

## Committee Report

Item No: 7C

Reference: DC/22/03231

Case Officer: Vincent Pearce

Ward: Claydon & Barham.

Ward Member/s: Cllr Timothy Passmore. Cllr John Whitehead.

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### RECOMMENDATIONS:

- [i] **APPROVE RESERVED MATTERS DETAILS with conditions; and,**
- [ii] **DISCHARGE the details submitted pursuant to conditions 9, 10 and 40; and,**
- [iii] **PART DISCHARGE the details submitted pursuant to condition 48 with the added requirement to undertake specific pre-occupation testing of installed attenuation performance mitigation**

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### Description of Development

- [i] Application for Approval of Reserved Matters pursuant to condition 25 of the Outline Planning permission reference 1856/17, granted on 7 January 2022: Submission of details for **Appearance, Layout, Strategic<sup>1</sup> Landscaping** and **Scale** for erection of 269 no. residential dwellings, public open space, and associated infrastructure.

please note:

**Access and the estate spine road** are not Reserved Matters these details having been approved as part of the outline planning permission

and,

- [ii] Submission of details pursuant to the following conditions attached to outline planning permission reference 1856/17

conditions :

- 9 [surface water drainage scheme]; and,
- 10 [implementation, maintenance and management scheme for surface water drainage]
- 40 [Market Housing Type]; and,
- 48 [Noise Survey].

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<sup>1</sup> A general landscape masterplan with full details to be provided separately by condition

## **Location**

Land North-West of, Church Lane, Barham, Suffolk

**Expiry Date:** 18/11/2022

**Application Type:** RES - Reserved Matters

**Development Type:** Major Large Scale - Dwellings

**Applicant:** Taylor Wimpey East Anglia

**Agent:** Mr James Bailey

**Parish:** Barham

**Site Area:** 15.86ha application form

## **Density of Development:**

Gross Density (Total Site): 17 dph<sup>2</sup> [this excludes the large open space area to the east]  
[therefore actual gross density will be lower than 17dph]

Net Density (Developed Site, excluding open space and SuDs): 25dph

**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

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## **ADDITIONAL NOTE**

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This report is presented on the agenda on the basis that Members will have considered the associated Design Code that appears earlier on the Agenda and determined whether or not it is acceptable

The Reserved Matters application is a Hybrid because it also seeks the separate discharge of details pursuant to conditions 9, 10, 40 and 48 of the outline planning permission. They are also considered within this report and are the subject of specific recommendations

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason:

This submission relates to a development that exceeds the 15 dwellings threshold up to which the Chief Planning Officer can determine such matters under the Formal Scheme of Delegation.

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<sup>2</sup> dwellings per hectare

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figure 1:  
**The Amended  
Reserved Matters layout [17 October 2022]**

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## **PART TWO – POLICIES AND CONSULTATION SUMMARY**

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### **Summary of Policies**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications under the Planning Acts be determined in accordance with the development plan, unless material considerations indicate otherwise. Strictly speaking, that direction is of greater relevance to the determination of applications for planning permission; however, it is considered appropriate that the development plan be the starting point in determining the appropriateness of the reserved matters detail that has been submitted and is no less relevant in that respect.

#### **Development Plan**

The Development Plan for Mid Suffolk comprises the following:

- Mid Suffolk Local Plan 1998
- Mid Suffolk Core Strategy 2008
- Mid Suffolk Focused Review Core Strategy 2012

Within the current development plan, those policies considered to be most important for the determination of this reserved matters application and its associated details are as follows:

#### **Local Plan 1998**

GP1: Design and layout of development

HB1: Protection of historic buildings

H13: Design and layout of residential development

H14: A range of house types to meet different accommodation needs.

H15: Development to reflect local characteristics.

H16: Protecting existing residential amenity.

T9: Parking standards.

T10: Highway considerations in development.

T11: Facilities for pedestrians and cyclists.

#### **Core Strategy 2008**

CS3 Reduce contributions to climate change

CS4 Adapting to climate change

CS5 Mid Suffolk's environment

CS6 Services and infrastructure

CS9 Density and mix

#### **Focused Review 2012**

FC1 Presumption in favour of sustainable development

## FC1.1 Mid Suffolk approach to delivering Sustainable Development

### Joint Local Plan [JLP]

The Councils are currently working with our consultants and project partners to scope and progress the outstanding matters raised by the inspectors during the examination so far - and the necessary main modifications. The inspectors wrote to the Councils on 28 April 2022 with the latest update on the anticipated examination schedule.

In view of the present status of the JLP it carries little weight as a material planning consideration in the determination of planning applications and is not determinative in this case at the present time.

### **Neighbourhood Plan Status**

Barham does not have a Made/Adopted Neighbourhood Plan.

No Neighbourhood Plan is currently being prepared for Barham

### **National Planning Policy Framework 2021**

### **National Design Guide 2010 [amended 2021]**

### **National Model Design Code [2021]**

### **SCC Adopted Parking Standards [third edition 2019]**

### **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**

##### **Parish Council**

##### **Claydon and Whitton Parish Council – Received 13.07.2022**

*“Councillors noted that the applicant has listened to residents and councillors and have amended their plans accordingly, for which they thank the developer.*

*Councillors remain concerned about the interim phase on the roads and how the spine road and Church Lane, Barham will interact, ensuring the safe flow of traffic, taking into account the regular speeding on Church Lane”.*

**Officer comment:**

The support of the Parish Council is acknowledged as is their praise for the way that Taylor Wimpey has worked with and taken account of local opinions. In many ways this is an exemplar of how a developer can enhance the quality of a proposal by genuinely involving local people, listening to them and allowing feedback to influence changes. It would appear that Taylor Wimpey and the Parish Council have built a good working relationship. Hopefully that will continue during the construction phase, in the event that Members approve the Reserved Matters details.

In terms of the Parish Council's concern about the phasing of construction of the spine road works and likely interim impacts on Church Lane it is suggested that a condition be added to any Reserved Matters approval requiring Taylor Wimpey to submit a Liaison Statement for approval which will formalise regular contact with the Parish Council in order to extend the dialogue to embrace the construction phase. This will provide a forum within which things such as spine road phasing can be discussed, and information shared. It will also provide a forum through which issues arising locally from the construction process can be raised directly with Taylor Wimpey and for action to be taken before that issue escalates. Experience has shown that where developers carry out such liaison few if any complaints arise and enforcement investigations are rarely required.

**National Consultee****Highways England – Received 08.09.2022**

No objection.

**Historic England – Received 07.09.2022**

No comment.

**Anglian Water – Received 18.07.2022**

No objection, informative comments provided.

**NHS – Received 15.07.2022**

Make the following observations (see consultation response document for full comments):

- The proposal comprises a development of up to 269 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of healthcare provision within this area and specifically within the health catchment of the development. The ICB would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy.
- In addition to a primary healthcare response, the proposed development is likely to have an impact on other health and social care system providers that have been consulted as part of this healthcare impact assessment. This incorporates responses from:
  - East Suffolk & North East Essex Foundation Trust
  - Norfolk & Suffolk Foundation trust (Mental Health)
  - East of England Ambulance Service NHS Trust

**Officer comment:**

Members will note that the Integrated Care Board [ICB] has identified that appropriate CIL bids will be made for any increased demand for healthcare provision arising from this development. CIL exists for such purposes.

**Natural England – Received 08.07.2022**

No comment.

**County Council Responses****SCC Floods and Water Management – Received 29.09.2022**

No objection, recommend approval of the Reserved Matters, as well as approval to discharge Condition 9. [recommendation to approve details in respect of condition 10 - 14.09.2022]

**SCC Highways – Received 07.09.2022**

No objection, subject to conditions.

The Highways officer states:

*“Further to the submission of amended plans and additional information, the proposal is acceptable to the Highway Authority subject to the following planning conditions. Exact details of the estate roads will be agreed during the Section 38 Agreement process which is recommended for all estate roads but will be a requirement of the spine road (prior to the completion of works to close Church Lane to through traffic) as it forms part of a continuous highway route in place of Church Lane”.*

**SCC Archaeological Service – Received 06.09.2022**

Note: archaeological investigation is the subject of conditions 5, 45, 46, 77 and 99 attached to the earlier hybrid permission

**SCC Development Contributions – Received 31.08.2022**

No objection. The Officer states:

*“We previously responded to the consultation by way of letter dated 28 June 2022, in which we highlighted the lack of pedestrian/cycling accessibility/permeability between the new housing and the adjacent school site. Following the constructive meeting we attended with the LPA and the applicant we are pleased to see the revised housing distribution layout as shown on Drawing No. BAR/HDL/01 Rev A. This shows a 3m wide cycle path connection with the school land in the north-west corner of the housing site, adjacent to the attenuation basin. This now looks acceptable from our point of view”.*

**Officer comment:**

It is noted that SCC welcomes the inclusion of a 3m wide footway/cycleway to the proposed school site on the recently amended drawings. Officers acknowledge the willingness of Taylor Wimpey to make the late change at officer request in order to complete a safe route to school

**SCC Fire and Rescue – Received 24.08.2022**

No objection. Request that conditions 47, 79 and 102 from the original Decision Notice for planning application 1856/17 follows this build to its conclusion.

### **Internal Consultee Responses (Appendix 6)**

#### **Public Realm – Received 22.09.2022**

No objection in principle, recommend additional public open space is provided to account for the shortfall.

The Public Realm Officer states:

*“1) According to our calculations there is a shortfall in area of provision of Public Open Space – we calculated approx. size of site to be 241955 sqm giving a 10% minimum of 24196 sqm. Provision on current plans is 23695 sqm. The shortfall is covered if there is sufficient area around the attenuation basins area that would be dry and available to the public for the majority of the year. (The church extension land cannot be considered in calculations as it would appear that it will partly be used for car parking.*

#### **Officer comment:**

Having re-checked the extent of open space within the submission your planning officers are satisfied that it does constitute fractionally more than 10% of the developable area. Please note: This calculation does not take account of the fact that a large area of Public Open Space at the eastern end of the site will also be delivered. When this is factored into the calculation the level of open space being delivered far exceeds 10%

*2) The Fields in trust Guidelines recommend for this size of development LAP LEAP and MEGA. The Open Spaces assessment also indicated a shortage in provision of these.*

#### **Officer comment:**

Taylor Wimpey, the Public Realm Service and the Development Management Service are working together to ensure appropriate levels of play are delivered by this development outside of the Reserved Matters submission

*3) We note that the Place Services Landscape response to the application included the following regarding play: ‘We would advise an informal approach to play is taken in the more natural POS to the peripheries of the site. These spaces should be imaginatively designed using landforms, level changes and water, as well as natural materials such as logs or boulders, which create an attractive setting for play. We would also ask that the applicant explores ‘risky’ play as part of the play provision. For instance, is there scope to introduce play elements and structures that activities such as climbing, sliding, balancing, jumping from heights and hanging upside down could be introduced. Involvement in risky play gives children the opportunity to access risks and manage situations, whilst being essential for their motor skills, balance, coordination and body awareness’. Public Realm Offices endorsed this view.*



**Officer comment:**

This will be secured by condition

*4) We note that the Place Services Landscape also recommend a flowering mix for the grassed areas; again, Public Realm Officers would endorse this”.*

**Officer comment:**

This will be secured by condition

**Place Services – Landscape – Received 09.09.2022**

No objection in principle, recommend amendments to the screening. The Landscape Officer states:

*“We welcome the changes as detailed on Dwg Ref: TWEA Layout Changes Summary dated 12/08/22 and the additional information supplied with regard to the green screen boundary treatments. While we accept the developer wishes to introduce a new and innovative element, we remain concerned that the maintenance and establishment of these screens will be passed on to future residents who may not be adequately resourced resulting in failed planting. Longer term this could result in bare mesh panels, thus reducing privacy of private amenity space, affecting the security of the property and be unsightly. It is also unclear what the expected life span of the panels are and what the replacement procedure and costs would be. Furthermore, the monoculture planting of proposed green screens will be less diverse than removed hedge.*

*If the applicant still wishes to pursue a trial of these panels, we recommend that it be done at a smaller scale in communal areas under the control of a management company.*

*As stated in our previous letter the granted outline permission includes conditions for submission of details and specification of the landscape scheme and a landscape management plan (1856/17 Condition 27 & 28) therefore apart from the boundary treatments, we are satisfied there is sufficient detail to support approval of reserved matters”.*

**Officer comment:**

Since receipt of this comment the Council's Landscape Consultant, Development Management Service and Taylor Wimpey have agreed amendments to the location for greenscreens and the present trial distribution is supported

**Waste Management – Received 07.09.2022**

No objection.

**Strategic Housing – Received 06.09.2022**

No objection. The Strategic Housing Officer states:

*“Based on the development of 269 dwellings the applicant is offering 94 dwellings for affordable rent and shared ownership.*

*We have agreed, prior to this meeting, that the following tenure, type, mix and size, would be provided on site and we support the mix below.*

*67 Homes for Affordable Rent*

*27 Homes for Shared Ownership”.*

**Officer comment:**

The support of the Council's Strategic Housing Service is noted and welcomed as it means if the Reserved Matters details are approved and implemented, there will soon be 94 affordable homes available to help those in housing need on the Housing Register. This is a significant number of homes and will go some way to meeting need.

**Environmental Health – Air Quality – Received 06.09.2022**

No objection.

**Arboricultural Officer – Received 24.08.2022**

No objection.

**Place Services – Ecology – Received 20.10.2022**

NO objection subject to two conditions

1. Prior to commencement construction environmental management plan for biodiversity
2. Prior to occupation delivery of on-site measures inline with the approved Habitats Regs Assessment

Other matters will be picked up as necessary with the submission of detailed landscape details under conditions 27 and 28 of the outline planning permission .

**Heritage – Received 21.07.2022**

Less than substantial harm is still identified, as per the outline application. The Officer states:

*“ Less than substantial harm to various heritage assets was identified by Historic England and BMSDC Heritage Team at Outline State. To some extent, harm is likely now unavoidable.*

*The proposed plans show a layout and scale of development, and landscaping scheme, that appear comparable to the final iteration of plans shown at Outline Stage including the implementation of certain elements to reduce the harm to designated heritage assets, particularly the Church of St Mary (Grade I) and Shrubland Hall registered Park and Garden (Grade I). this includes:*

- *Leaving a reasonable proportion of undeveloped land to the east side of the church, to retain a sense of its historically undeveloped setting, and to reduce encroachment into views from Shrubland Hall Park.*
- *No buildings taller than two storeys, with single storey closest to the church and where two storeys would likely otherwise be most prominent within views from Shrubland Hall Park.*
- *A reasonable degree of planting along the eastern/north-eastern boundary of the proposed dwellings, again to reduce the encroachment of the development into the setting of the church and Shrubland Hall Park.*

- *Setting houses on south western side of site back, to preserve some amount of a sense of the historically more undeveloped setting of Henry VIII Farmhouse, if not the agricultural character”.*

### **Environmental Health – Sustainability – Received 19.07.2022**

No objection.

#### **Officer comment:**

Noted. It is unusual for the Sustainability Officer to raise no objection and this suggests the extent to which Taylor Wimpey is seeking to raise the bar in terms of the sustainability of the development has been effective.

### **Environmental Health – Noise/Odour/Light/Smoke – Received 18.07.2022**

Make the following observations:

- Outline Approval was granted under application 1856/17 for a development of 269 dwellings with communal external amenities, new school to the north of the site and extension to the adjoining church grounds.
- A noise assessment has been undertaken by Cass Allen
- A site noise survey was undertaken from 16 to 20 May 2022 to include operator-attended measurements and long terms unattended noise monitoring.
- Noise levels at the site were generally dictated by road traffic along the surrounding main roads, including the A14.
- Observations were undertaken to determine whether the commercial units to the west had a noise impact. No significant noise was observed from these areas during attended elements of the noise survey and the unattended long term noise monitoring (including audio recording) also confirmed that noise from these areas was inaudible throughout the monitoring period. Noise from the commercial units has therefore not been assessed further.
- Noise modelling was undertaken using Cadna/A 2022 software which showed that the facades closest to Norwich Road and the new access road will be exposed to the highest noise levels as follows;
- Dwellings will be ventilated via trickle ventilators in the external facades with openable windows for the provision of purge ventilation, as per System 3 from Building Regulations Part F.
- **Internal Noise**
- Calculations were undertaken to establish the sound insulation performance which would be required for glazing and ventilation and façade specification to achieve the nominated internal noise criteria in the habitable rooms of the development in accordance with those set out in BS 8233. There is no information to the specific glazing and ventilation to be installed however, the report advises that performances requirements for glazing and ventilators can be achieved with commercially available products.
- **External Amenity Areas**
- Design of external amenity areas of the development has been reviewed against WHO recommendations, in that noise levels in external amenity areas should not exceed 55 dB LAeq,T.

- The modelling indicates that noise levels in external amenity areas are predicted to achieve 55dB LAeq,T with the exception of the garden of Plot 11 where noise levels are expected to exceed the recommended levels by up to 2 dB.
- This exceedance is considered acceptable as 'a difference in environmental noise levels of 1-3dB is generally considered to be imperceptible' and that 'residents will have access to the external amenity in eastern areas of the site where noise levels are predicted to be below 55 dB LAeq,T.
- The report concludes that noise levels in external amenities are acceptable.
- No additional mitigation measures have been proposed for the protection of external amenity areas for Plot 11.
- Having regard to the above, whilst the applicant has met the initial requirements of the condition that a noise survey be undertaken, we are unable to recommend discharge of the condition until such a time as:
- The applicant has provided precise details of the type of windows and ventilators proposed for each of the plots.
- Provided confirmation by way of a validation certificate to show that the fenestration has been installed as specified and undertaken post installation tests to demonstrate that internal noise levels accord with those specified within the noise report.
- Provided details of proposed mitigation proposed to Plot 11 to ensure that it meets the WHO recommendations for external noise levels.

### **Officer comment**

Since making the comment above the Council's Noise Officer, Development Management Services and Taylor Wimpey have been in dialogue and a suitable condition has been agreed that will require Taylor Wimpey to undertake post completion testing on [re-arranged units to ensure that the actual level of noise attention achieved meets the level predicted. If it does then occupation of the unit can occur. If it doesn't further mitigation will be required.

### **Environmental Health – Land Contamination – Received 15.07.2022**

No comment.

### **Other**

#### **Suffolk Police – Design Out Crime – Received 16.09.2022**

No objection in principle, recommend amendments to improve security.  
The Suffolk Police Officer states:

*"On behalf of Suffolk Constabulary, I have viewed the available further plans and would like to register the following more detailed comments with regard to Section 17 of the Crime and Disorder Act.*

*I have commented on the previous Outline planning application 1856/17, where it was stated it was good to see back-to-back housing designs. However, concern was raised over the lack of natural surveillance, the parking and how close the play area was to Chapel Lane.*

*It is noted that the design layout has changed, however, these are still a number of concerns and some changes have brought about further concerns, these includes:*

- a) Two flying freeholds were removed from by plots 54 and 61. However, two flying freehold have been incorporated elsewhere between plots 104-105 and plots 1620163 into rear parking courtyards, both also having bin collection points.
- b) Not all plots will be allocated garages and there appears to be at least 90 plots that will have parking/garaging set back too far, opening the rear of these properties up to be more vulnerable to unlawful incursion due to a lack of surveillance.
- c) There are 64 plots that have rear parking allocated and will also have no surveillance for their vehicles.
- d) At least 13 plots have parking spaces that are too far to the side of their plots and have no active surveillance for these owners vehicles.
- e) There are 11 rear parking courtyards with two that have adjoining public footpaths that will make it easy for offenders to access and congregate around.
- f) Five visitor parking areas are a concern.
- g) There were previously no alleys visible on the original outline application, however, 17 alleys are incorporated within the current designs.
- h) The new footpath that runs along the rear of plots 65 and 77-78, connecting the rear parking courtyard for plots 65-66 and 77-78 is a real concern. As is the footpath between plots 140 to 141 by the rear parking courtyard for plots 136 to 145.
- i) The cycle stores are a concern as there is no surveillance to overlook these areas.
- j) The sub-station by plot 224 and pumping station are both concerns and need good security to prevent crime and antisocial behaviour or damage”.

**Officer Comment:**

Flying freeholds over accesses to parking courts are encouraged by the Council as they provide an opportunity for additional surveillance.

The council does not require all plots to have garages and does not have a policy to do so. Many Registered providers prefer not to have garages as it adds to the cost and therefore impacts rent. Furthermore, parking spaces [as opposed to garages] do not attract CIL.

In trying to expand connectivity and facilitate good permeability and accessibility it isn't always possible to satisfy the designing out crime officer. Alleyways will all be gated.

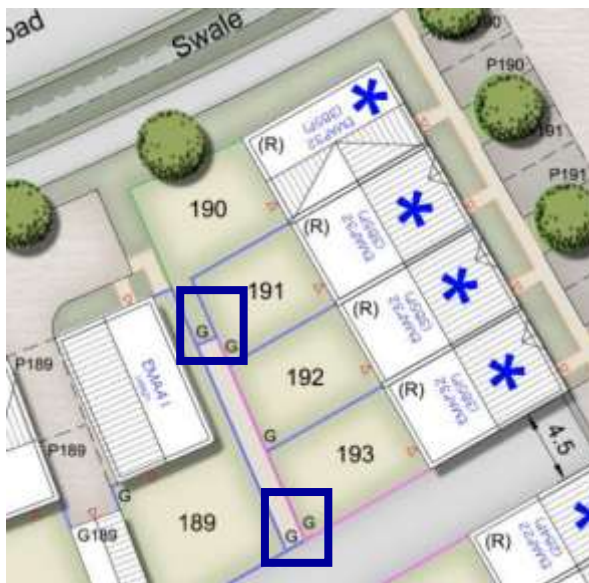



figure 2:  
**Example of gated alleyway**

G = gate

 point of entry into alley from public place

Cycle stores are provided as lockable sheds in rear gardens and communal stores are provided where access is common.



figure 3:  
**Example of cycle store shed within plots**

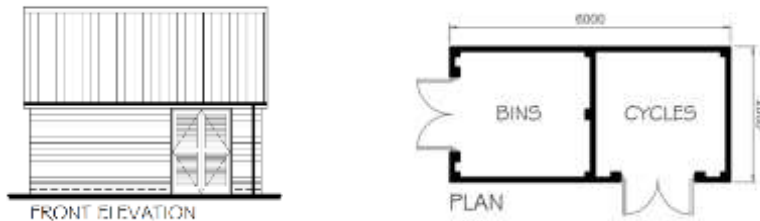


figure 4:  
**Example of typical communal cycle store and binstore**

These will be surveilled from rear windows. The Council welcomes the provision of such stores as it supports modal shift. It isn't currently possible to encourage developers to incorporate integrated cycle storage within dwellings as it uses valuable floorspace.

Sub stations will be a brick-built structure with a roof and further details of the pumping station will be required by condition

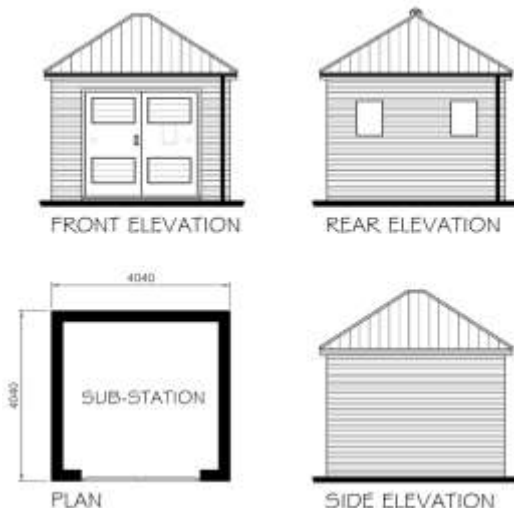


figure 5:  
**sub-station design**

## **The British Horse Society – Received 27.07.202**

Neither object nor support. Concerns regarding:

- Inadequate access
- Increased traffic/highways issues
- Request footway links are adopted as bridleways

### **B: Representations**

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

Views are summarised below:-

#### **Design/Appearance**

- Out of character (5)
- Overall design (3)
- House types not in keeping (1)
- Boundary issues (1)
- Development too high (1)
- Overdevelopment (3)
- Scale (2)
- Landscape impact (2)

#### **Residential Amenity**

- Loss of outlook (5)
- Building work (1)
- Dominating/overbearing (4)
- Health and Safety (2)
- Light pollution (1)
- Loss of light (1)
- Loss of privacy (3)
- Noise (2)
- Overlooking (3)

#### **Community**

- Strain on existing community facilities (6)
- Fear or crime (1)
- Inadequate public transport provision (3)
- Increase in anti-social behaviour (2)
- Loss of open space (2)
- Sustainability (1)
- Insufficient schools and doctors (1)

#### **Biodiversity**

- Affects to local ecology/wildlife (1)

- Increase in pollution (1)
- Trees (1)

### **Overall Application**

- Lacking information (1)
- Conflict with District Plan (1)
- Conflict with Neighbourhood Plan (1)

### **Flooding/Drainage**

- Drainage (1)
- Increase danger in flooding (1)

### **Highways**

- Inadequate access (2)
- Inadequate parking provision (1)
- Increased traffic/highways issues (3)
- Loss of parking (1)

### **Heritage**

- Inappropriate in a Conservation Area (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**

<b>REF:</b> DC/22/03231	Application for Approval of Reserved Matters following Outline Approval 1856/17 Town and Country Planning Order 2015 - Submission of details for Appearance, Layout, Landscaping and Scale for erection of 269No residential dwellings, public open space, and associated infrastructure, including information to discharge conditions 9 & 10 (Surface Water Disposal); 40 (Market Housing Type) and 48 (Noise Survey).	<b>DECISION:</b> the <b>CURRENT</b> application before the <b>COMMITTEE</b>
<b>REF:</b> DC/22/03397	Application for a Non Material Amendment relating to 1856/17 and DC/22/03231 - Minor re-alignment of the road/junction at the eastern access to the site.	<b>DECISION:</b> PCO
<b>REF:</b> DC/22/04088	Discharge of Conditions Application for 1856/17- Condition 45 (Archaeology)	<b>DECISION:</b> GRANTED 08.09.2022



<b>REF:</b> DC/22/03397	Application for a Non-Material Amendment relating to 1856/17 and DC/22/03231 - Minor re-alignment of the road/junction at the eastern access to the site.	<b>DECISION:</b> YET TO BE DETERMINED
<b>REF:</b> DC/22/03093	Application for confirmation of compliance with a Section 106 Planning Obligation - Design Code in Schedule 3, Part 7 of Planning Obligation dated 09.12.21 relating to Outline Planning Permission 1856/17	<b>DECISION:</b> <a href="#">Also on today's agenda</a>
<b>REF:</b> 1856/17	Outline planning application (with all matters reserved except for access and spine road) for phased development for the erection of up to 269 dwellings and affordable housing, together with associated access and spine road including works to Church Lane, doctor's surgery site, amenity space including an extension to the Church grounds, reserved site for Pre-School and Primary School and all other works and infrastructure (amended description).	<b>DECISION:</b> GTD 07.01.2022

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PART THREE: ASSESSMENT follows.....

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## **PART THREE – ASSESSMENT OF APPLICATION**

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### **1.0 The Site and Surroundings**

- 1.1 The site is within the Parish of Barham.
- 1.2 Claydon contains a number of services and facilities including a local convenience shop, primary school, secondary school and community/village hall, and is identified as a Key Service Centre in the Core Strategy.
- 1.3 The site is surrounded by open fields, bounded by Norwich Road to the west and Church Lane to the south of the site. The site is well related to the village and located immediately to the north of the existing settlement boundary.
- 1.4 Opposite the junction with Church Lane and Norwich Road to the west is the Grade II listed Henry VIII Farmhouse. Adjacent to the farmhouse, to the west of Norwich Road, are single storey commercial units accessed off Norwich Road. Beyond to the north and west is agricultural land and the A14.
- 1.5 Within the site is one hedgerow (running east to west to the western side of the site). The site is bounded by hedges on all boundaries, with high hedgerows interspersed with trees along the field boundary of the site to Church Lane. Immediately adjacent to the east boundary of the site is St Mary and St Peter's Church (Grade I listed building), with the churchyard boundary delineated by mature trees and hedgerows. Around 200m to the north east of the site is Barham Quarry, which is allocated to be extended bringing the quarry within 175m of the application site.
- 1.6 To the south of Church Lane is the existing settlement boundary for Claydon and a number of residential dwellings. To the south of Church Lane there is a mix of residential properties, of which mainly the rear gardens back onto the lane. At the north and southern ends, the properties front the lane. There are a broad mix of housing types dating from the later C20 including bungalows, terraced, semi-detached and detached properties. The predominant height of residential buildings in the area are two storeys. There are intermittent trees along either side of Church Lane to the south of the site, some of which are subject to Tree Preservation Orders. All protected trees are separated from the development site by Church Lane Barham however.
- 1.7 To the south of the site, on the corner of Church Lane and Norwich Road is the existing Claydon and Barham GP Surgery. This is a single storey temporary structure set within a hard-surfaced car park, bounded by mature hedgerow and trees.
- 1.8 The site topography is such that the site is sloping with the highest level to the north and east sections of the site where the Church is located, and the lowest to the south west of the site. To the west of the site is Norwich Road, the A14 and the River Gipping. The site is visible to the surrounding area. The site is not in an area of special character designation such as an Area of Outstanding Natural Beauty, but is within the vicinity of a Special

Landscape Area, with land around the River Gipping to the west of the application site being covered by this designation. It also is within the Site of Special Scientific Interest (SSSI) Impact Risk Zone. The site is within the Mineral Consultation Area set by Suffolk County Council's Minerals Core Strategy 2008. The site is also within a Groundwater Source Protection Zone relating to groundwater as the site is located over a Principal Aquifer.

- 1.9. The site is not in, adjoining or near any Conservation Area. The significant listed buildings near this site are St Mary and St Peter's Church referred to above, Shrubland Hall (Grade II\* with historic park), Barham Manor including listed garden wall and gateway (Grade II) and King Henry VIII Farmhouse (Grade II).
- 1.10. Barham Hall is a large, detached property set in substantial grounds. Shrubland Hall is a historic complex containing a number of designated heritage assets set within the Grade I registered park and garden, which is located approximately 800m from the northern site boundary. The top of the built form of Shrubland Hall is visible from the eastern end of the application site.
- 1.11. The Historic Environment Record identifies a number of archaeological finds within the vicinity of the site.
- 1.12. The site is located entirely in Flood Zone 1.
- 1.13. There are public rights of way along the east boundary of the site (Bridleway 17 and 18), and the site is adjacent to National Cycle Route 51 which runs along Norwich Road. Claydon is on a regular bus route with services running Mondays to Saturdays between Ipswich and Stowmarket.

## **2.0 The Proposal**

- 2.1 This is a Reserved Matters submission for 269 dwellings with **Appearance, Layout Scale** and **Structural Landscaping** to be determined, Access and spine road having been agreed at outline stage

## **3.0 The Principle of Development**

- 3.1 The principle of whether-or-not residential development on this site is acceptable has already been established by the grant of outline planning permission for up to 269 dwellings. [as part of a wider hybrid planning permission under reference 1856/17].
- 3.2 The hybrid planning permission 1856/17 is accompanied by a S106 Agreement.
- 3.3 The Reserved Matters are submitted under condition 25 of the hybrid planning permission [the outline planning permission element]

#### **4.0 The Associated S106 Agreement**

- 4.1 The Reserved Matters currently before the Committee have been developed to comply with a Design Code specifically developed for this site. The details of that Design Code appear earlier on the same agenda as this item.
- 4.2 The need for a Design Code, for that Design Code to be agreed by the Council and for the agreed Design Code to inform Reserved Matters details is a requirement of the S106 Agreement that accompanies the hybrid planning permission.
- 4.3 The details are provided within the report for the Design Code submission reference **DC/22/03093** and are not repeated here.

#### **5.0 The officer 'Design Code' assumption underpinning this Report**

- 5.1 This report is written on the basis that Members find the general principles within the Design Code to be fundamentally acceptable.
- 5.2 This is not to take for granted the outcome of the Committee's consideration of the Design Code but is a transparent reflection of the position taken by officers who were also involved in shaping the Design Code with the applicant to meet professional expectations, S106 commitments, the outline planning masterplan blueprint, national design guidance and relevant adopted Council planning policy and guidance and consultation responses - with the applicant.
- 5.3 The amended Reserved Matters details now before the Committee have evolved after direct reference the principles in that Design Code and have been subject to several iteration reflecting local feedback and officer input.
- 5.4 In considering the earlier Design Code report, Members will have also considered the decision options matrix in respect of both reports
- 5.5 As previously described **Access** and **Spine Road** details were both approved as part of the outline planning permission. For information, these are shown on the approved outline drawing below:



figure 6: **Previously agreed access and spine road details**

## **6.0 The Reserved Matters**

### **6.1.0 Layout**

6.1.1 Members are advised that the amended layout closely follows the Amended Design Code layout. If the Amended Design Codes principles have been supported by the Committee then this fact ought to mean the amended reserved matters layout is also now acceptable.



figure 7:  
**The Amended  
Design Code Layout  
[October 2022]**



figure 8:  
**The Amended  
Reserved Matters layout .  
[17 October 2022]**

6.1.3 The layout also has a general conformity with the illustrative masterplan drawing from the outline application which was a requirement of the outline planning permission. Members will have noted from the earlier report in respect of the Amended Design Code that the Amended Design Code incorporates a layout that closely reflects the outline illustrative masterplan layout. This indicates the consistency in approach to layout design that was sought at the time of determining the outline application.



figure 9:  
**The outline  
masterplan layout**



figure 10:  
**The Amended  
Reserved Matters layout .  
[17 October 2022]**

6.1.4 The central design components of the amended reserved matters layout are as follows:

6.1.5 **Frontage Greenspace**

- A strong emphasis on ensuring that upon entering the new development from Norwich Road you are presented with buildings organised as a frieze set back behind a wide, open, landscaped frontage. The objective being to conjure an impression of a new village green. In this case significant parts of that green apron will include shallow drainage basins that at times may contain water. With appropriate innovative and complementary planting these areas may well resemble village ponds. It is expected that such space will enhance biodiversity.



figure 11:  
**Frontage [Norwich Road] building line on the north side of spine road**

- Once into the development the spine road approved at outline planning stage draws you deep into the development and provides the artery from which various character areas spring.

6.1.6 **SuDS**

- Officers of both Mid Suffolk District Council and Suffolk County Council have worked closely with Taylor Wimpey and their consultants to deliver a SuDS system that is an integral part of the overall layout. Central to this is a system of swales that run beside the spine road which will in themselves form part of the strategic landscaping fabric within the development as well as offering opportunities to enhance biodiversity. Taylor Wimpey has been keen to push the boundaries of what can be achieved in terms of SuDS on this site and that approach is welcomed.



figure 12: **Extract from layout highlighting central swale system**

#### 6.1.7 **Green corridors and safe routes to school**

- In a similar commitment to raising the bar in terms of green infrastructure the layout includes a series of pedestrian friendly green corridors within the layout. Part of that system will deliver a safe route to school [the planned new primary school to the north of the site land for which is secured under the S106 associated with the outline planning permission] from within the development.





figure 13: **Proposed safe routes to school**

### 6.1.8 Greenscreens ['living' boundaries]

- In a first for the District [as well as Babergh District] Taylor Wimpey is promoting the use of 'living' green boundary enclosures' [*Greenscreens*] in a number of locations across the development. Officers have encouraged and supported this trial initiative as it potentially offers the prospect of:
  - Enhancing biodiversity
  - Visually 'greening up' the environment and reducing the hard urban feel with greater number of natural elements
  - Potentially helping to tackle pollution and improving air quality
  - Responding to climate change by introducing greater opportunities for natural shade

The aim is to import pre-grown dense 1.8m evergreen hedgerows on a mesh frame and place them on certain public boundaries to provide a continuous instant green boundaries that also offer security, safety and privacy to the occupiers of the properties with gardens that are to be provided with such boundaries. Clearly ongoing maintenance of these features will be important if they are to remain is the best of health and condition and officers have been working with Taylor Wimpey to ensure the new hedges are given the best chance to thrive in the early years of them being provided. To that end a condition will be attached to the Reserved Matters approval that requires a number of actions that include:

- An initial requirement for watering by the management company from common areas to ensure a uniform an adequate approach to maintenance and tending
- A covenant between purchasers and purchasers requiring the green boundaries to be retained and maintained
- A requirement that where any green boundary fails it must be replaced with a similar system or replaced by a 1.8m high brick wall. [this being the Council's normal preference for public facing boundary enclosures. [or those enclosing common areas]

Members will of course be concerned that this type of boundary needs to provide a satisfactory levels of security. Officers have considered the importance of ensuring that young children and pets such as dogs will not be able to out of the garden by squeezing through the barrier. [or others getting in by the same method]. It appears the mesh frame on which the hedgerow is grown provides that impenetrable barrier. The hedgerow is of course also evergreen which will help to protect privacy.

This is however a first and so it is suggested that as well as the condition described

above a further condition be added requiring the exact specification of the green boundary and its supporting frame to be agreed by the Council prior to it being ordered and installed.

It will appropriate to monitor the performance of such boundaries over time and it is also suggested that a condition be added requiring Taylor Wimpey to undertake such an analysis every year for the first five years after installation and for those annual report findings to be provided to the Council

It will be interesting to see how these green boundaries deal with climate change, with for example increasingly likely drought conditions, normal abuse from domestic activity in the gardens, reaction to dog urine, reaction to salt spray if gritting is used nearby, natural pests and consumer reaction.

It is also hoped that such green screens may be able to pull pollutants from the Atmosphere.



figure 14: **An example selected by officers of an ivy living greenscreen**

[<https://www.eastofedenplants.co.uk/green-screening-options/instant-living-screens>]

## Housing Mix

There is a broad range acceptable range of unit sizes across the site. The plan below shows the distribution of all the unit sizes.

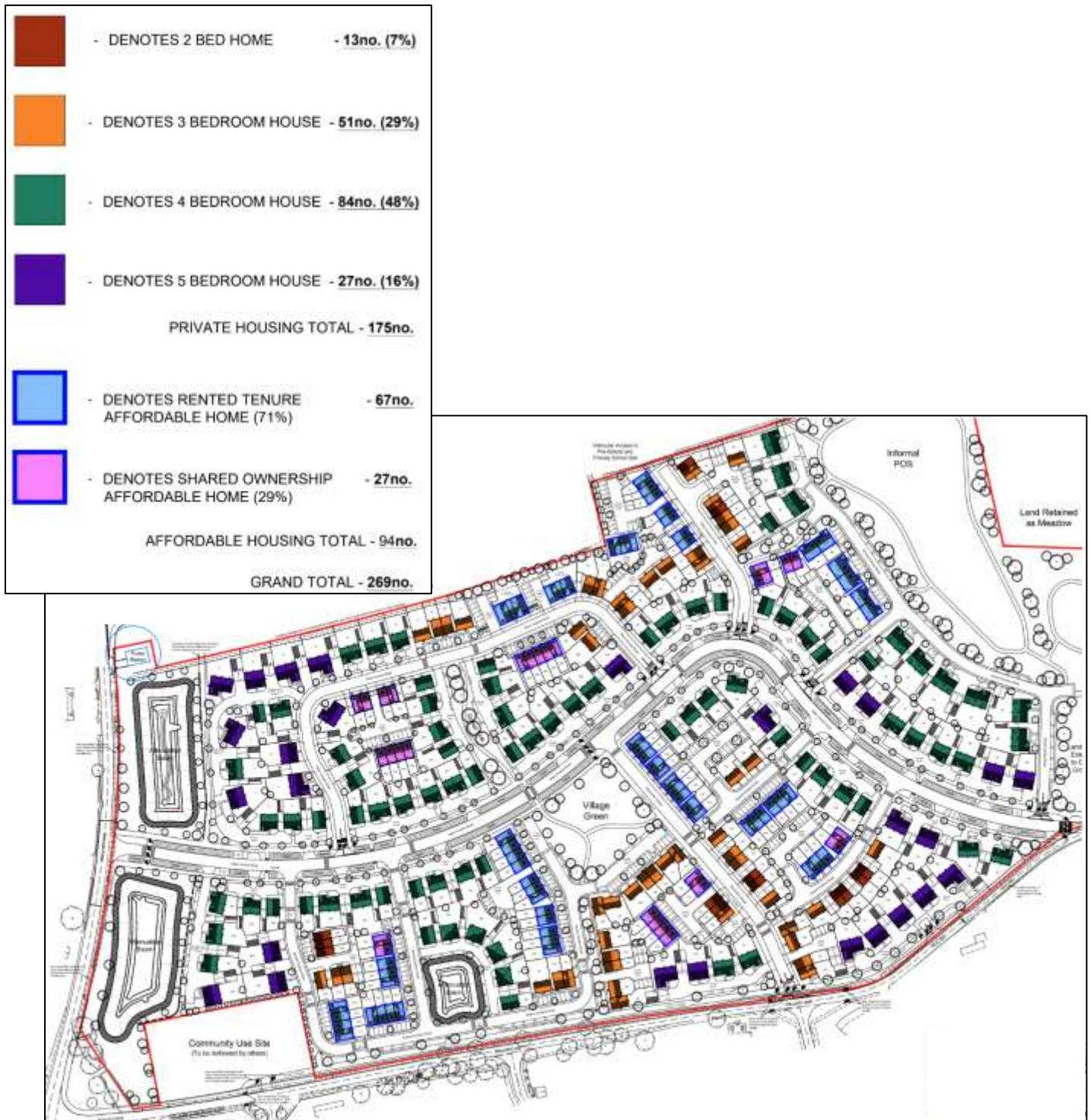


figure 15: **Proposed mix**

## 6.1.9 Parking

Working closely with officers from Suffolk County Highways, Taylor Wimpey has efficiently minimised the number of private accesses on the central spine road. This has been achieved by creating a series of shared private service driveways that run parallel to the spine road each served by a single access point. This significantly reduces the number of points at which there could be vehicular conflict arising from the slowing, turning and manoeuvring of vehicles on and off the spine road.

Indeed, the layout allows for the cars of residents to enter and leave in forward gear. Much the preferred and safer manoeuvre.

Visually these driveways sit beyond: [i] the swales that run either side of the spine road, [ii] the footway [south side] and footway/cycleway [northside] and an avenue of trees within a verge. They are therefore well integrated onto the street scene.

The private service driveways also provide the added benefit of affording dwelling served by them added informal parking spaces which negates any inconvenience associated with triplex parking. [figure 16: illustrates this].





figure 17: **Parking arrangements**

**The parking requirement generated by this development is as follows:**

8 x 1bed x 1 spd<sup>3</sup> = 8  
73 x 2 bed x 2 spd = 146  
77 x 3 bed x 2 spd = 154  
111 x 4 bed+ x 3 spd = 333  
SUB TOTAL = **641 spaces**  
Visitor pkg 269 x 0.25 = **67 spaces**  
TOTAL 641 + 67 = **708 spaces**

**The layout provides**

**659** garages / dedicated parking spaces and  
**65** visitor spaces  
This totals **724 spaces**

**This means that the parking arrangements within this development exceeds the Council's minimum parking standards [2.6%]**

Connectivity:

Members will be pleased to have noted that connectivity is a key design theme in the associated Design Code and the principle of excellent connectivity has been translated into the amended Reserved Matters layout.

A network of new 3m wide footway/cycleways cross the site in both north-south and west-east directions to meet in a central node that is created around the proposed new central village green. Included in the design are safe places to cross the spine road and that network will connect to the new primary school site from within the new development.

Allied to these are proposed pedestrian friendly green corridors radiating out from the central village green.

This ease of access within the new development also extends to providing connectivity to destinations beyond the site with a new 3m wide footway cycleway running around the perimeter of the site [i] onto and along the Norwich Road frontage and [ii] parallel with its Church Road frontage, [iii] to the church, [iv] the new school site, [v] the community centre site and [vi] the new areas of open space beyond the eastern edge of the residential site.

The extent of new 3m wide footway/cycleway and its ability to link destinations is welcomed and will play a part in encouraging cycling on safer networks.

Figures 18 and 19 that follow highlight the carefully considered connectivity benefits that will be delivered within the layout if it is approved

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<sup>3</sup> Spd – spaces per dwelling

- MAJOR ACCESS ROAD
- MINOR ACCESS ROAD
- SHARED SURFACE ROAD
- PRIVATE DRIVEWAY / PARKING AREA
- PUBLIC FOOTPATH ROUTE
- PUBLIC CYCLEPATH ROUTE
- CHURCH CAR PARK ACCESS



figure 18: **Access**

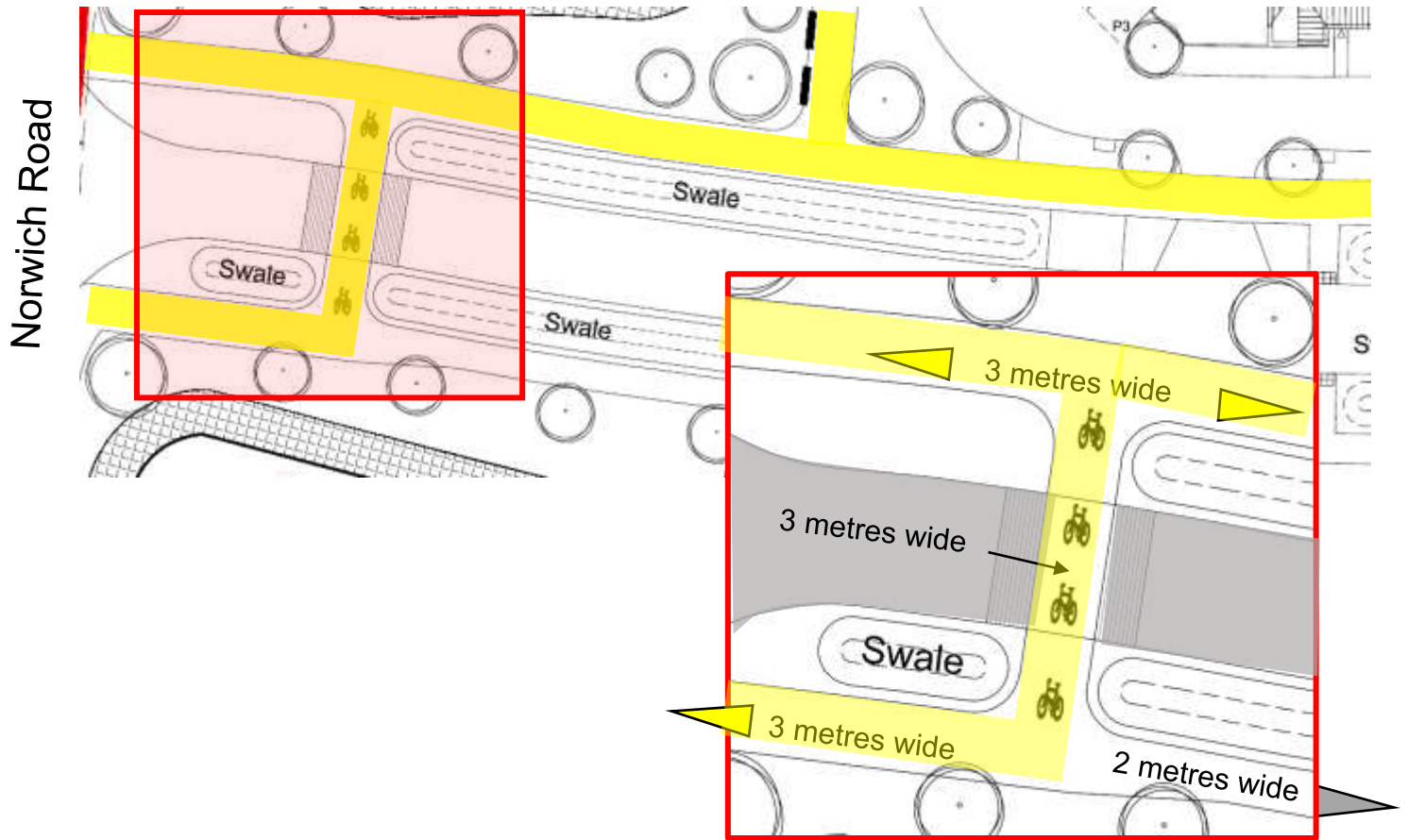


figure 19: **Spine road crossing point detail**

### 6.1.10 Open Space

The development will be dominated by a large area of landscaped open space at the eastern edge of the site which will provide an invaluable and naturally sympathetic transition in character from urban to rural. The majority of open space to serve this development and the wider community was secured within the outline planning permission under the associated S106 Agreement and the illustrative masterplan and uses plan.

Play areas detail all full planting specifications will be agreed under conditions.



## Open space



figure 20: **Location of open spaces**

### 6.1.11 Affordable Housing distribution

It can be reported that as a result of Taylor Wimpey having made adjustments, the distribution of affordable housing across the site now delivers the extent of *'peppercotting'*<sup>4</sup> expected by Members.

Not only are the 94 affordable units spread across the entire sites in clusters not exceeding 15 dwellings but they are in locations that deliver excellent connectivity and access to amenity.

For example, a cluster of affordable units hug two sides of the proposed central village green which affords access to not only the adjacent greenspace but also to the footway/cycleway hub. Others enjoy easy access to the large area of open space and play facilities and pedestrian friendly footways at the eastern edge of the site.

Taylor Wimpey is to be applauded for such careful consideration in terms of the positioning of affordable dwellings.

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<sup>4</sup> Distributed across the site in small groups. MSDC seeks to limit such groups to no more than 15 dwellings



figures 21: **The Village green and transition area**

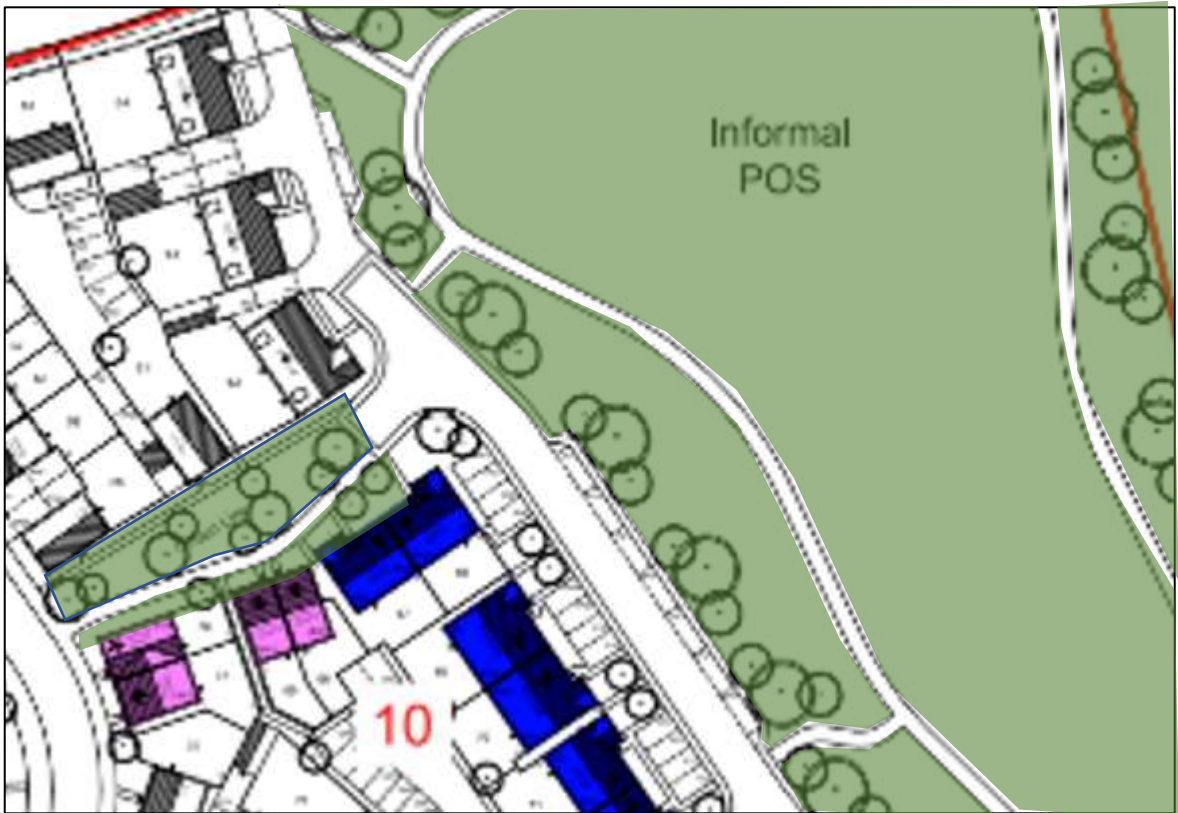




figure 22: Location of affordable units

### 6.1.12 Mix of affordable units

The proposed mix is acceptable and is agreed with the Council's Strategic Housing Team.

#### **AFFORDABLE HOUSING - Rented**

<b><u>HOUSE TYPE:</u></b>	<b><u>DESCRIPTION:</u></b>	<b><u>No:</u></b>
A538	1 BED 2 PERSON APARTMENT	8
A753	2 BED 4 PERSON APARTMENT	4
B727	2 BED 3 PERSON BUNGALOW	4
B756	2 BED 4 PERSON BUNGALOW	2
EMAP22	2 BED 4 PERSON HOUSE	33
EMAP32	3 BED 5 PERSON HOUSE	16
	<b><u>TOTAL</u></b>	<b><u>67</u></b>

#### **AFFORDABLE HOUSING Shared Ownership**

<b><u>HOUSE TYPE:</u></b>	<b><u>DESCRIPTION:</u></b>	<b><u>No:</u></b>
EMAP22	2 BED 4 PERSON HOUSE	17
EMAP32	3 BED 5 PERSON HOUSE	10
	<b><u>TOTAL</u></b>	<b><u>27</u></b>

figure 23: Table showing proposed affordable housing mix

## 7.0 Scale

### 7.1 Storey heights

- 7.2 Scale expressed as the nature and pattern of storey heights across the site is acceptable.
- 7.3 In a welcome break from their normal practice Taylor Wimpey in a positive response to the Committee's desire to see bungalows within new developments has included 15 bungalows.
- 7.4 Overall the development comprises predominantly 2 storey dwellings which is entirely consistent with the scale of development hereabouts. There are no 3 storey or two storey + attic accommodation units within the layout.
- 7.5 The maximum two-storey height complies with the restriction added to the outline planning permission by condition.

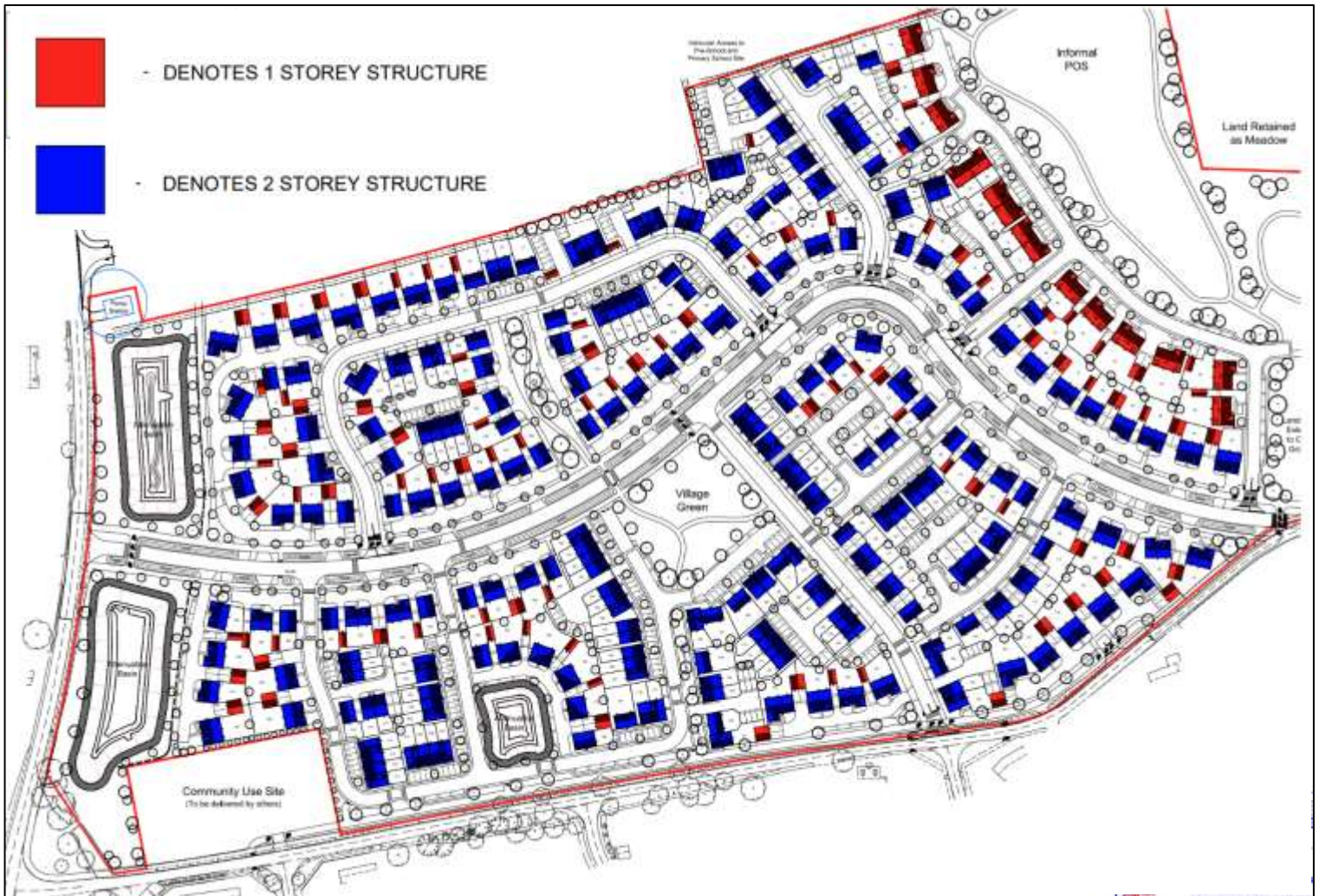


figure 24: **Proposed storey heights**

## 7.56 Density

The net density of this development is 25 dwellings per hectare [net site: 269 dwellings ÷ 10.73ha = **25.06 dph**<sup>5</sup>

This is an acceptable density at the lower end of most modern estate developments.

The gross density with all the open space and basins included is 269 ÷ 15.76 = **17 dph**

A net density of 25.06 is indicative of a spacious layout that puts quality of place ahead of 'town cramming' to achieve quantity over quality. It also indicates that the outline layout was carefully developed to achieve a high quality layout with generous open space and good sized plots and high amenity levels. No wonder the associated S106 Agreement to the outline planning permission required the Design Code. Clearly the aim of the Council was to ensure that the promising illustrative layout was reinforced with strong design guidance in order to realise the promise of the layout in terms of creating a high-quality place and potentially something of an exemplar. Taylor Wimpey has run with that objective and the approach displayed has been refreshing

Whilst this may be an unusual comment in a Committee report, and despite the recommendation and ultimate decision of the Committee, it is considered important that officers provide the Committee with feedback where an applicant goes that extra mile - if for no other reason than to give Members hope that some developers are listening and trying to respond positively. That of course does not guarantee an approval as Members will wish to take account of all material planning considerations when considering the merits of this and any other proposal.

### **Overall number of dwellings**

The applicant has demonstrated that it is possible to accommodate 269 dwellings on this site in a way that delivers a high-quality environment.

Consequently, the fact that the number of dwellings is at the maximum permitted under the outline planning permission [namely, up to 269] is not an issue.

### **Compliance with standards**

As has been demonstrated earlier in this report the development is provided with levels of parking provision that exceed the Council's minimum requirement as defined in Adopted Suffolk Guidance for Parking [third edition: May 2019] document.

Garden sizes are satisfactory.

Back-to-back distances meet the Council's accepted practice minimum.

This is not unsurprising at a net density of 25dph and is indicative of a well-considered high-quality layout

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<sup>5</sup> dph - dwellings per hectare

## 8.0 Appearance

House types have been carefully considered and the design of the range of types is acceptable. Although house types are traditional in form Taylor Wimpey wishes to give them a modern feel by paring back some detail such as arches and the use of modern coloured window frames. It is considered acceptable to take this approach as materials being used are of a good quality and the layout is high quality. A fresher more modern approach will be interesting to see and compare with the more traditional forms of detailing.



figure 25: **Examples of proposed elevations**



figure 25: **Examples of proposed elevations**



figure 26: **An examples of the proposed approach by Taylor Wimpey to elevational detailing.**

## 9.0 Materials

The Amended Design Guide [October 2022] for this site at section 02 on page 10 rightly draws attention to the traditional Suffolk palette of materials and the influence these have had on the character of Suffolk and Barham. At the time of writing this report the Design Code is being further amended to provide a commitment to using more materials from the traditional palette across the site

As recently as 24 October further successful negotiation has been completed on a further amended materials package to better reflect the Suffolk vernacular. Officer can report that the total package is now acceptable. Details will be provided at the meeting.



figure 27: **Areas where the use of traditional materials is appropriate.**

Taylor Wimpey has agreed to give particular attention to the areas above identified by officers as being prominent locations deserving of traditional materials. Taylor Wimpey has agreed to expand the use of such materials in these areas. This is most welcomed and reflects a further commitment to a collaborative approach which will raise the overall design quality of this development

## 10.0 Boundary enclosure

Boundary means of enclosure are acceptable with the introduction of greenscreens to replace the usual brick walls to boundaries with a public face. Members will have noted from the earlier section of this report in which the greenscreens are discussed in detail that it is intended to condition any replacement of the greenscreens in the event that they fail with 1.8m high brick walls.



## 11.0 Heritage

11.1 Whilst the comment of the Heritage officer is noted and acknowledged, the 'less than substantial harm' identified in respect of the Reserved Matters details is as expected when the outline planning permission was granted. In this particular case applying the test within paragraph 202 of the NPPF, with great weight and considerable importance attached to that harm identified (consistent with statutory duty and the various NPPF policy paragraphs) the public benefits that arise from this development outweigh the identified 'less than substantial' harm. Those benefits include:

- Delivery of 94 affordable dwellings to help address the need for such accommodation across the District and to provide homes for those in housing need as identified on the housing register
- Facilitation of a new primary school site
- Facilitation of a community use site
- Large new area of open space
- Facilitation of Church extension site
- Biodiversity enhancements
- Sustainable development to meet the Districts overall need for housing
- Short-term construction jobs
- New footway/cycleway network

## 12.0 Structural Landscaping

12.1 The Reserved Matters submission is supported with a landscape masterplan as shown below:

12.2 The masterplan provides an acceptable framework upon which later full details can be covered via condition *[conditions 27 and 28 of the outline planning permission]*

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figures 28 & 29 Strategic Landscaping follow.....





figure 29: **Proposed strategic landscape masterplan Exploded view of eastern edge of the site**

## 13.0 Impact On Residential Amenity

- 13.1 The proposed development on this rectangular site is adjacent to existing homes on two of its edges - Its shorter western edge [Norwich Road] and longer southern edge [Church Lane].
- 13.2 In terms of the Norwich Road frontage no direct material infringement to residential amenity will arise because the new development is set back so far from the road frontage and new buildings will not exceed two storeys.
- 13.3 In truth the development could have been much closer to the road frontage and still been acceptable because it is normal for houses to look towards each other across a road. That is the traditional arrangement and is generally accepted as the 'way things are'. In such circumstances the private space tends to be [but not always] at the rear.
- 13.4 On much of the site's southern boundary development is set back from the immediate frontage to provide added distance between proposed and existing dwellings. Within that buffer will be landscaping, a footway/cycleway



figure 30 **Proposed building line to part of Church Lane frontage**

## 14.0 Sustainability

- 14.1 Taylor Wimpey has confirmed in its supporting Energy Statement that it will be providing 100% air source heat pumps from day 1 which will exceed current Building Reg requirements and will push the boundaries beyond even the commitments in the Design Code. This is a very welcomed commitment and indicates that Taylor Wimpey sees this site as something as an exemplar for its own developments.
- 14.2 Taylor Wimpey has also been asked to consider offering a roof mounted pv option to purchasers at additional cost at the time of committing to purchase if the particular plot in

question has yet to be commenced. This is an initiative that some other national housebuilders have offered at the Council's request elsewhere in the District. A verbal update on the company's reaction will be provided at the meeting.

- 14.3 Taylor Wimpey is offering a range of other sustainable benefits which have been included within the Design Code. Members may wish to ask the representative from Taylor Wimpey to describe these after addressing the Committee 'on the day' in the 3-minute 'have your say' slot.
- 14.4 Members will have noted that the Council's sustainability officer has raised no objection.

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## 15.0 DISCHARGE of CONDITIONS

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### Condition 9

#### Surface Water Disposal

*"Concurrent with the first reserved matters application a site wide surface water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be in accordance with the approved FRA and include:*

- a. Dimensioned plans and drawings of the surface water drainage scheme;*
- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;*
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to  $Q_{bar}$  or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;*
- d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;*
- e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;*
- f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system.*

*The surface water drainage scheme shall include a timetable for its implementation or phased implementation and shall demonstrate that the surface water drainage necessary*

*in adjacent phases to develop any phase will be either in place or shall be developed concurrently so as not to delay the development in any phase from being built out and brought into use.*

*The scheme shall be fully implemented as approved.*

*Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.*

**Officer comment**

In a letter dated 29 September 2022 SCC Floods and water recommends approving the details submitted pursuant to condition 9.

Consequently, Members are recommended to discharge those details pursuant to condition 9 of the outline planning permission

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**Condition 10**

Surface Water Disposal

*“Concurrent with the first reserved matters application for any phase agreed under condition 9 above, details of the implementation, maintenance and management of the surface water drainage scheme for that phase shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.*

*Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.”*

**Officer comment**

In a response dated 14 September 2022 SCC Floods and Water recommends approving the details submitted pursuant to condition 10.

Consequently, Members are recommended to discharge those details pursuant to condition 10 of the outline planning permission

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**Condition 40**

Market Housing Types and Sizes

*“Concurrent with the submission of reserved matters for a phase, the market housing mix for a phase shall be submitted to and agreed in writing with the local planning authority. This shall include a schedule of the mix of house types and sizes to be provided within the reserved matters, which shall be broadly in accordance with the indicative housing mix*

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*submitted at outline stage with predominantly two and three bedroom dwellings, unless housing need evidence indicates otherwise. The approved details shall be adhered to in the reserved matters applications submitted for that phase.*

*Reason: To ensure new housing development provides a mix of house types, sizes and affordability to cater for different accommodation needs, in accordance with policy CS9 of the Mid Suffolk Core Strategy (2008). “*

**Officer comment:**

**The Council’s Strategic Housing Team has raised no objection to the proposed open market mix**

**It is therefore recommended that details of the open market mix as shown on the latest drawings submitted with the Reserved Matters details be APPROVED pursuant to condition 40 of the outline planning permission**

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**Condition 48**

*Residential Amenity*

*“Before submission of the first reserved matters application for any residential phase, a noise survey shall be carried out to assess the impact of noise from the A14 dual carriageway, with reference to British Standard 8233 for internal noise levels and World Health Organisation Standards for external noise levels during the day and night time periods, identify the need for any noise mitigation measures by way of site layout and design, noise barriers and façade treatments for any dwelling, and be submitted to and agreed in writing with the Local Planning Authority for that phase. The agreed scheme shall be implemented prior to occupation of any dwelling and retained as such in perpetuity for that phase.*

*Reason: To avoid any significant adverse impacts from road transport noise on the future occupiers and habitation of the proposed dwellings. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results”*

**Officer comment**

**This condition can be PART-DISCHARGED in that the noise survey has been undertaken and submitted. Having been considered by the Environmental Health Service and found in theory to be acceptable a further condition is required in respect of the noise survey requiring testing of specific completed units to ensure that the predicted noise attenuation from proposed mitigation actually delivers the intended levels of noise suppression.**

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## PART FOUR – CONCLUSION

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### 13. Planning Balance and Conclusion

- 13.1 The proposed development conforms with the associated Design Code
- 13.2 The proposed development conforms with the outline masterplan layout which was an approved drawing
- 13.3 The details, as amended, demonstrate that 269 dwellings can be accommodated comfortably on the site without giving rise to material amenity or space standard infringements
- 13.4 The character of the development is considered appropriate and the relatively low Density used allows for a looser pattern of development that is suitable on the edge of an urban area where there is an interface that requires sensitive treatment to allow for a harmonious transition between built and natural form.
- 13.5 The layout is well-considered, the site well-connected and easy access is provided- including excellent pedestrian and cycle facilities
- 13.6 House designs are of a good quality.
- 13.7 A good level of amenity is achieved, and the residential amenity enjoyed by nearby properties is suitably safeguarded.
- 13.8 The design has been developed in line with design principles within the National Design Guide
- 13.9 The submission conforms to relevant Council policy and guidance
- 13.10 The amended detail have the support of Barham Parish Council. Who have had an influence on the details
- 13.11 It is acknowledged there is 'less than substantial harm' to the setting of the nearby listed Church it is considered that the public benefits that arise from this development [as detailed earlier] outweigh that harm.
- 13.12 The Reserved Matters Details and details submitted pursuant to conditions 9, 10, 40 and 48 are considered acceptable and should be approved where they comply with the policies of the development plan as a whole and no other material considerations indicate that those applications should not be approved.**



## **RECOMMENDATION**

**[1]**

**APPROVE** amended Reserved Matters Details for **APPEARANCE, LAYOUT, SCALE** and **STRATEGIC LANDSCAPING** subject to conditions to include:

- **Link to outline permission**
- **Approved drawings**
- **Requirement for a Parish Council Liaison Statement**
- **Further details of pumping station appearance**
- **Failing greenscreens to be replaced with 1.8m high brick walls only if greenscreen is not to be replaced**
- **Use of 100% air source heat pumps**
- **Requirement to offer a pv chargeable optional extra during build**
- **Ecology conditions**
- **Noise Testing of specified units to demonstrate theoretical levels of attenuation have been achieved**
- **Such conditions as the Chief Planning Officer considers reasonable and appropriate**

### **Informative**

**The RM approval in terms of landscaping is for Structural Landscaping only in the form of a landscape masterplan. Condition 27 and 28 of the outline planning permission require the submission of full landscaping details**

**Such details shall also provide full details of play equipment and social 'meeting' space infrastructure**

**[2]**

**DISCHARGE DETAILS** submitted pursuant to conditions 9, 10 and 40 of the outline planning permission reference 1856/17

continued.....

**[3]**

**PART DISCHARGE DETAILS submitted pursuant to condition 48 of the outline planning permission reference 1856/17 subject to the proviso:**

- **that the developer undertakes noise reading tests on pre-agreed units prior to occupation of those units; and,**
- **that the results are submitted to the LPA for its approval**
- **if the test reading results demonstrate the actual readings reflect the predicted noise attenuation levels thereby indicated the effectiveness of the mitigation measures to reduce noise to predicted levels then occupation of the specified units can occur. The lpa will liaise with the Council Environmental Health Noise Team when determining the voracity of the test results**
- **if test results are not satisfactory further mitigation will be required the details of which must first be further agreed with the Council and then installed as further approved prior to occupation of the relevant units.**