

Committee Report

Item No: 7A

Reference: DC/21/06052

Case Officer: Jasmine Whyard

Ward: Chilton.

Ward Member/s: Cllr Oliver Amorowson. Cllr Barry Humphreys MBE.

RECOMMENDATION – GRANT RESERVED MATTERS WITH CONDITIONS

Description of Development

Submission of Details (Reserved Matters in part) for Phase 2C of Outline Planning Permission 5007/16. Appearance, Landscaping, Layout and Scale to be considered for the erection of 234 no. residential dwellings, public open space, and associated infrastructure.

Location

Northfield View Phase 2C, Land to the West of Chilton Fields, Fuller Way, Stowmarket IP14 1UH

Expiry Date: 08/02/2022

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Taylor Wimpey East Anglia

Agent: Mr James Bailey

Parish: Stowmarket

Site Area: 8.92 hectares

Density of Development:

Gross Density (Total Site): 26 dwellings per hectare

Net Density (Developed Site, excluding open space and SuDs): approximately 33 dwellings per hectare

Details of Previous Committee / Resolutions and any member site visit: No

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

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

- i. The development exceeds the threshold for being determined under delegated authority owing to the fact that the development is 'a residential development for 15 or more dwellings' as per Mid Suffolk's Scheme of Delegation.

CLASSIFICATION: Official

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

The Development Plan

The following policies are considered the most important to the determination of this proposal. The policies are all contained within the adopted development plan for Mid Suffolk District which for the purposes of determining this application is comprised of: Stowmarket Area Action Plan (2013), Mid Suffolk Core Strategy Focused Review (2012), Mid Suffolk Core Strategy (2008) and Mid Suffolk Local Plan (1998), specifically the live list of 'saved policies' (2016). All policies are afforded full weight in the determination process as they are considered wholly consistent with the aims of the NPPF under paragraph 219 of that document.

- Stowmarket Area Action Plan (SAAP) (2013)

Policy 4.1 – Presumption in Favour of Sustainable Development

Policy 4.2 – Providing a Landscape Setting for Stowmarket

Policy 6.1 – Housing and Waste Storage

Policy 6.2 – Land Adjoining Paupers Graves, Union Road, Stowmarket

Policy 6.5 – Allocation

Policy 6.7 – Paupers Graves

Policy 6.9 Transport – buses / cycle / walking

Policy 6.10 – Stowmarket High School / relocation of the Leisure Centre

Policy 6.11 – Other Site Issues

Policy 6.12 Infrastructure Delivery Programme

Policy 8.1 – Developer Contributions to a Sustainable Transport Network

Policy 8.2 - A14 Trunk Road

Policy 9.1 – Biodiversity Measures

Policy 9.5 – Historic Environment

Policy 10.2 Provision of Accessible Natural Green Space

Policy 10.3 – Improving the Quality of Open Spaces

- Mid Suffolk Core Strategy Focused Review (2012)

FC1- Presumption in Favour of Sustainable Development

FC1.1- Mid Suffolk Approach to Delivering Sustainable Development

FC2- Provision and Distribution of Housing

- Mid Suffolk Core Strategy (2008)

CS3- Reduce Contributions to Climate Change

CS4- Adapting to Climate Change

CS5- Mid Suffolk's Environment

CS9- Density and Mix

- Mid Suffolk Local Plan (1998)

GP1- Design and layout of development
HB1- Protection of historic buildings
H13- Design and layout of housing development
H15- Development to reflect local characteristics
H16- Protecting existing residential amenity
H17- Keeping residential development away from pollution
CL8- Protecting wildlife habitats
T9- Parking standards
T10- Highway considerations in development
T11- Facilities for pedestrians and cyclists
T12- Designing for people with disabilities
RT12- Footpaths and bridleways

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Emerging Joint Local Plan Policies

The emerging Joint Local Plan is currently at Regulation 22 (Examination), based on the current progress of the examination and outstanding issues to be examined the plan continues to hold limited weight.

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2021 contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes.

Particularly relevant elements of the NPPF include:

Chapter 2: Achieving Sustainable Development
Chapter 4: Decision-Making
Chapter 6: Building a Strong, Competitive Economy
Chapter 9: Promoting Sustainable Transport
Chapter 12: Achieving Well-Designed Places
Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
Chapter 15: Conserving and Enhancing the Natural Environment
Chapter 16: Conserving and Enhancing the Historic Environment

Other Considerations

- Suffolk County Council- Suffolk's Guidance for Parking (2014 most recently updated in 2019)
- Chilton Leys Development Brief (2013)

A requirement of the Stowmarket Area Action Plan was the preparation of Development Briefs to guide development across the allocated sites. The "Chilton Leys Development Brief" was adopted in December 2013.

The Development Brief sets out detailed guidance for Northfield View, including design parameters, principles, and the phasing strategy. The Development Brief also states the site will deliver approximately 800 new homes, approximately 1.33 hectares of employment land, a new primary school for up to 210 pupils, a new community centre and sports facilities.

The National Planning Practice Guidance (NPPG) provides guidance and advice on procedure rather than explicit policy; however, it has been taken into account in reaching the recommendation made on this application.

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)

- **Stowmarket Town Council**
No comment.
- **Onehouse Parish Council**
Accept the proposal but request landscaping on west of site is planted at an early stage.

National Consultee (Appendix 4)

- **East Suffolk Internal Drainage Board**
No objection but recommend that the discharge of surface water be done in line with the Non-Statutory technical standards for sustainable drainage systems.
- **Natural England**
No comment.
- **NHS England**
No objection as CIL would be used to fund any future required services.

County Council Responses (Appendix 5)

- **Archaeology**
No objection.
- **Development Contributions**
No objection as S106 Agreement is secured on the Outline Permission.
- **Fire and Rescue**
No objection.
- **Floods and Water**
Recommend approval.
- **Highways**
Generally, raise no objections but make specific comments that they do not support a junction type access for accessing plots 73-233 as it prioritises vehicles over pedestrians.
- **Public Rights of Way**
No objection but recommend informatives.
- **Travel Plan**
No comment.

Internal Consultee Responses (Appendix 6)

- **Environmental Health- Air Quality**
No objection.
- **Environmental Health- Land Contamination**
No comment.
- **Environmental Health- Noise, Odour, Light and Smoke**
No objection.
- **Environmental Health- Sustainability**
No objection, subject to sustainability condition.
- **Heritage**
No objection as the proposal would result in no harm to the designated heritage asset.
- **Place Services Ecology**
Holding objection as further information is required in relation to Great Crested Newts, specifically on the Great Crested Newt Mitigation Strategy.

- **Place Services Landscaping**

No objection.

- **Public Realm**

Support the provision of open space, which is in line with previous phases.

- **Strategic Housing**

No objection to the affordable housing. The affordable housing mix is in line with the S106 and the affordable units are pepper-potted. It is however noted that not all market units meet space standards and that the open market mix is not considered acceptable. Moreover, there will likely be a large number of one-bedroom homes on the final phase.

B: Representations

At the time of writing no representations were received. A verbal update shall be provided as necessary.

PLANNING HISTORY

REF: DC/22/01091	Discharge of Conditions Application for 5007/16- Condition 13 (Agreement of Materials)	Pending Consideration
REF: DC/22/00793	Application for a Non-Material Amendment relating to 2722/13 - Amending Plot 138 house type from PT43 to NT42.	Granted 9 th March 2022
REF: DC/21/05444	Discharge of Conditions Application for DC/20/05912- Condition 8 (Sustainability Measures) and Condition 9 (Electric Vehicle Charging Points)	Granted 28 th February 2022
REF: DC/21/01580	Discharge of Conditions Application for 5007/16 Condition 6 (Archaeological Works)	Granted 13 th April 2021
REF: DC/20/05092	Reserved Matters Application following approval of Outline Planning Permission 5007/16- Northfield View Phase 2b will be providing: 100No dwellings , including affordable housing; associated hard and soft landscaping and infrastructure; Provision of Public Open Space, Footpath and Cycleway.	Granted 31 st March 2021
REF: DC/19/02933	Application under Section 73 of the Town and Country Planning Act-	Granted 13th September 2019

	Variation of Condition 6 (Archaeological works) of Outline Planning Permission 5007/16 erection of 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved); to allow post excavation reporting to be completed 6 months after first occupation	
REF: DC/19/02932	Discharge of Conditions application for 5007/16 Condition 9 (Rainwater Harvesting) and Condition 14 (Landscape Management Plan)	Granted 20 th July 2019
REF: DC/19/02588	Modification of Section 106 Planning Obligations relating to planning permission 5007/16. Amendments primarily to the non-affordable housing obligations	Granted 12 th November 2020
REF: DC/18/04761	Discharge of Conditions Application 5007/16- Condition 5 (Archaeological Works), Condition 8 (Construction Management), Condition 12 (Landscape Protection) and Condition 19 (Foul Water Drainage Details)	Granted 14 January 2019
REF: DC/18/03301	Non Material Amendment to 2722/13 - Substitution of previously approved house type (PT4-EA04) for proposed house type (PT43) - at plot 9, Northfield View, Phase 1.	Granted 31 st August 2018
REF: DC/18/03111	Submission of Details (first) under Outline Planning Permission 5007/16 for Appearance, Landscaping, Layout and Scale for 175 dwellings, including affordable housing, associated hard and soft landscaping and infrastructure, foul water pumping station, provision of new electricity sub-station and inclusion of layby parking for 12 spaces adjacent to school site	Granted 2 nd November 2018
REF: DC/18/01996	Discharge of Conditions for Application 2722/13- Conditions 3 (Archaeology) and 45 (Site Waste Management Strategy)	Granted 27 th June 2018

REF: DC/18/00788	Discharge of Conditions Application for 5005/16- Part of Condition 3 (Archaeological Works)	Granted 28 th June 2018
REF: 5007/16	Application for Outline Planning Permission for erection of 600 new dwellings together with local centre, sports pavilion, open space and recreation facilities (All Matters Reserved)	Granted 5 th July 2018
REF: 5005/16	Application for full planning permission for highway and utilities infrastructure, including: main spine road, emergency access, drainage and attenuation, a pumping station, electricity, substations and other utilities	Granted 3 rd July 2017
REF: 4304/16	Request for Screening Opinion under Town and Country Planning (Environmental Impact Assessment Regulations 2011 (as amended) Chilton Leys, Stowmarket- Infrastructure Development (Full Application) and Wider Site (Outline Application)	EIA Not Required 9 th November 2016
REF: 3662/15	Screening opinion in relation to 600 dwellings with associated facilities and structures	EIA Not Required 14 th December 2015
REF: 2722/13	Full Planning Permission for: Erection of 215 dwellings/ flats with associated garaging, private and visitor parking, sheds and accesses. Provision of public open space, including SUDS and attenuation basin. Construction of new estate access road and junction improvements. Outline Planning Permission (with all matters reserved except for access and landscaping) for: Change of use of 1.34ha land to A3, A4, B1, B8, C1. D1, D2 uses. Outline Planning Permission (with all matters reserved except for landscaping) for: Change of use of land to School.	Granted 17 th April 2015

PART THREE – ASSESSMENT OF APPLICATION

1. Site and Surroundings

- 1.1. The site (extending 8.92 hectares) forms part of the wider Chilton Leys Allocation (now promotionally known as Northfield View).
- 1.2. The site is located to the south and adjoins phase 2b which Members approved last year. To the east of the site is Chilton Fields Sports Club, south is Paupers Graves and what will become phase 2d of the allocation. Further to the south is the Hopkins Homes Union Road residential development (Mill Grove). The site adjoins onto Forest Road and Starhouse Lane. To the west is agricultural land.
- 1.3. There are a group of Lime and Beech trees to the western edge of the site which are protected by Tree Preservation Order. The nearest listed buildings are located to the southeast (Grade II listed Stow Lodge Hospital) and southwest (Grade II listed Starhouse Farmhouse and barn associated with Starhouse Farmhouse). The site is not within any Conservation Area nor designated landscape area. The site is not vulnerable to pluvial or fluvial flood risk. There are a number of Public Rights of Way (PROW), comprising both bridleways and footpaths running around and through the site.

2. The Proposal

- 2.1. The proposed development seeks the approval of reserved matters (appearance, landscaping, layout and scale) for 234 dwellings. Alongside 234 dwellings, public open space, SuDS and connections (estate roads, footways, cycleways and PROW upgrades) are proposed.
- 2.2. Parking provision:
 - Total of 521 parking spaces (includes 55 garages, excludes visitor and unallocated spaces)
 - Total of 58 visitor parking spaces and 2 unallocated parking spaces
 - Total of 7 triple parking spaces (excludes plots which have triple parking surplus to requirement)
 - 98 EV charging points
- 2.3. Housing Mix:
 - 187 Open Market dwellings
 - 47 Affordable dwellings

- 2.4. Housing Density:
 - Gross Density: 26 dwellings per hectare
 - Net Density: 33 dwellings per hectare
- 2.5. Building heights range from single storey (garages), two to two and a half storey dwellings and three storey flats.
- 2.6. Materials:
 - Elevations: Hanson Clumber Red and Hanson Worcestershire Red Multi brickwork, ivory and limestone render, black, dark grey and grey green weatherboarding and Portland stone
 - Roof tiles: Redland- Richmond Slate Grey, Pantile Farmhouse Red and Duoplain tile Rustic Red.
- 2.7. Public Open Space and SuDS:
 - Approximately 1.47 hectares
- 2.8. Further assessment of these matters is discussed throughout this report.

3. The Principle of Development

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, then that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 3.2. The approval of these Reserved Matters would deliver 234 dwellings which are included within the Council's housing land supply as part of the Chilton Leys allocation. Of the 600 dwellings granted under the Outline Permission, a total of 275 dwellings have been approved under phases 2a and 2b. This leaves 325 dwellings to be delivered through this phase (2c) and the final phase (2d). An application has not yet been received for the remaining 91 dwellings to be delivered under phase 2d.
- 3.3. The principle of development was approved under Outline Permission 5007/16. The delivery of this allocated site at this stage is further guided by the SAAP, Core Strategy Focused Review, Core Strategy and the Chilton Leys Development Brief.

4. Site Access, Parking and Highway Safety Considerations

- 4.1. The site is adjacent to Stowmarket (Town) and it is allocated. As a result, there are good connections in terms of footways and cycleways in and around the site, alongside the extensive PROW network. Future residents would have a genuine choice of transport. The Outline Permission (5007/16) also secured a new bus route to loop around the development, providing access into Stowmarket.
- 4.2. The main spine road in the site was approved under Outline Permission 5005/16. This spine road has been built out and splits off into two main roads that run through this

phase connecting to the northern part of a roundabout that sits within phase 2b. The spine road measures 6 metres in width, which would enable bus usage in the future.

- 4.3. The site would be connected into the earlier phases to the north via footway and cycleway connections and via the spine road. An emergency/ bus access link is proposed to the south west corner which would be delivered upon completion of 300 dwellings.
- 4.4. Footpath 20 (PROW) runs from north to south through the site and would be surfaced with a bound material measuring 1.2 metres in width. Along the spine roads and through the site there are numerous 2-metre-wide footpaths surfaced in asphalt. In addition, along the main spine road and running around the perimeter of the site are 3-metre-wide shared cycle/footways surfaced in asphalt. As a result of the proposed connections, the site would be highly permeable, whilst supporting and encouraging active travel.
- 4.5. Both Bridleway 47 and Footpath 20 would be diverted as they are within the site's boundaries and development areas. As Footpaths 14, 16 and partially 20 and Bridleway 14a run around the perimeters of the site, they are to be retained as existing as they fall outside of the site's boundaries.
- 4.6. Each plot has sufficient parking provision proportionate to bedroom numbers. A total of 58 visitor parking spaces are also included around the perimeter of the site and within the parking courts. Parking provision meets the requirements set out within SCC Parking Guidance (2019).
- 4.7. There is triple parking, comprising of 2 bays and garage space located on plots 71, 135, 136, 153, 154, 158 and 159. These plots are all 4-bedroom houses and thus require 3 parking spaces, however these plots are along the periphery of the site accessed via private drives and are also fronted by visitor parking. Notably the level of triple parking has been reduced compared to that approved on phase 2b. There are some other plots where triple parking is present, however there is an oversupply of parking on these plots, with the garages offering parking provision surplus to the requirements outlined within SCC Parking Guidance.
- 4.8. Electric vehicle charging points are to be incorporated onto 98 plots.
- 4.9. SCC Highways raised no objection to the scheme save for raising issues in relation to the private drive accesses to plots 73-233 which use a junction type access which gives priority to cars over pedestrians. The applicant has explored amending the scheme, however in order to do so this would result in the loss of amenity space serving a block of flats. The loss of such amenity space is unacceptable from a residential amenity perspective. On balance the use of such private drive accesses are not considered fatal to the acceptability of the scheme, noting that there is significant cycling and walking infrastructure and these accesses alone are unlikely to impede or discourage active travel.
- 4.10. Bin storage is to be within the private residential curtilage of the dwellings or within dedicated bin stores in the case of flats. Easy access is provided for future residents to move bins to front drives for back of kerb pick up, or alternatively to a defined collection

point. All presentation points are within walking distance as per the Suffolk Waste Partnership Technical Guidance (2019).

- 4.11. The proposal would accord with SAAP policies 6.1 and 6.9 and Local Plan policies T9, T10, T11 and RT12 and paragraphs 105, 110 and 111 of the NPPF.

5. Design and Layout

- 5.1. The design and layout of this phase alongside earlier phases is informed and guided by the Council's Development Brief (2013) which is an adopted Supplementary Planning Document and links to the Stowmarket Area Action Plan.
- 5.2. The layout of the proposed dwellings responds to the main spine road as approved, maintaining the importance of this as the main road through the development. The layout of the scheme avoids prolific dropped kerbs by minimising the number of access points onto this road. Parking is kept separate either via parking courts or private driveways with shared accesses, thus discouraging on street parking on this road.
- 5.3. The affordable housing provision totals 47 dwellings, which equates to the 20% affordable housing provision as secured under the S106 Agreement on the Outline Permission.

The affordable housing mix is presented as:

Shared Ownership

- 6 x 2-bedroom flats
- 1 x 2-bedroom house
- 7 x 3-bedroom houses

Affordable Rent

- 2 x 1-bedroom house
- 6 x 2-bedroom flats
- 6 x 3-bedroom houses

Discounted Open Market Value

- 6 x 2-bedroom flats
- 8 x 2-bedroom houses
- 5 x 3-bedroom houses

- 5.4. The affordable housing provision would be pepper potted across five estate parcels within the southern central area of the site. The maximum number of affordable dwellings within one cluster would be eleven dwellings.
- 5.5. The open market mix would comprise of the following:

1 x 2-bedroom Flat over Garage (FOG)
13 x 2-bedroom two-storey houses
81 x 3-bedroom two-storey houses

46 x 3 bedroom two and a half storey houses
34 x 4 bedroom two-storey houses
12 x 5 bedroom two and a half storey houses

- 5.6. The dwellings would range from 2 storeys to 3 storeys in height and no bungalows are proposed. This is consistent with the earlier phases and was anticipated, overall, there are a mix of house types, sizes and affordability achieved at an appropriate density for this more urban location in the context of Suffolk. Whilst Strategic Housing raised objections to the open market mix, there was no condition imposed on the outline in relation to the open market mix and similarly to the previous phases this is not a matter for consideration at this stage.
- 5.7. Of the dwellings proposed, 120 are non-compliant with Nationally Describe Space Standards (NDSS). Whilst this is disappointing, NDSS is national guidance and is not contained within national or local policy currently, such that the acceptability of the reserved matters does not turn on this point.
- 5.8. The scheme is split into six different character areas: Haughley Church View, Neighbourhood Edge, Central Spine, Inner Links, Diamond Parade, Rural Edge. These character areas are cohesive whilst simultaneously helping guide the use of materials and architectural features that are applied within specific areas to aid legibility around the site. The character areas create clear focal points and gateway buildings within the street scene, differentiating aspects and providing a sense of place. Several of these character areas have been included on earlier approved phases, creating cohesion between the phases.
- 5.9. The Haughley Church View character area is the focal area of this phase. The Haughley Church View area retains a historic existing ditch creating a green lung through the centre of the site integrated with public open space. The dwellings in this area will face onto this central public open space which acts as a pedestrian only space. Cycling movements within and through public open space is accommodated elsewhere on site along the outer public open space edges.
- 5.10. There are a range of house types proposed which includes a FOG, Flats, Dovedale, Belford, Gosford, Easdale, Yewdale, Braxton, Rossdale, Trusdale, Waysdale, Manford, Garrton and Wayford. A number of these house types have been approved on earlier phases, such that again there is cohesion between the various phases.
- 5.11. The proposed materials would comprise of elevations in a mixture of Hanson Clumber Red and Hanson Worcestershire Red Multi brickwork, ivory and limestone render, black, dark grey and grey green weatherboarding, Portland stone and roof tiles in a mixture of Redland- Richmond Slate Grey, Pantile Farmhouse Red and Duoplain tile Rustic Red. These materials have been previously approved on earlier phases.
- 5.12. The design and materials proposed are consistent with and would integrate well with the previous phases and the colour palette would be traditional and responsive to the Suffolk vernacular.

- 5.13. The gross density of this phase is 26 dwellings per hectare, this is a marginally higher density than the previous phase (24 dwellings) which was anticipated. The higher density areas of this phase are centralised to retain a characteristically rural lower density on the outer edges.
- 5.14. The internal estate access roads reflect the existing design and layout on the earlier phases of development. Landmark properties, differentiated by height, architectural features and materials, alongside key character areas support easy navigation through the site. Overall, the proposed design and layout would offer a cohesive development that responds well to its environs and earlier phases.
- 5.15. The proposed design and layout would accord with SAAP policy 6.1, Core Strategy policies CS5 and CS9, Local Plan policies GP1, H13 and H15 and paragraphs 126 and 130 of the NPPF.

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

- 6.1. Boundary treatments would comprise of a mixture of:
- 1.5-metre-high close boarded timber fence with 0.3 metre trellis
 - 1.8-metre-high close boarded timber fence
 - 1.8-metre-high brick screen wall
 - 1.2-metre-high metal three bar horizontal railings
 - 0.4-metre-high timber knee rail fence
 - 1.8-metre-high brick screen wall with pier
 - 0.6-metre-high brick wall with pier
- 6.2. The 0.4-metre-high timber knee rail fencing would line the outer most developed areas separating private driveways from the public open space. There would be no close boarded fencing in any visible areas around the site, with all close boarded fencing serving as boundary treatments between rear garden areas.
- 6.3. The hard surfacing around the site would comprise of a mixture of materials and colours to increase legibility of the site, differentiating between visitor parking spaces, bin collection points, adopted shared surface, adopted path/ cycleway, private drive, parking courts, private parking on plot, private parking on street, bus stop and bridleway.
- 6.4. The public open space would be located around the eastern and western edges and running north to south through the centre of the site. All the areas of public open space would be overlooked by dwellings supporting natural surveillance. Of particular note is that the western edge of the site, adjoining agricultural fields in the parish of Onehouse, is comprised of a public open space buffer retaining a rural and open character. Trees are incorporated within the areas of public open space as well as being scattered along estate roads to soften the central areas.
- 6.5. None of the protected trees along the western edge of the site would be affected by the development.

- 6.6. Place Services Landscaping assessed the proposed landscaping scheme, alongside the Landscape and Ecological Management Plan. They raised no objection to the proposed scheme, but recommended amendments were made for logistical and maintenance purposes to avoid conditions. The applicant has since submitted further landscaping plans and information and Place Services Landscaping have since confirmed they are happy with the full scheme in full.
- 6.7. Place Services Ecology assessed the landscaping plans alongside the originally submitted Ecological Impact Assessment (dated 2016) and an updated walkover survey that was carried out in 2021. Whilst they support the landscaping measures and scheme overall, they have raised a holding objection solely by way of insufficient information in relation to Great Crested Newts and have specifically requested that further clarification is given on the Great Crested Newt mitigation strategy. The applicant has submitted further information, which we are awaiting comments on from Place Services. As such the recommendation given in this committee report reflects that this will need to be addressed prior to the issuing of any decision.
- 6.8. The proposed reserved matters would thus accord with SAAP policies 4.2, 9.1,10.2 and 10.3 Core Strategy policies CS4 and CS5 and paragraphs 131, 174 and 180 of the NPPF.

7. Land Contamination, Flood Risk, Drainage and Waste

- 7.1. The Council's Environmental Health Team raised no objection from the perspective of land contamination.
- 7.2. SuDS are incorporated into the scheme via attenuation swales within the areas of public open space.
- 7.3. The site is not vulnerable to fluvial or pluvial flooding. The Local Lead Flood Authority assessed the proposed SuDS and associated landscaping and raise no objection to the proposed scheme.
- 7.4. The proposal would accord with Core Strategy policies CS4 and CS5 and paragraphs 169 and 174 of the NPPF.

8. Heritage Issues

- 8.1. The Council's Heritage Team raised no objection as there would be no harm to the setting or significance of the nearby designated heritage assets, noting that whilst the site may form part of the wider rural setting of the listed buildings, when read in context with the previously approved intervening development it is unlikely to have an impact.
- 8.2. The proposal would accord with SAAP policy 9.5, Core Strategy policy CS5, Local Plan policy HB1 and paragraphs 194, 195, 197 and 199 of the NPPF.

9. Impact on Residential Amenity

- 9.1. Whilst the large majority of back-to-back distances are in excess of 20 metres, with parking courts primarily acting as buffers between gardens, the smallest back-to-back distance between two dwellings would be 17 metres.
- 9.2. The levels of potential overlooking are typical of large-scale residential estates and whilst this phases offers a marginally higher density than the previous phases, adequate separation distances are still achieved to ensure that future occupants enjoy adequate privacy. Each plot is also afforded adequate private residential amenity space.
- 9.3. The proposed development would accord with SAAP policy 6.1, Local Plan policies H16 and H17 and paragraphs 126 and 130 of the NPPF.

10. Sustainability Measures

- 10.1. A range of measures are proposed to support the environmental sustainability of the site:
 - Bee bricks within boundary walls fronting open space
 - Hedgehog holes within boundary fences to create a 'hedgehog highway'
 - Landscaped swales and street trees
 - Enhanced existing ditches
 - 35% of the whole of the Chilton Leys development is to be landscaped with native species
 - Fabric first approach- meet building regulations in relation to fabric energy efficiency and CO2 emissions reduction.
 - Low energy street lighting and light level sensors
 - Electric vehicle charging points
 - Water conservation in line with building regulations
 - Secure cycle storage is incorporated in garages or sheds
 - Travel Plan set up during Phase 1 which supports a travel plan coordinator to monitor, support and facilitate sustainable travel and sets up a Bus Travel Voucher for use by future residents
- 10.2. Whilst the dwellings would be heated by gas boilers, assessing heating systems on dwellings is not currently a matter that can be taken into account in the absence of a specific local plan policy. Such issues are controlled by a separate regime (Building Regulations) as per paragraphs 157 and 188 of the NPPF. At the present time, the Building Regulations does not prohibit the use of gas boilers. Whilst it is intended by central government that from 2025 the installation of new gas boilers is to be prohibited this is not in force at present. and such direction is subject to change at any point as steered by central government. Whilst there is an understandable desire on the part of members to encourage renewable energy recognising the climate emergency, the planning process does not enable the proscribing of gas boilers.
- 10.3. The proposed measures are compliant with SAAP policy 9.1, 10.2 and 10.3, Core Strategy policies CS3 and CS4, and paragraph 8 of the NPPF.

11. Planning Obligations

- 11.1. The Outline Permission secured the following via S106 Agreement: affordable housing, skylark mitigation, school provision, provision of open space (including play equipment and areas), public transport, Public Rights of Way, travel plan, NHS and library contributions.
- 11.2. No contributions are required/ sought as part this application as all such contributions that were required as part of this development were secured under the Outline Permission.
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PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

- 12.1. This proposal follows Outline Permission (5007/16) for 600 dwellings which form part of the Chilton Leys allocation, such that the principle of residential development on the site has previously been established. Full Planning Permission has previously been granted for infrastructure works including the spine road under 5005/16. The reserved matters solely relate to appearance, scale, landscaping and layout.
- 12.2. These reserved matters relate to phase 2c, following on from the earlier phases and would be succeeded by phase 2d as the final phase relating to the Outline Permission.
- 12.3. The proposed appearance, landscaping, layout and scale are considered to be acceptable for the reasons given within the main body of this report, as they accord with the provisions of the Development Plan and the NPPF.

RECOMMENDATION

That authority be delegated to the Chief Planning Officer to APPROVE Reserved Matters subject to ecology matters being resolved and conditions.

That Authority be delegated to Chief Planning Officer to approve the reserved matters application subject to resolution of outstanding ecology issues to his satisfaction, including the imposition of relevant conditions and subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

Conditions

1. Approved Plans
2. Sustainability Measures

Informatives

- Public Rights of Way

By way of clarification, the following conditions were imposed at Outline and do not need to be repeated on this application:

- . Time limit
- . Phasing
- . Archaeology
- . Flood risk
- . Construction management
- . Rainwater harvesting
- . Provision of fire hydrants
- . Removal of permitted development rights
- . Tree protection
- . Materials
- . Landscape management
- . Foul water drainage
- . Super-fast broadband

Also included and not relevant to this phase:

- . Restriction of operating times
- . Restriction of open air storage
- . Illumination
- . Use class restriction