amenity sense, more areas primarily set aside to soften the built form. They will complement the native street trees and add to the verdant character of the site, enhancing local landscape quality.
- 6.4. The proposed tree-lining of the road is welcomed, enhancing landscape quality. As noted in NPPF paragraph 131, trees make an important contribution to the character and quality of urban environments. Their provision has had to take account of the technical requirements of the Highways and Lead Flood authorities.

- 6.5. The fencing details are appropriate, with side fencing limited to one metre high forward of the dwellings. There does not appear to be any front fencing proposed, an appropriate streetscene outcome.
- 6.6. The ecology consultant is generally satisfied with the landscaping theme however requires additional information, including details regarding pond reshaping (part of the surface water disposal system). Ecological mitigation is required by condition on the outline permission.
- 6.7. Objectors query the management regime for of the open space areas. Public Realm confirm that the value is local only, not of broader public value. The open space areas shall therefore be managed privately.

7. Land Contamination, Flood Risk, Drainage

- 7.1. All issues relating to land contamination were dealt with at the outline stage and further submission was conditioned.
- 7.2. Extensive discussions have taken place with the Lead Local Flood Authority and amendments have been incorporated into the scheme. A Surface Water Drainage Details condition is attached to the outline permission and it is appropriate for the final details of the SuDs features (including planting on the SuDs features) to be considered at that stage. This is acceptable to the LLFA. An attenuation basin is proposed to the south west of the site, with side slopes no steeper than 1 in 4. An existing pond is to be reshaped with run-off into it. Roadside swales and a land drainage ditch are proposed as part of the drainage system.

8. Other Matters

Affordable Housing

- 8.1. The s106 issued alongside the outline consent identifies this land (area 15) requiring a commuted sum of £154,014 as the affordable housing contribution. The lack of physical affordable housing units included within the development is therefore acceptable.

Planning Conditions

- 8.2. The need for a Sustainability and Energy Strategy, archaeological investigation, waste management strategy, foul sewerage details, Surface Water Drainage Scheme, tree protection, landscape management plan, fire hydrants provision, construction management strategy, land contamination scheme, detailed road design (estate roads and footpaths), Deliveries Management Plan and Travel Plan details are all addressed by planning conditions on the outline consent with appropriate time limits for implementation.

Town Council comments

- 8.3. The amended scheme has addressed the design, layout and housing type concerns of the Town Council. Electric Charging Points are provided throughout the development which accords with ENP Policy 25. Their continuing objection relates to the status of the Airfield Indicative Master Plan and expectation of the Design Brief, the potential increase in density elsewhere on the overall site, future development of the Care Home, and the impact of the Nursery Car Park on the 'Greenway'.

PART FOUR – CONCLUSION

9. Planning Balance and Conclusion

- 9.1. Outline consent has been granted for up to 280 dwellings, establishing the in-principle acceptability of advancing a significant housing scheme at the site. The site also benefits from a housing allocation, reflective of the outline consent, in the Eye Neighbourhood Plan.
- 9.2. The details of the development outcome differs from that shown on the indicative plan submitted at the outline stage. This is not fatal to the application as the proposal maintains the approved delivery of housing, in accordance with the principle of the outline consent. The intention is to relocate the approved care home to within the balance of the allocated development site, adjacent the subject site's western boundary and still within the designated area of 'Parcel15'. This variation from the indicative masterplan does not raise any in-principle planning concerns and is not part of the site currently under consideration.
- 9.3. The road layout, comprising an extension of Langton Grove, is appropriate. The layout gives regard to the development of the broader allocated site by inclusion of an access connection at the site's western boundary.
- 9.4. The form and design detailing of the dwellings are conventional, consistent with those found across the district. The mix of single and two storey dwellings follows the neighbouring development typology and is therefore not out of place in character terms. The development will create an acceptable townscape quality. There is no heritage character harm.
- 9.5. The dwellings are sited on very generous plots, providing a low density form of development respectful of local character and the amenity of neighbouring residents. The incorporation of bungalows adjacent to the Bothy Close properties is a respectful response to the dwellings in Bothy Close, and this scale combined with the generous rear setbacks means the amenity impacts are contained well within acceptable parameters.
- 9.6. Landscaping is appropriate, with green spaces offering local landscape amenity value and perimeter planting supplementing existing planting and providing soft, verdant edges to the development. Retention of the pond in the southwest corner of the site, reshaping it and landscaping the perimeter raises no landscape issues. Biodiversity enhancements will be delivered via condition, enhancing local biodiversity values. Plastic cell pavers to the existing nursery carpark represents a small but pleasing landscape gain, offering a softer visual outcome than existing. Permeable driveways are also a pleasing soft landscape response.
- 9.7. On-site car parking and cycle provision is standard compliant. Electric vehicle charging points are provided, as is the indication of PV/solar panels. Pedestrian connectivity is achieved throughout the development and into Langton Grove. Most detailed highway-related matters have been conditioned on the outline consent and therefore need not repeating.
- 9.8. Affordable housing provision is covered by an already agreed monetary contribution.

- 9.9. The details submitted in support of the reserved matters application give positive effect to the relevant policies of the adopted ENP. The development will add positively to the Eye community and the reserved matters are accordingly recommended for approval.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to grant the reserved matters application subject to the following conditions and informatives:

Conditions

- Reserved matters granted pursuant to 3563/15. Conditions attached to 3563/15 remain in force.
- Development to be brought forward in accordance with approved plans and documents.
- Details of proposed cycle/pedestrian link to land adjacent to the south

Informatives

- Reminder that both the outline and reserved matters decisions form the planning permission for this site and that both continue to apply.
- Confirmation on any conditions discharged as part of this application.