

Committee Report

Item No: 7C

Reference: DC/22/01159

Case Officer: Vincent Pearce
Isaac Stringer¹

Ward: Haughley, Stowupland & Wetherden.

Ward Member/s: Cllr Keith Welham. Cllr Rachel Eburne.

RECOMMENDATION – Approve Reserved Matters Details with conditions

Description of Development

Reserved Matters submission following Outline Planning Permission DC/19/02878 dated 12/02/2021. Submission of details for Appearance, Layout and Scale for the Erection of 64 no dwellings (including 22 affordable).

Location

Land East of, Greenacres, Old Newton, Suffolk

Expiry Date: extension of time agreed to facilitate amendments and Committee

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Keepmoat Homes

Agent: Mr Dale Radford

Parish: Old Newton with Dagworth

Site Area: 3.89ha [*gross density 16.5dwellings per hectare*]

Details of Previous Committee / Resolutions and any member site visit: None

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 the Committee for the following reason:

The development to which this submission relates is of a size that exceeds the threshold within which an application can be determined by the Chief Planning Officer under delegated authority, as prescribed in the Council's formal Scheme of Delegation. It is a matter for the Committee to determine.

¹ Isaac is unrelated to Councillor Andrew Stringer, Ward Member for Cotton

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Mid Suffolk Core Strategy

CS4 - Adapting to Climate Change

Mid Suffolk Local Plan

GP1 - Design and layout of development
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
HB1 - Protection of historic buildings
T9 - Parking Standards
T10 - Highway Considerations in Development
CL5 - Protecting existing woodland
CL8 - Protecting wildlife habitats
CL9 - Recognised wildlife areas

NPPF - National Planning Policy Framework

NPPG - National Planning Policy Guidance

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Old Newton with Dagworth and Gipping Parish Council

The Parish Council objects to this application and states:

“The appearance does not fit in with existing village... design is not typical of Suffolk character... landscaping scheme is misleading and would take 10-15 years to achieve the proposed screening...affordable housing should be more evenly distributed around the site... there would be an intensification of existing problem with school route... current parking provision would lead to people parking on pavements and verges, emergency vehicle will not be able to access the site safely... the proximity of these houses to the listed buildings is a concern... privacy and overlooking concerns regarding some properties... density of properties should be reduced and more green spaces should be provided... spur next to the pond could lead to further development, this land should be allocated for development and

not set aside for future development... little appears to have been done to mitigate ecological concerns... Anglian Water have raised concerns about foul water provision and how this would link to existing development... construction hours should be controlled and lorry deliveries and movements should also be conditioned... development should not later become 100% affordable”.

Officer comment:

The appearance and design of the proposed dwellings have been fully assessed as part of this application and are acceptable. Save for a limited number of older houses in Church Road close to the proposed site access the site is adjoined to the west and north largely by modern development. Whilst the proposed homes are not ‘chocolate box’ rural in appearance they do contain elements that are commonly found in the rural area. A good range of vernacular materials are being used from the traditional Suffolk Palette in prominent locations across this development and house types are not displeasing. The affordable housing included in this application is not unduly clustered and features a mix of rented and shared ownership types and therefore is considered acceptable. The designs are similar to the open market varieties in character and would not appear incongruous amidst wider development. SCC Public Right of Way have raised no objections to the proposed paths for the development and the problem regarding the route to the local school is not considered to be adversely intensified by the development and is acceptable. SCC Highways have raised no objection to the application deeming that the parking provision is considered acceptable and provides enough parking for the proposal without the addition of cars having to park on pavements or verges. The proximity to the listed buildings has been raised for concern however this issue was assessed under the outline permission and the level of harm is considered acceptable and would be no greater than that previously assessed with the benefits the same. Privacy and overlooking concerns have been fully assessed and outlined fully in the report below. The density and layout of the dwellings is not considered to be out of character or higher than other similar developments, this has been fully assessed and set out in the report below. The land near the pond mentioned by the Parish is not a part of this application and is therefore not considered in conjunction with it. Ecological concerns again, have been fully assessed and outlined in the report below. Anglian Water is satisfied with the applications and the concerns are considered mitigated by the plans provided. The site will be well landscaped and the interface between urban and rural is sensitively handled.

National Consultee (Appendix 4)

Natural England

No comment.

Anglian Water

“There are Anglian Water owned or associated assets close to or crossing the site... Water Recycling Centre does not currently have capacity to treat the flows from the development site... Anglian Water is obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity... the accompanying foul drainage strategy and flood risk documents and consider the impacts acceptable”

Officer comment:

Following a review of the documents, Anglian Water will ensure there is sufficient treatment capacity.

National Health Service

No comment

NHS Ipswich and East Suffolk Clinical Commissioning Group

“There is one GP within 3LM of the proposed development that does not have the capacity for the additional growth... CIL needed for improvements to healthcare provide in local area to increase capacity... No objection raised”.

Officer comment:

No objection was raised by this consultee, they have outlined where CIL investments would contribute to the local area.

County Council Responses (Appendix 5)

SCC Development Contributions Manager

No comment

SCC Fire and Rescue

Condition 22 should be followed through until the conclusion of this application.

SCC Travel Officer

No comment

SCC Floods and Water Management

“The submitted documents have been reviewed and we recommend an approval at this time”.

SCC Archaeology

“Conditions 6 and 7 on application DC/19/02878 should be sufficient to secure archaeological investigation on this site”.

Officer comment:

These conditions are sufficient to confirm Archaeological works and therefore no objection raised.

SCC Public Realm

“Some elements of natural play should be incorporated into the landscaping”.

Officer comment:

Whilst no objection was raised tis can be conditioned.

SCC Highways

“Upon reviewing the amended plans and confirmation regarding the estate roads and footways, we are satisfied with the proposal”

Officer comment:

Following some amendments, no objection raised.

SCC Public Rights of Way

“No objection subject to the following: PROW must remain open, unobstructed, and safe for the public use at all times, including throughout any construction period”.

Internal Consultee Responses (Appendix 6)

BMSDC Environmental Health Noise/odour/light/smoke

No objection

BMSDC Environmental Health Land Contamination

No objection

BMSDC Environmental Health Air Quality

No objection

BMSDC Environmental Health Sustainability/Climate Change

No objection

BMSDC Waste Manager

No objection subject to conditions

Officer comment:

These conditions will be imposed on any grant of permission.

BMSDC Strategic Housing

“Applicant has confirmed affordable housing... no objection”

Other Consultee Responses (Appendix 7)

Mid Suffolk Disability Forum

“All dwellings should meet Part M4(1) of Building Regulations and at least 50% should meet standard Part M4(2) and one should meet M4(3)”.

B: Representations

At the time of writing this report at least 8 letters/emails/online comments have been received. It is the officer opinion that this represents 8 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

Highway Safety

- Increased Traffic (4)

- Inadequate Parking (4)
- Inadequate Access (5)
- Loss of parking (3)

Strain on Existing Services

- Community facilities stretched (2)
- Inadequate public transport provision (3)
- Sustainability (unsustainable area) (2)

Residential Amenity

- Loss of Sunlight (1)
- Overlooking (2)
- Building work causing noise (1)
- Development too high (3)
- Light pollution (3)
- Loss of outlook (4)
- Overall impact to residential amenity (3)
- Noise (3)
- Health and Safety (3)

Boundaries

- Boundary issues (1)
- Hedges may not be sufficiently maintained (1)
- Design Out of Character (2)
- More open space is needed (2)
- Design is dominating and overbearing (2)
- Overdevelopment (5)
- Scale (3)

Biodiversity

- Affects to local ecology/wildlife (3)

Heritage

- Harm to Heritage Assets (1)
- Inappropriate in Conservation Area (1)

Safe Spaces

- Fear of crime (1)

Flooding

- Drainage (2)
- Increased danger of flooding (3)

Landscape

- Impact to landscape character (3)
- Loss of open space (2)

Address Climate Change

- Increased pollution (3)
- Sustainability (2)

(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/17/03267	Outline Planning Application (Access to be considered) - Erection of 23 dwellings (including 8 affordable homes).	DECISION: WITHDRAWN 22.02.2021
REF: DC/19/02878	Outline Planning Application (some matters reserved - Access and Landscaping to be considered)-Erection of up to 64 dwellings (including up to 22 affordable dwellings).	DECISION: GRANTED 12.02.2021

This part of the page if left blank deliberately

PART THREE – ASSESSMENT OF APPLICATION FOLLOWS.....

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

1.1. The site is 3.89 hectares in size and as existing is open agricultural land adjacent to the settlement boundary of the primary village of Old Newton in Mid Suffolk. The site is surrounded by residential development to the north, west and southwest with open land to the east and south. The site does not contain any listed buildings however it is in the setting of two Grade II listed buildings that are located to the east side of the site. There is a Public Right of Way (Footpath) that runs through the centre of the site north to south. The site is not in any designated landscape area.

2.0 The Proposal

2.1. The Reserved Matters provide details [appearance, layout and scale] for the erection of 64 dwellings including 22 affordable homes following the earlier grant of outline planning permission

2.2. These details will be fully described and their merits explored after the Principle of Development section of this report.

3.0 The Principle Of Development

3.1. The principle of whether or not residential development on this site is acceptable has been established by the grant of outline planning permission for up to 64 dwellings [including up to 22 affordable dwellings] on 12 February 2021 under the reference DC/19/02878.

3.2. That planning permission carried a condition that required subsequent reserved matters to be based on the revised indicative layout presented to Committee. That condition, number 4, states:

4. ACTION REQUIRED PRIOR TO COMMENCEMENT: SPECIFICS OF LAYOUT

For the avoidance of doubt the layout details submitted as part of any Reserved Matters application shall accord with the principles shown on Drawing No. 3773- 104D with particular regard to the location and size of open space areas, the degree of separation and setting back of new development between/from the adjacent listed building and the position and orientation of dwellings such as to present, where possible, front elevations to the countryside to the south, rear elevations and gardens to existing dwellings around the edge of the site and front elevation to internal roads.

Reason - To enable the Local Authority to secure an orderly and well designed development, to ensure residential amenity and in the interesting of preserving the setting of the listed buildings.

3.3. The Reserved Matters now before the Committee for determination relate to:

- appearance,
- layout, and
- scale

3.4 **Access** arrangements were established as part of the outline planning permission. This provides for a direct vehicular connection to/from Church Road. That detail is shown below.

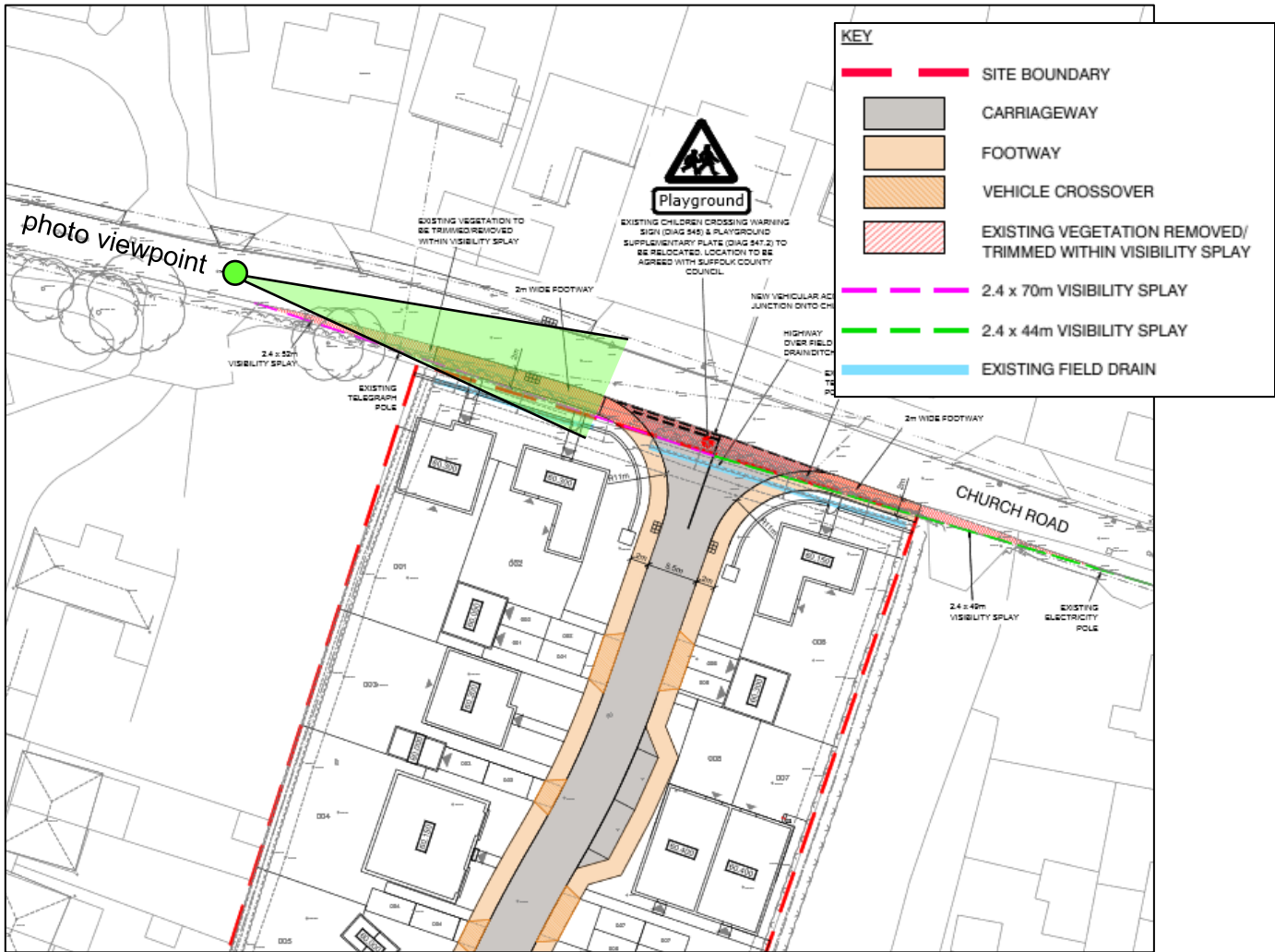


figure 1: **Access detail** [includes frontage footway]



figure 2: **The site's Church Road frontage** [blue hoarding] [green dot and arrow refer to figure 1 viewpoint]

- 3.5 **Landscaping** details at a structural level were determined at outline stage.
- 3.6 Conditions 10,11 and 13 as attached to the outline planning permission relate to further matters and compliance matters whilst condition 12 relates to tree protection during construction.
- 3.7 Whilst structural landscaping detail was agreed at outline stage, Members are advised that changes to the drainage basin arrangement and layout adjustment have necessitated changes to the landscape masterplan plan agreed at outline stage. Therefore, although the formal Reserved Matters submission before Members does not formally include landscaping details Members will be recommended to agree changed details and for drawing numbers to be substituted. Details are provided later in this report.

3.8.0 Layout

- 3.8.1 As required, the initially submitted layout broadly accorded with the layout drawing referred to in condition 4 as attached to the outline planning permission and described above.
- 3.8.2 In response to local representations received, officers have negotiated revisions to the layout and these, officers readily acknowledge, have had a positive impact on the quality of the initial layout and have enhanced that set as a baseline in the outline permission. These revisions are a welcome collaborative response from the applicant, Keepmoat, to concerns expressed locally.
- 3.8.3 The main revisions include:

1. **Relocation of proposed properties on the site's Church Road frontage in order to create an area of open space.** This was requested in order to retain a semblance of the current open aspect to the site when viewed from Church Road rather than have houses fronting the site. This amendment achieves that objective.

1[i] In order to accommodate this revision, the layout has been adjusted elsewhere on the site.

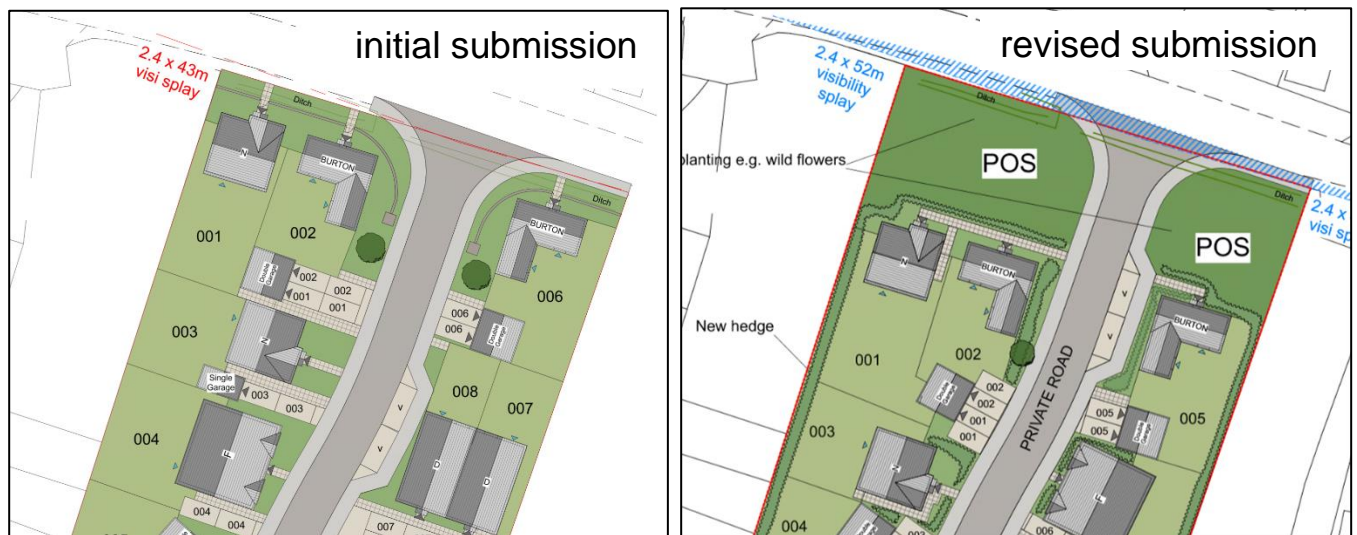


figure 3: **Amended frontage detail** [plan extract on the right is what is now before Members]

2. **Moving proposed on-plot garages further away from the Church Road junction** in order to avoid reversing movements and general manoeuvring onto the spine road close to the junction. [see figure 3]
3. **Introduction of planting buffer** between new dwellings and the eastern boundaries of Pond Farm Barn and Highland Cottages in order to provide screening and to enhance outlook. [see figures 5 and 14]
4. **Reinstating parts of the expected southern planting belt shown on the outline drawing** in order to deliver the expected soft 'green' edge required to provide a gradual transition from urban to rural character rather than an abrupt and stark shift, whilst accommodating amended drainage arrangements, Currently existing dwellings present a smorgasbord assortment of rear garden fence styles and treatments, domestic paraphernalia and associated activities in what is not a sympathetic juxtaposition to the tranquillity and character of the open countryside.

3.8.4 Other layout modifications

Detailed technical requirements have necessitated a change to the indicative drainage basin arrangement shown on the outline layout scheme from the large main basin at the western end of the site to a series of basins on the southern boundary and relocation of a secondary basin from a planned area of open space to the rear of the listed Pond Farmhouse to a more central position within an expanded area of open space. *[figure 8]*

The current revised layout is compared to the outline indicative layout below.

Despite the revisions, the basic pattern and spread of development is as expected and that development is arranged on either side of an estate spine road that runs roughly east-west through the middle of the site. The layout satisfies the requirements of condition 4 as attached to the outline planning permission *[details of which have been described earlier]*



figure 4: **Drawing reference 3373-104D as referred to in outline permission [condition 4]**



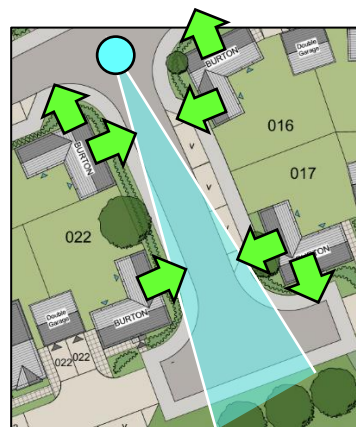
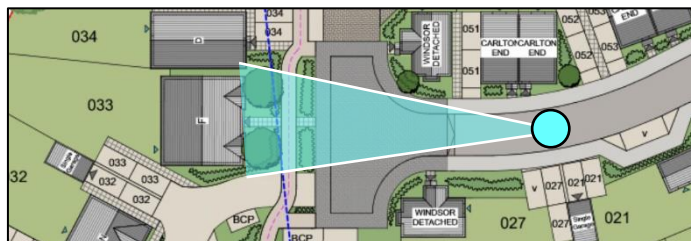
figure 5: **Revised Layout [August 2022]**



figure 6: **Initial Layout [March 2022]**

3.8.5 The main layout principles established as desirable through the outline permission have been followed:

- **Dwellings on southern edge to face countryside behind a landscape buffer.** This is delivered in the revised layout.
- **New dwellings to rear of existing properties to present rear elevations to that boundary and privacy standards to be respected.** The revised layout achieves this objective. The extensive use of bungalows on the northern edge of the development, careful orientation, compliance with accepted back-to-back distance separation standards and considered window placement have been combined to create a layout that is acceptable in terms of safeguarding the residential amenity enjoyed in adjacent properties. This is discussed in greater detail later in this assessment.
- **Position of dwellings to address the spine road and general state road layout.** This is achieved in the revised layout with building lines following the general curves in the estate spine road to create reasonable townscape and corners being treated carefully to present corner turning house-types. Principal internal junctions are generally aligned with the building positions or countryside views to create visual interesting.



figures 7: **Examples within the layout of the creation of focal points**

- **Area behind the adjacent the listed Pond Farm to be open space and undeveloped in order to preserve its setting.** This is achieved

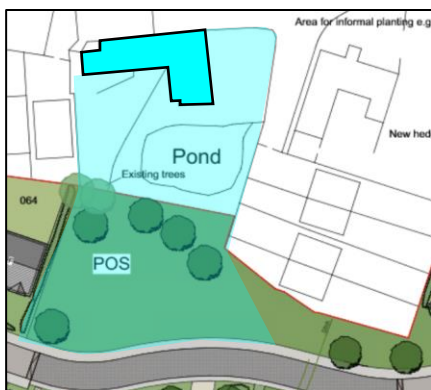


figure 8: **Positioning of open space to the rear of the adjacent listed building to safeguard its setting**

- **Public facing garden boundaries to be 1.8m high brick walls.** Whilst the applicant has shown brick walls to most prominent public facing locations the plan below has been produced by officers to show all the locations where this treatment is required in the interest of delivering good streetscape and it is recommended these be secured by condition of the expected amendments have not been received by the time of the Committee meeting.



figure 9: **Boundaries where 1.8m brick walls are required to create good**

- **Good, well-ordered permeability.** As the officer prepared diagram below shows this has been achieved within the revised layout with pedestrians able to access the new development from outside in four places and these allow easy and convenient easy access through the estate.

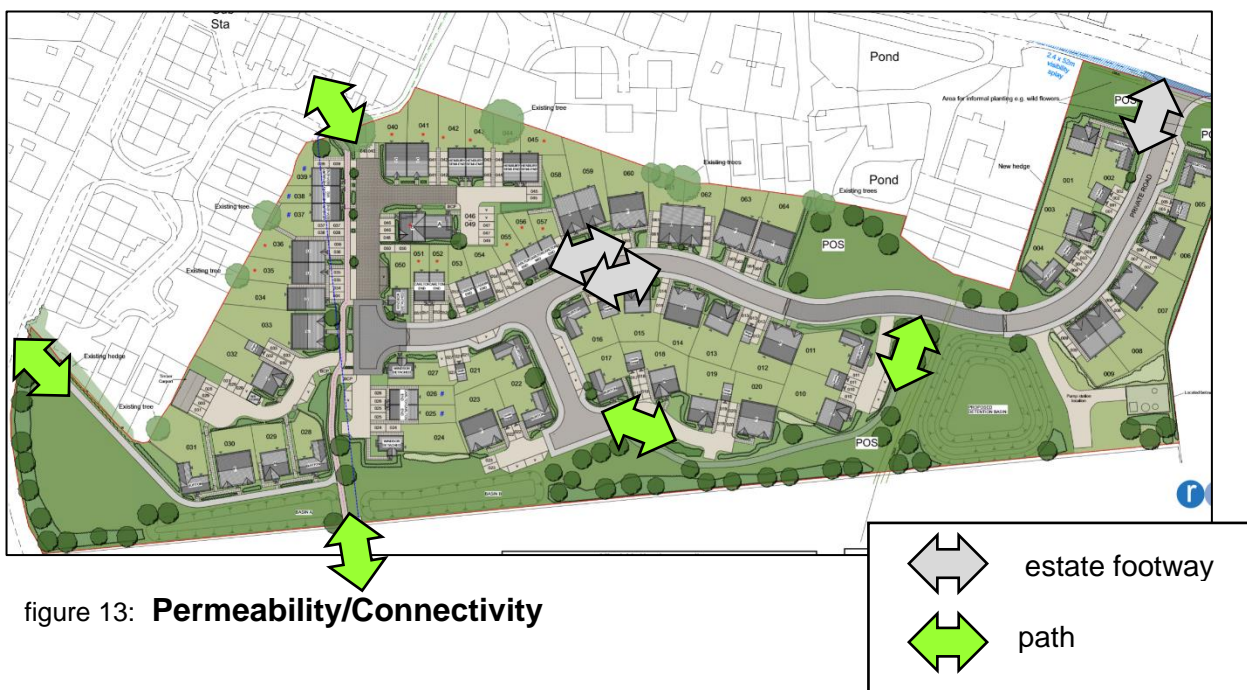


figure 13: **Permeability/Connectivity**

- **Open space to extend across the site.** This has been secured within the revised layout as can be seen below where there is a strong west-east linear space adjoining the countryside and a north-south more central focal point



figure 14: **Areas of open space**

- **Pedestrian friendly areas.** Some areas with the development that face open space should not have a road between the dwelling and the open space in order to create pedestrian friendly spaces and a softer character, undominated by having to accommodate cars. Once again negotiation has secured such arrangements within the layout *[example below]*

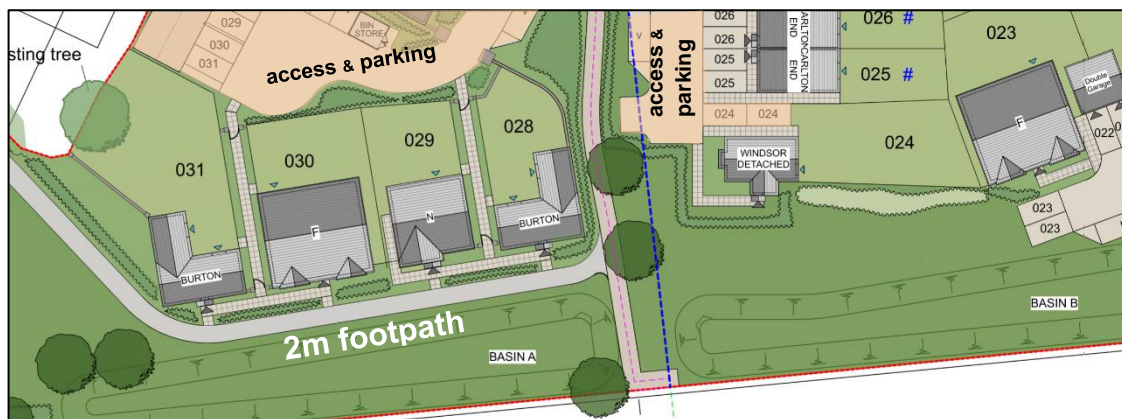


figure10: Example of **pedestrian friendly frontages** within the layout

- **Corner turning units** addressing both frontages have been successfully secured [example below - blue frontage directions ◀]



figures 11: **Typical secondary elevation**

- **Inclusion of bungalows.** This scheme includes 18 bungalows [+ 2 ground floor flats] [effectively 20 in total] which represents a welcomed 31% of the total number of dwellings within this development.

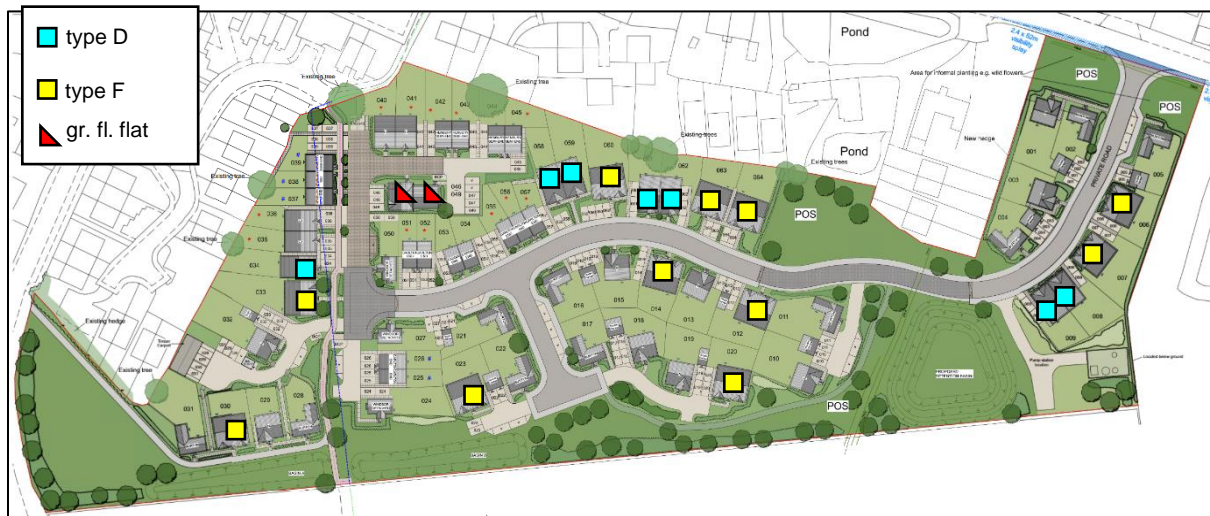


Figure12: **Distribution of bungalows**

- **Strong landscaping to southern boundary.** This is achieved. It is suggested to Members that the landscaping on the southern edge of the site include a foraging trail. [an additional condition recommended to this effect] This would possibly a first in Mid Suffolk. The idea

being that the landscape includes edible species of fruit tree enabling local people to enjoy fresh fruit when in season whilst out walking. It is expected to include species of plum, apple, pear and cherry and could also include blackberries, hazelnuts and hip fruiting roses.

- Inclusion of easily identifiable edible fruit will not only increase access to fresh fruit but also provide an educational opportunity for children as well as a larder for wildlife.

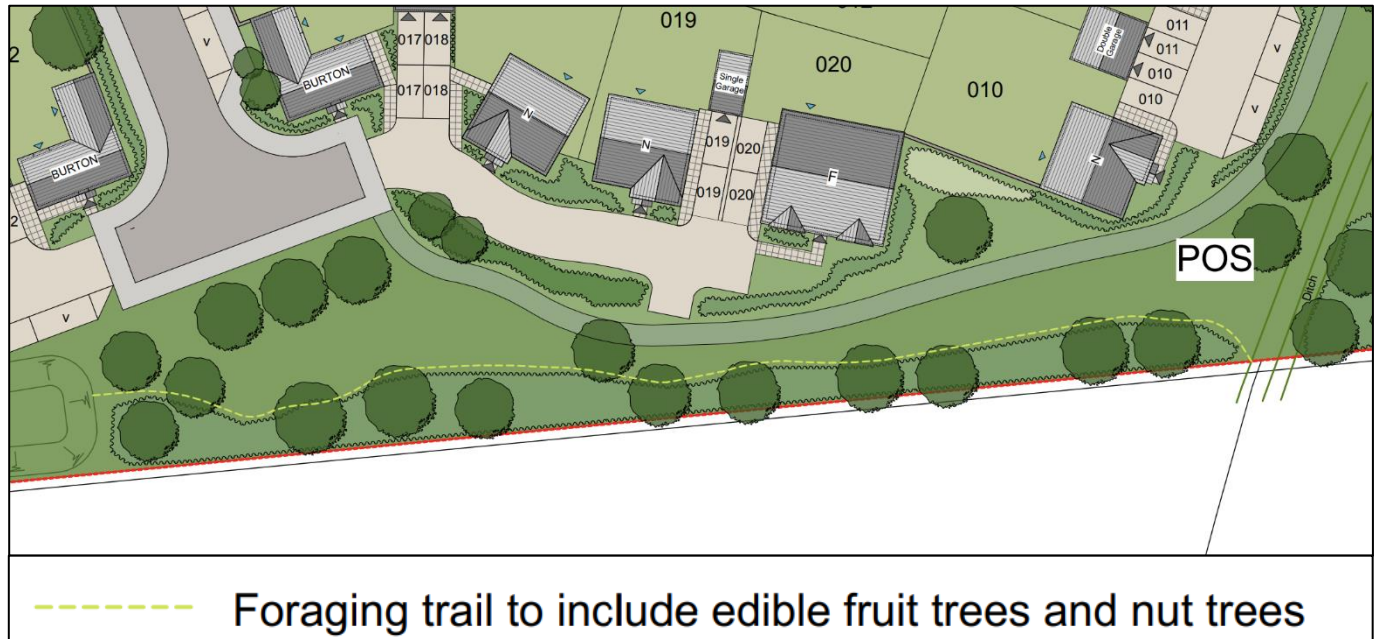


figure 13: **Amended plan showing general route of a foraging trail** [additional

3.9.0 Scale

The proposed development comprises a mix of single storey [*true bungalow rather than chalet bungalow*] and two storey dwellings. This is entirely consistent with the character of development within the immediate vicinity.

It has been demonstrated that this development and the 64 dwellings it comprises can be satisfactorily accommodated on the site and therefore the scale of the proposed development is acceptable.

3.10.0 Mix, Size and Tenure

3.10.1. These are described in the table below:

Affordable Housing compliance					
Name	No	Beds	sqft	NDSS	Part M4(2)
Maisonette A	2	1	538		
Maisonette B	2	2	753		
Type C	4	2	753		
Carlton	5	2	851		
Henbury	4	3	1010		
Total	17				

Shared Ownership #					
Name	No	Beds	sqft	NDSS	Part M4(2)
Carlton	2	2	851		
Henbury	3	3	1010		
Total	5				

Open Market Sale				
Name	No.	Beds	sqft	
Type D	7	2	850	
Type F	11	3	1172	
Caddington	2	3	836	
Windsor	3	3	853	
Burton	10	4	1277	
Type N	9	4	1422	
Total	42			
Total	64			
Total Site Area		3,69692	Hectares	

figure 14: **Mix details**

3.10.2 The proposed development will, in total, deliver:

- 2 x 1 bed [3%]
- 20 x 2 bed [31%]
- 23 x 3 bed [36%]
- 19 x 4 bed [30%]

...catering for household sizes from 1/2 people right up to 7 people.

3.10.3 The affordable housing meets the Councils policy requirement and expectations from the outline permission [35%]. The split of these is as follows: 77% affordable rented : 23% affordable shared ownership. This is satisfactory.

3.11.0 Distribution of affordable housing

3.11.1 Satisfactory pepper-potting is achieved and this is demonstrated below.



figure 15: **Distribution of affordable housing**

3.12.0 Appearance

3.12.1 A range of dwelling types in various materials is being provided in terms of mix, tenure, size and design.

3.12.2 The house type designs are acceptable in the context of their surroundings. Typical streetscenes are shown below along with examples of the prevailing character of existing development.



Figures 16: **Typical streetscenes**



Figure17: **Examples of the predominantly modern character across Greenacres**



figures 18: **Examples of the predominantly modern character along Church**

13.12.3 Keepmoat has submitted an amended external materials schedule that confirms that clay pantiles are included in visually prominent locations. This is welcomed. *[figure 19 below]*

13.12.4 Clay tiles are a traditional material that have better weathering characteristics than their concrete counterparts. Clay tiles retain a richness of colour over time whereas concrete tiles fade to a dull washed-out appearance.



figure 19: **Amended roof materials plan [12 September 2022]**

13.12.5 Whilst concrete slate tiles may be acceptable across most other parts of the estate [subject to specific type], officers recommend that in the locations identified below artificial slates such as the Marley Eternit Rivendale [or similar] are used. These have an authentic slate size, colour, thickness, head-lap to real slate whereas concrete 'slates' are often something of a misnomer. This is important here because the locations identified by officers for the use of the Rivendale type or similar are within the setting of the listed building Pond Farmhouse where it is important to use sensitive materials. It is also recommended that such artificial slates are used in prominent locations where clay tiles are not being used. {Church Road frontage and countryside edge}



3.13.0 Residential amenity [immediate neighbours]

3.11.1 Inevitably this development will impact upon views of the countryside from the homes that skirt this field. Whilst this is undoubtedly something existing residents are reluctant to lose it is a well-established tenet of the planning system and its operation that it does not exist to protect private views. In other words 'loss of a private view' is not a material consideration and therefore something the planning authority cannot have regard to when determining applications/submissions of detail.

3.11.2 Whilst some of the existing residents who find themselves in this position may find this an incredulous position, members of the Committee will be familiar with this being an element of planning practice that is universally applied across the country and one that is reinforced through caselaw.


3.11.3 It is clear, that in approving the outline planning permission the Council would have expected such an impact.

3.11.4 This report now looks at specific elements of residential amenity that can be legitimately considered by neighbouring development.

3.11.5 Mutton Meadows and Pond Farm Bungalows



 bungalow type D

 bungalow type F



3.11.5 Care has been taken to mitigate any risk of unacceptable overlooking/overshadowing through a variety of means that include use of bungalows adjacent to many of the existing homes and ensuring adequate back-to-back distances are achieved and orientation on new dwellings comparative to existing dwellings to produce acute viewing angles elsewhere

figures 21: **Proposed bungalow locations to rear of Mutton Meadow and Pond Farm bungalows**

3.11.6 As a result of all the above the proposed development on this boundary cannot be said to significantly harm outlook* to warrant refusal.

*[*outlook: a sense experienced inside a building. When adjacent development is so close to a window serving a habitable room in an existing home it can feel to the occupant of the room that they are completely hemmed in by the adjacent development. It implies a claustrophobic proximity creating and a feeling of being completely dominated by built form that blocks out any airiness.]*

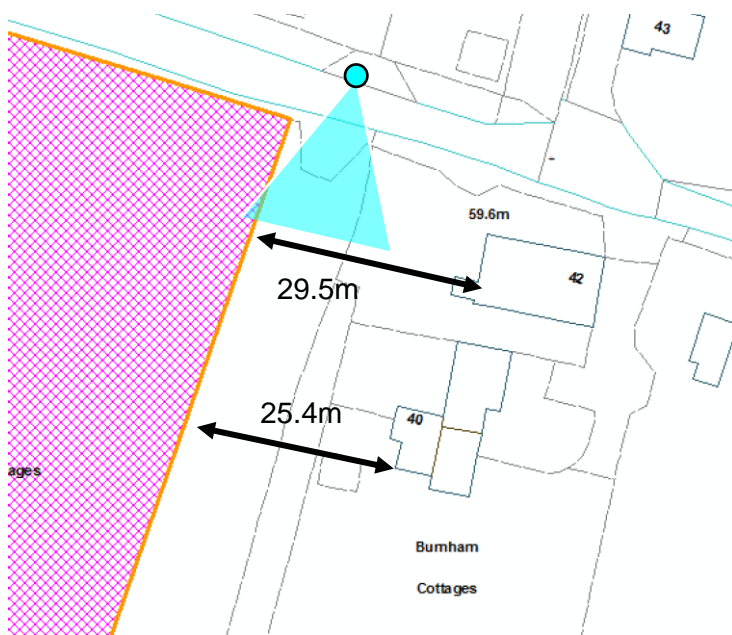
3.11.7 Whilst this may be a subjective assessment the combination, in this case, of single storey building heights and physical separation mean that occupiers will continue see sky above adjacent roof forms and that this in places be no better or worse than having a 1.8m high fence on the boundary if this is close to a window.

3.11.8 Pond Farm Barn, Highland Cottages, Church Road



figure 22: **Aerial view**

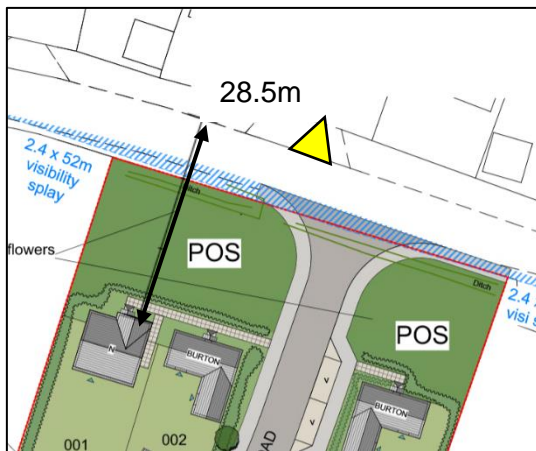
3.11.9 Burnham Barn and Cottages, Church Road



figures 23: **Relationship of Burnham Barn and others to the site**

3.11.10 Church Road frontage

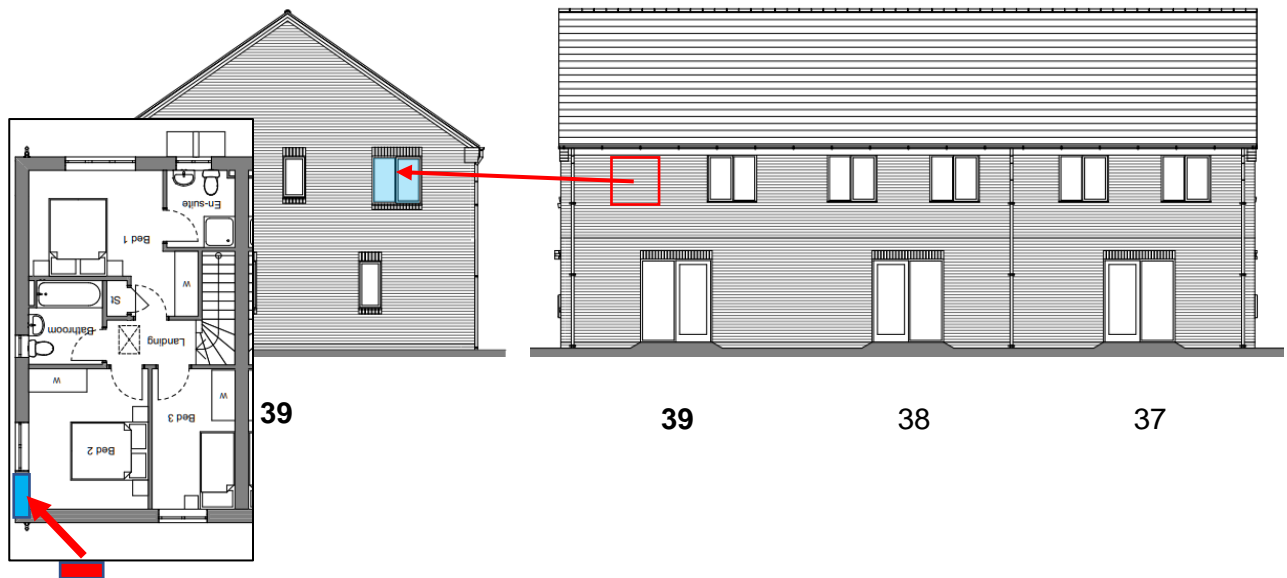
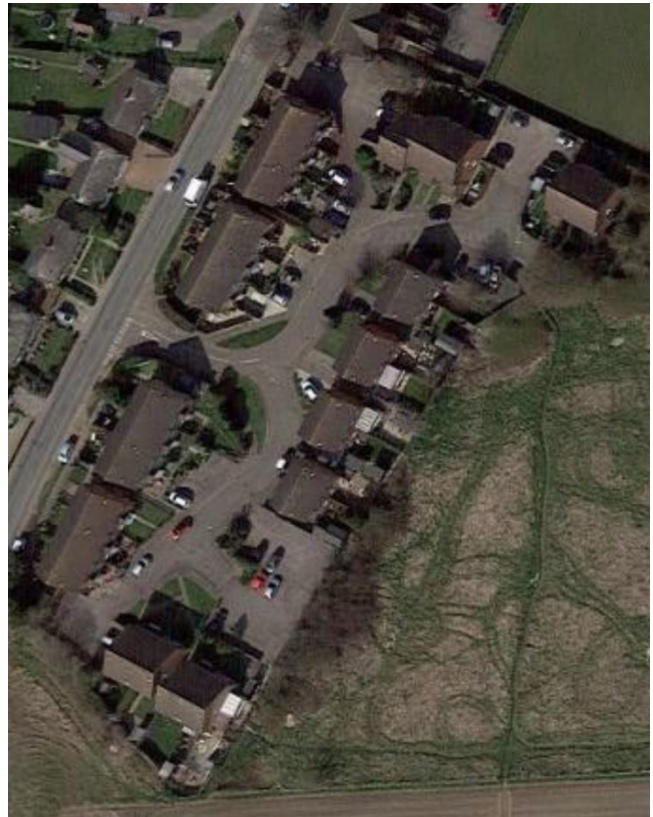
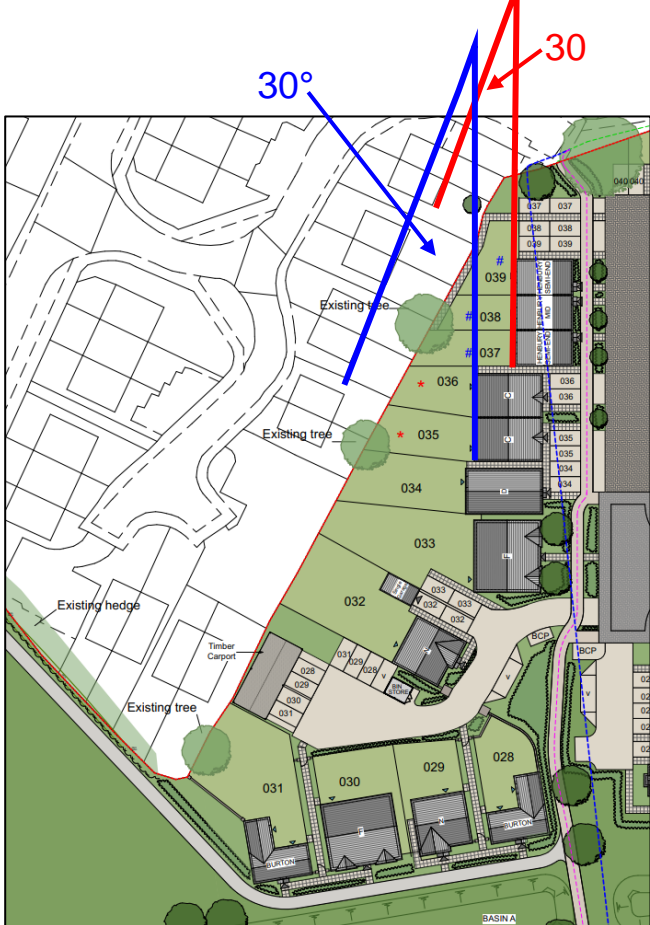
The revised layout with its setting back of the building line on the site's Church Road frontage means the new development will not harm and cannot unreasonably harm the residential amenity enjoyed by existing residents on the north side of the road. In a normal street arrangement, it is expected that houses on either side will look towards each other. Distances between those houses are traditionally below the separation distances expected to the rear where greater privacy is normally expected. In this case the closest part of a proposed dwelling is some 28.6m from the edge of the kerb on the north side of Church Road with an associated house a further 10m back from that.



figures 24: **Examples of the predominantly modern character along Church**

3.11.11 Greenacres

Here through a combination of the use of a bungalow within the layout, adequate back-to-back distancing, orientation and relocation of some window positions within a specific proposed house type, residential amenity has been satisfactory protected such as not to warrant a refusal of the submitted details. Professional advice in respect of outlook is as previously offered.



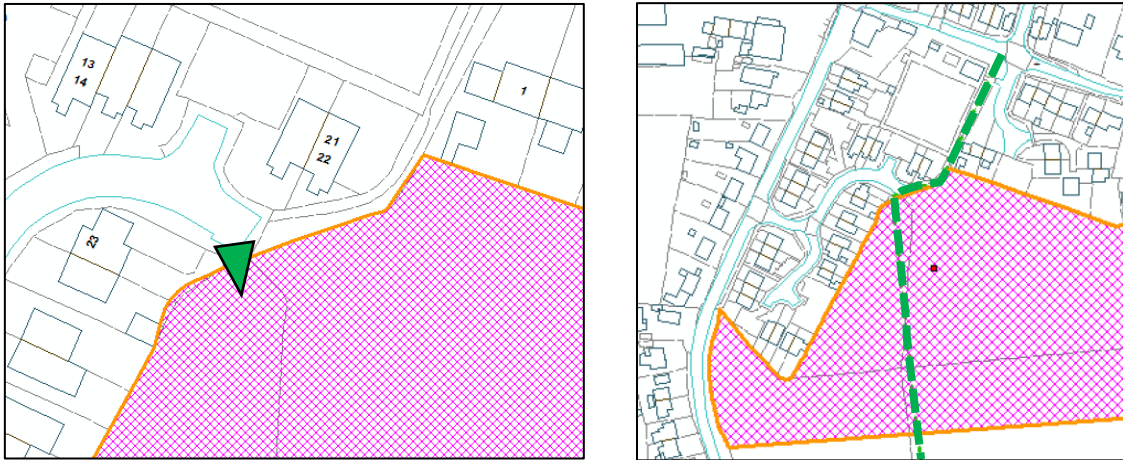
figures 25: Relationship of proposed development to adjoining rear gardens in Greenacres

3.14.0 Parking

3.14.1 Parking arrangements are satisfactory. Only four examples of triplex parking remain within the layout and these are all off a private drive where members have accepted that such parking may be acceptable where this is kept to a minimum. There is no triplex parking on the estate spine road.

3.15.0 Public Footpath

3.13.1 Designated Public Footpath no. 47 crosses the western end of the site in a north-south direction and is accessed from within an established housing estate via a turning head in Greenacres.



figures 26: **Relationship of PRow FP 47 to the site and Greenacres**

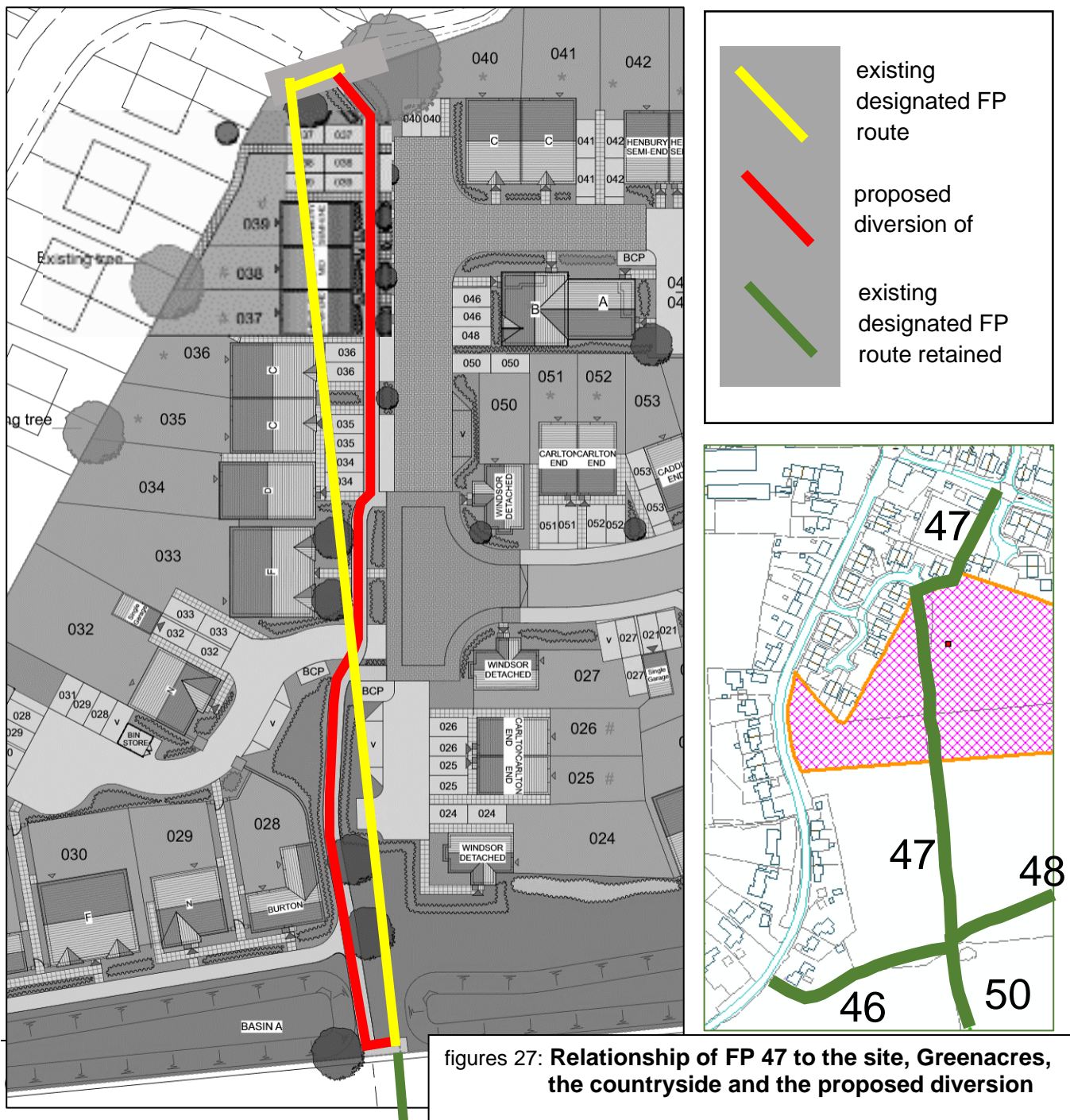
3.13.2 Anecdotally, this is a well-used footpath as it connects Old Newton with Stowupland and the secondary school some 1.2km away. [$\frac{3}{4}$ mile] and crosses numerous fields. Currently having accessed the footpath from the turning head in Greenacres you proceed to cross the field that now has the benefit of outline planning permission is part of the current RM submission.

3.13.3 Practically it now makes sense to provide a surface that is stable and free-draining and it is proposed to alter the present designated footpath route a little from to become part of the estate segregated footway system at its northern end and to cross new open space [car free] at its southern end [within the site]. From the southern boundary of the site it then will continue on its present line across agricultural land.

3.13.4 The 81m section of designated footpath that will now be accommodated on an estate footway represents just 0.7% of the total route to Stowupland [approximately].

3.13.5 This is not considered to significantly harm the 'countryside experience' enjoyed by walkers. It does however make practical sense to connect the new population to the remainder of the village with an all-weather pedestrian friendly surface that can be used by people with varying mobility needs.

3.13.6 Members are advised that the grant of planning permission does not in and of itself permit the developer to obstruct or divert the route of the designated public footpath. Keepmoat will need to secure a Diversion Order from Suffolk County Council as PRoW authority. It is understood that an appropriate application has been submitted and is with SCC. That will be determined on its own merits under the appropriate legislation. If the reserved matters before Members are approved under the planning regime that will be a material consideration the PRoW authority.





figures 28: **FP47 connection with Greenacres**

3.16.0 Heritage

- 3.14.1 The Reserved Matters details do respect the indicative layout presented to Committee at outline stage and do conform to the requirement in condition 4 attached to the outline permission. Consideration of heritage impacts was taken into account at that stage when attaching that condition.
- 3.14.2 That said the Council as local planning authority has a duty to consider heritage impacts on all applications where there are heritage assets that may be affected and consideration of the merits of Reserved Matters submissions is no exception.

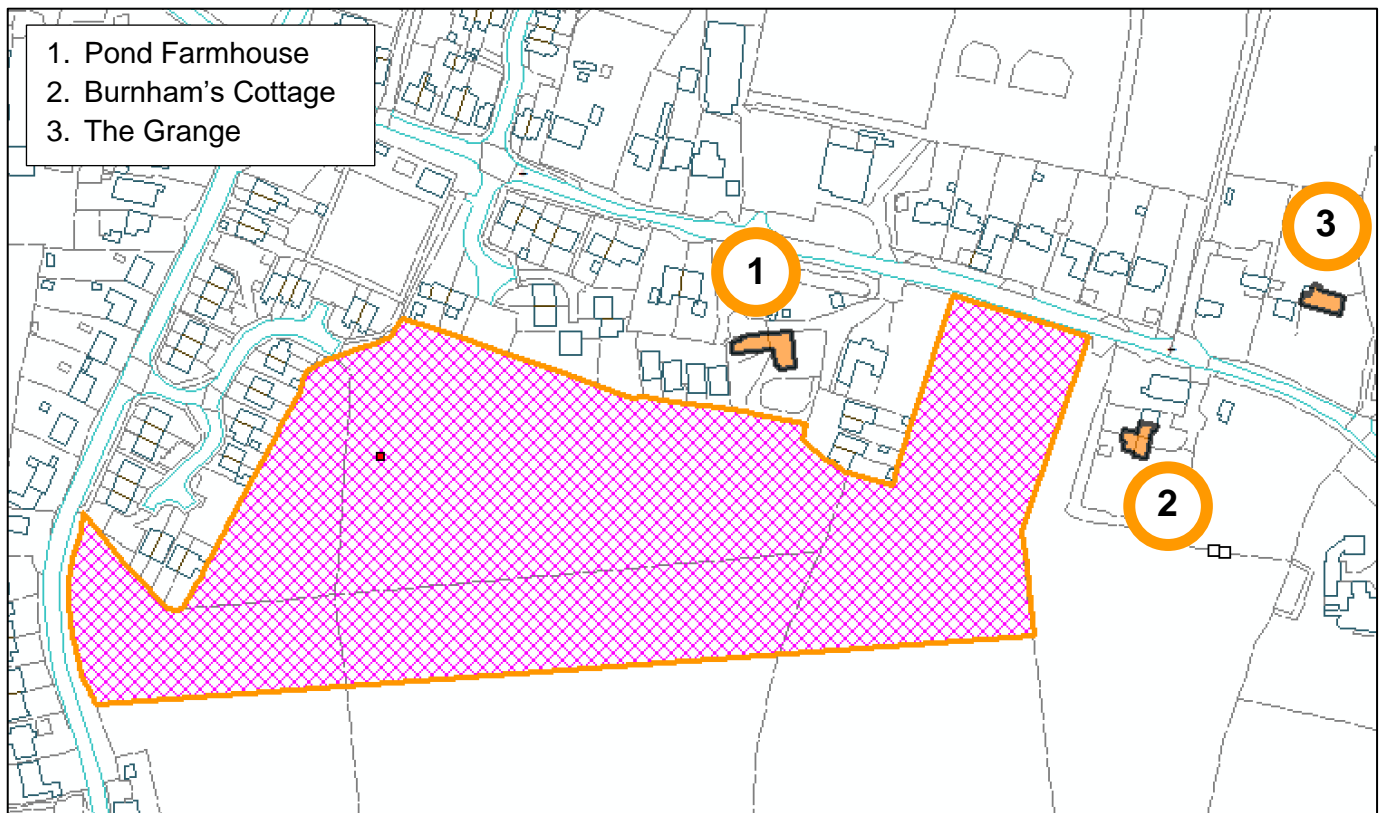


figure 29: **Nearby heritage assets**

- 3.14.3 Care has been taken to ensure that the listed Pond Farmhouse continues to enjoy an element of open aspect to the countryside to the side by deliberate siting of the central area of open space to the rear of the property. In this way Pond Hall will retain some of its rural edge setting.

3.14.4 Whilst there will be some less than substantial harm to that setting (no more than expected and assessed at outline) it will be possible to read and experience the building in its rural context after the development, albeit the expense will have been reduced. In terms of the balance required by Paragraph 202 of the NPPF 2021 planning officers are of the opinion that the public benefits from this development outweigh that less than substantial harm even where considerable importance and great weight is given to it.

1. Pond Farmhouse, Grade II

Three houses; built as a large farmhouse probably in later C16 or c.1600 and in at least two stages. Two storeys. Three-cell plan with a small rear service wing. Doorways at both lobby-entrance and cross-entry positions. Timber-framed, the front elevation encased in mid C19 red brick, plastered elsewhere; at the right hand gable is a carved oversailing tiebeam. Slated roofs, once thatched; two axial C17 chimneys of red brick, one having four octagonal flues and the other having two. Mid C19 small-pane casements, those at the front with cambered heads; a small mullioned window is exposed in a side wall. C19 doorways with C20 flush doors. Interior not examined: the house probably contains good late C16 features.

2. Burnhams Cottage, Grade II

House, probably mid C16 or earlier. One storey and attics. 3-cell cross-entry plan. Timber-framed and plastered. Pantiled roof, half-hipped at either end; one mid C20 flat-roofed casement dormer. An axial C17 chimney; the base is of buff brick and the sawtooth shaft of red brick. Mid C20 small-pane casements and boarded entrance door. Interior not examined.

3. The Grange, Grade II

House, early C17. 2 storeys. 3-cell lobby-entrance plan. Timber framed and plastered. Pantiled roofs. An axial C17 chimney of red brick with a date panel on the base and a sawtooth shaft. Mainly mid C20 casements replicating C18 or early C19 originals. C20 gabled entrance porch with boarded door. The parlour block to right is probably of early C17; the hall range to left is of a different date and possibly earlier (the lower roof pitch is possibly of C18/C19 origin). Interior not examined.

3.14.3 Those public benefits include S106 contribution for infrastructure secured at outline stage, 22 affordable units, new areas of public open space, a new landscape buffer to the countryside edge of this corner of the village creating a more harmonious transition from urban to rural than exists at present, modest increase in new residents to the village with additional spend and social interaction and short-term construction jobs during the construction process.

3.17.0 Drainage

- 3.17.1 Surface water drainage is to be attenuated in a series of basins that run across the southern edge of the site.
- 3.17.2 Suffolk County Council Floods and Water Management Service [the Sustainable Drainage Authority] has confirmed in writing that it is satisfied with the proposed arrangements.

3.18.0 Landscape

- 3.18.1 Whilst detailed landscaping is not one of the Reserved Matters before the Committee amended drawings have been required [and received] showing how layout changes needed to improve the layout quality and drainage basins will impact previous structural landscaping. The amended structural landscaping is considered acceptable and it is suggested that a condition be added to any Reserved Matters approval [if that is forthcoming] to update the structural landscaping drawings such that the latest one's become the blueprint for the detailed landscaping submission required by previous conditions.

3.19.0 Retained Trees

- 3.19.1 The applicant has been asked to modify the parking arrangement for the dwelling on plot 040 in order to ensure the tree to be retained at the point where access from Greenacres enters the site is not prejudiced by the proximity of parking spaces to its trunk and within the root protection area. An amended detail is expected prior to the meeting and a verbal update will be provided at the meeting.

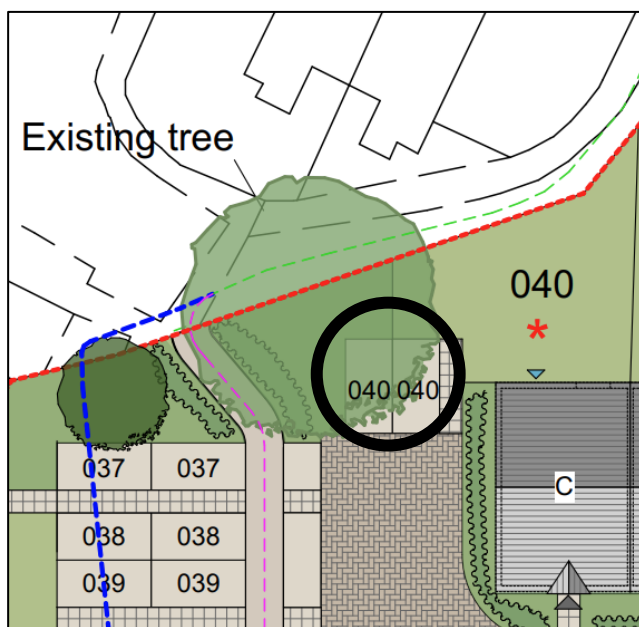


figure 30:

Plot 040 and the parking spaces that require repositioning in order to avoid intrusion into the root protection area of the retained tree where FP47 meets Greenacres

4.0. S106 secured at outline stage

4.1. The Agreement dated 11 February 2021 makes provision for the delivery of:

- Affordable housing [17 affordable rented and 5 shared ownership]; and
- Open space [with option of transfer to MSDC for £1]

5.0 Other amendments

5.1 The applicant has been asked to provide additional amendments relating to orientation, position and elevational detail on particular plots and these are expected to be received in time for the meeting. A verbal update will be provided

6.0 Other issues

- 6.1 As part of preparation works the site has been fenced off although FP47 has after initial complaints been kept open for the time being. Clearly during construction, it will need temporarily diverting. That is a matter for Keepmoat and SCC as PRow authority.
- 6.2 During the preparatory works complaints have been received that a site gate has been installed that opens outwards over the adjacent carriageway. That represents a hazard to highway safety and needs to be changed. Similarly complaints have also been received on behalf of the Parish Council who have reported that the gate has at times been left to swing open into the carriageway. Allegedly this has been particularly problematic at weekends.
- 6.3 To resolve this issue it is suggested that if Members are minded to approve the Reserved Matters details then a condition be added requiring details of site gate arrangements to be submitted to and approved by the local planning authority [if they are satisfactory] and that no work on site commences until the approved gates have been installed as agreed. The gates need to be capable of secure locking.
- 6.4 In order to demonstrate to local people that Keepmoat has effective control over the behaviour of their contractors and that complaints are acted upon it is suggested that a further condition be added that requires Keepmoat to submit a Liaison Commitment Statement to the local planning authority for its approval [if satisfactory] all prior to the commencement of development.
- 6.5 The Statement shall set out Keepmoat's and their contractors commitment to attend liaison meetings with the Parish Council at agreed intervals with a view to ensuring that complaints arising from the construction proves are appropriately dealt with. This statement shall also provide the Parish Council with a contact phone number and email for the person responsible for site management in order that complaints can reported directly. The liaison meetings should be attended by the contractor and Keepmoat and all complaints recorded by Keepmoat along with actions taken [and when] for inspection by the Parish Council at their reasonable request.

7.0 Energy

- 7.1 As well as adopting a fabric first approach Keepmoat has committed to 100% air source heat pump provision.

PART FOUR – CONCLUSION

8.0. Planning Balance and Conclusion

- 8.1 The amended details provide proper demonstration that the proposed 64 dwellings can be satisfactorily accommodated on this site without giving rise to unacceptable harm/s.
- 8.2 Whilst there may continue to be less than substantial harm to the setting of the listed building, and great weight must be given to that harm, the committee in granting outline planning permission tied to an illustrative layout plan had already undertaken the test required by paragraph 202 of the NPPD 21 and found that the public benefits did outweigh the heritage harm. The harm and benefits remain as previously assessed. The details before the Committee provide reassurance that the impact of the new development will not increase that level of harm and therefore the position in respect of paragraph 202 remains unaltered.
- 8.3 Despite the concerns raised by the Parish Council in respect of the impact on Designated Public Footpath no 47 of the development, officers are of the opinion that the proposed alteration to its line and the fact that it is in part to become part of the estate footway system will actually be of benefit to users wishing to access to and from the new development and the remainder of the village and vice versa.
- 8.4 Formal diversion of the route is a matter for Suffolk County Council as the Public Rights of way authority.
- 8.5 The details, if approved and subsequently implemented, will deliver a much needed 22 affordable homes.
- 8.6 The development will also provide 64 new dwellings that will contribute to maintaining the District's healthy housing delivery rate and will deliver of the outline planning permission and its contribution to the Council's very healthy 5-Year Housing Land Supply.
- 8.7 The creation of new landscaped areas and drainage basins will enhance biodiversity and will help to soften not only the visual impact of this development but also that of the existing urban edge of the village.
- 8.8 The construction of 64 dwellings will in the short-term offer access to construction job employment.

8.9 The introduction of new homes into the village with the added population that brings with it holds open the prospect of adding to the social and cultural life of the village.

8.10 In conclusion the details are considered acceptable because they accord with the development plan as a whole. There are no considerations which indicate that reserved matters approval should not be given.

9.0 RECOMMENDATION

That subject to the receipt of requested amended drawing prior to the meeting and those amendments being satisfactory to the Chief Planning Officer and the Committee, then the amended Reserved Matters details be **APPROVED** subject to conditions that shall include:

- Link to the outline planning permission
- Approved drawings
- Updating of the previously approved structural landscaping details
- Submission of a Liaison Commitment Statement
- Full landscaping details
- Foraging trail delivery
- Site gate/s detail/s to be further agreed prior to commencement and such detail as approved to be installed. Such gates shall be capable of secure locking
- Notwithstanding any approved drawings, full and exact details of all external materials to be further submitted and specific plots to include Marley Eternit style artificial slates
- Footway replacement for FP47 to be 2m wide
- Changes to boundary detail as specified in the report
- Construction Method Statement
- Amendment to parking for plot 040 to avoid intrusion into root protection area
- Introduction of 'natural play' to play area
- Remove PD rights on all bungalows due to their deployment to reduce risk of overlooking of adjoining properties. [a detail that was not known at outline stage]
- Wildlife sensitive lighting details
- Inclusion of foraging trail
- 100% ev charging [plots with garages and on plot parking delivery of electricity supply and apparatus] [units with communal parking or layby parking] electricity supply and connection point]
- Innovative landscaping around drainage basins
- Such conditions as may be considered reasonable by the Chief Planning Officer

INFORMATIVE

1. Drawing the attention of the developer to the fact that the RM approval is without prejudice to the requirement for the developer to secure the necessary Diversion Order from SCC PRow Team prior to obstructing [temporarily or permanently] any part of Public Footpath 47 that runs through the site.
2. The development the details of which are hereby approved within this Reserved Matters application make provision for the 22 affordable homes and 42 open market homes secured with the associated S106 Agreement. That accompanies the outline planning permission to which this Reserved Matters approval relates.