

Committee Report

Item No: 6A

Reference: DC/22/02336

Case Officer: Samantha Summers

Ward: Sudbury Northwest.

Ward Member/s: Cllr Jan Osborne. Cllr Trevor Cresswell.

RECOMMENDATION – GRANT RESERVED MATTERS WITH CONDITIONS

Description of Development

Application for approval of Reserved Matters for Phase II (matters relating to appearance, scale, layout and landscaping) - Erection of 242no. dwellings, residential amenities, open space, parking and associated development details pursuant to Outline Planning Permission B/15/01718 dated 29.03.2018

Location

Chilton Woods Mixed Development to North Of, Woodhall Business Park, Sudbury, Suffolk

Expiry Date: 04/08/2022

Application Type: RES - Reserved Matters

Development Type: Major Large Scale - All Other

Applicant: Taylor Wimpey East London (Limited)

Agent: Savills

Parish: Sudbury

Site Area: 9.3Ha

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

Has a Committee Call In request been received from a Council Member: No

Has the application been subject to Pre-Application Advice: Yes

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

This is a major development.

PART TWO – POLICIES AND CONSULTATION SUMMARY

CLASSIFICATION: Official

Summary of Policies

CN01 - Design Standards
CN04 - Design & Crime Prevention
CN06 - Listed Buildings - Alteration/Ext/COU
CN08 - Development in/near conservation areas
CN14 - Historic Parks and Gardens - National
CN15 - Historic Parks and Gardens - Local
HS31 - Public Open Space (1.5 ha and above)
CR07 - Landscaping Schemes
CR08 - Hedgerows
TP04 - New Cycle Links
TP15 - Parking Standards - New Development
CP01 - Chilton Mixed Use Development Package
CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
CS02 - Settlement Pattern Policy
CS03 - Strategy for Growth and Development
CS04 - Chilton Woods Strategic Land Allocation and Strategy for Sudbury / Great Cornard
CS12 - Design and Construction Standards
CS13 - Renewable / Low Carbon Energy
CS14 - Green Infrastructure
CS15 - Implementing Sustainable Development
CS16 - Town, Village and Local Centres
CS18 - Mix and Types of Dwellings
CS19 - Affordable Homes
CS21 - Infrastructure Provision
NPPF - National Planning Policy Framework

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

Chilton Parish Council – no comments received to consultation on the 16th May 2022 or 4th August 2022.

Sudbury Town Council

APPROVE - However members again expressed their disappointment over the lack of PV Solar Panels on the properties within this new development.

Acton Parish Council – 31/05/2022

Acton Parish Council strongly recommends refusal of this application at this time for the following reason. Application number DC/21/02764, which related to discharge of condition pertaining to materials, is still

awaiting decision. Acton Parish Council (and other consultees) recommended rejection of this application on the basis that the contractors proposed materials were in absolute contravention to those illustrated in the Design Code for the development. Dark red brick buildings and cobalt blue surfaces for roads and tracks on the estate would be entirely inappropriate and bear no resemblance to the materials in the Design Code, which has been approved by Babergh District Council.

Action Parish Council – 24/08/2022

Acton Parish Council requests that if the application to build residential phase two of the Chilton Woods development is granted then it should be subject to the following conditions.

1. The design code specifies the colour palate for the proposed buildings: either pale bricks or render painted over in pinks, creams and appropriate light colours. The developer has received approval from Babergh District Council to use red bricks, some of which are very dark. This is not in accordance with the Design Code and the developer is unable to explain to the Chilton Woods working group why it has changed this application. We would regard streets of red brick as being inappropriate and clearly not in accordance with the Design Code. We would suggest that the developer is instructed, to the extent that it is permitted to use dark red bricks, that most of the houses should be rendered over the bricks and painted in colours that accord with the Design Code. Where possible, bricks that are in accordance with the Design Code should be used unless the property is to be rendered and painted.
2. It seems that the developer intends to place two children's play areas so that they straddle a Public Right of Way, with gates at either end of the play areas. We suggest that it is inappropriate that a PROW should run through a children's play area and that putting gates across a PROW is also inappropriate. We therefore suggest that children's play areas should be situated elsewhere.
3. We note that the proposed landscaping is not in accordance with the Design Code and that different planting is proposed. We suggest that the developer should be required to plant in accordance with the Design Code.
4. Building of residential phase one has resulted in production of significant dust which is damaging to air quality. There have been complaints about this from neighbouring properties. This will clearly become more of an issue once there are residents on the development as it is built out around them, and we would request that Babergh District Council ensures that the developer complies with its obligations in this respect.

Long Melford Parish Council

The Parish Council notes the application and has no comment to make.

Great Waldingfield Parish Council – 15/06/2022

At its Meeting on the 13 June 2022, the Council recommended refusal as the proposed materials (red bricks etc) are not in accordance with the design code. The Council however supports the Community Heat Hub for both phases of this development. The Council noted that this application relates to the specifics of the proposed buildings in one of the phases of the development. It also noted that the application relating to the CEMP (Construction Environmental Management Plan) (DC/21/02764) is still awaiting a decision by the LPA. The Parish Council has previously rejected the proposed materials as being inconsistent with the design code, but this application clearly involves the use of these materials (red bricks, etc). Until the materials (particularly the limited use of red bricks) have been agreed in accordance with the Chilton Woods Design Code, the Council cannot support this application.

Great Waldingfield Parish Council – 24/08/2022

Great Waldingfield Parish Council would like Babergh to attach these conditions to granting permission for Phase Two of Chilton Woods. If these conditions are not attached, then the Parish Council recommends that the application be refused.

1. That Taylor Wimpey will honour the Design Code and the wishes of the Steering Group in the use of pale brick and painted render on the face of the new homes. Dark red brick is inappropriate to Suffolk and has, unfortunately, been used for buildings in Phase One.
2. That the two children's play areas will not be located across existing PROW. They should be located away from, or adjacent to, PROW as the main users of footpaths are usually dog walkers. Dogs are not welcome in play areas.
3. That all landscaping, including tree planting, should be exactly as agreed in the Design Code.
4. That every measure should be taken to avoid dust blowing into neighbouring residential areas, including Great Waldingfield.

National Consultee

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application. We suggest that you seek the views of your specialist conservation and archaeological advisers.

Anglian Water

Foul Water

Anglian Water have assessed the foul water strategy, a gravity connection into Hawkins Road is acceptable. We would wish to be re consulted if this strategy changes.

Surface Water

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

Natural England

Natural England has no comments to make on this reserved matters application.

Highways England

No objection.

NHS Suffolk and North East Essex CCGs

Due to the S106 for the development being previously agreed and discussions having taken place with BMSDC Infrastructure Team it was decided that the CCG would not be required to comment on this application.

Ministry of Defence

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a consultee in UK planning and energy consenting systems to ensure that development does not compromise or degrade the operation of defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites or training resources such as the Military Low Flying System. The applicant is seeking approval of Reserve Matters for Phase II (matters relating to appearance, scale, layout and landscaping).

After reviewing the application documents, I can confirm the MOD has no safeguarding objections to this

proposal.

County Council Responses

SCC – Flood and Water Team

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/22/02236.

The following submitted documents have been reviewed and we recommend approval at this time.

- Proposed Site Layout Plan Ref 1369-3-1300 Rev D
- Phase 2 Landscaping Masterplan Ref csa/4716/141
- Drained Areas Plan Ref p21-833 sk22 p1
- Surface Water Drainage Layout Ref p21-833 sk20 p1
- Suds Cross Sections p21-833 sk19 p1

SCC – Public Rights of Way and Access

The proposed site does contain a public right of way (PROW): Sudbury Public Footpath 9. The Definitive Map for Sudbury can be seen at: <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Sudbury.pdf> but a more detailed plot of public rights of way can be requested by the Applicant to accurately plot PROW on relevant plans. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal subject to the following:

1. FP9 must be protected and remain open and safe for public use at all times, other than where a temporary closure has been applied for and authorised.
2. It isn't clear from the Applicant's plans how FP9 interacts with the rest of the site layout. If they haven't done so already, the Applicant should contact the Definitive Map Team to obtain the digital data so that the legally recorded route can be clearly plotted on their plans.
3. The attenuation basin at the southern end of FP9 must not be sited too close to the edge of the footpath as this will create a hazard for the public.
4. It currently appears that the Applicant may be proposing to site a playground over FP9. This isn't a problem per se; however the route cannot be obstructed in any way, including by play equipment or gates.

Furthermore, the following must also be taken into account:

1. PROW MUST remain open, unobstructed, and safe for the public to use at all times, including throughout any construction period. If it is necessary to temporarily close or divert a PROW, the appropriate process must be followed (please see points 4 and 5 below).
2. PROW are divided into the following classifications:
 - Public Footpath – only for use on foot or with a mobility vehicle
 - Public Bridleway – use as per a public footpath, and on horseback or by bicycle
 - Restricted Byway – use as per a bridleway, and by a 'non-motorised vehicle', e.g. a horse and carriage
 - Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk .

3. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
4. The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW. It DOES NOT give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:
 - To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roadsand-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071.
PLEASE NOTE, that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
 - To apply for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-waycontacts/> or telephone 0345 606 6071.
5. To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible - <https://www.suffolk.gov.uk/roads-andtransport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> PLEASE NOTE, that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
6. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
7. . Any hedges adjacent to PROW must be planted a minimum of 2.0 metres from the edge of the path in order to allow for annual growth. The landowner is responsible for the maintenance of the hedge and hedges must not obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metre from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.
8. . There may be a further requirement to enhance the PROW network relating to this development. If this is the case, a separate response will contain any further information. In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/ .

SCC Highways – 01/06/2022

Holding objection until the following comments have been addressed:

Adoptable Road Layout:

Narrow or missing footway is evident on Road 6 (south of Road 11), and on part of Roads 2, 3, 7, 10 and 11 (none of which appear to be shared surface roads). We require footways in these locations on adoptable non-shared surface roads.

Laybys opposite the junction on the raised table on Road 6 – this is not a suitable location for the laybys as it will impede pedestrians crossing the road in this location and may result in conflicts/confusion among motorists using the junction and laybys. Please relocate these laybys.

0.5 metre wide adoptable service margins are noted in several locations - these are only suitable in locations where no street lighting is proposed. Further information is required.

Trees - it is noted that a number of trees are proposed less than 5 metres from adoptable roads and footways. Details of root protection should be provided and any trees that may present a safety or maintenance liability will not be permitted next to the highway.

Parking:

A number of the 4 and 5 bedroom dwellings feature 'triple tandem' parking arrangements that are not acceptable to the Highway Authority onto or next to adoptable roads.

Cycle Routes:

The proposed cycle route within this phase features bend/ junction radii that is too tight for cyclists to use and does not line up with the crossing point at the northern end of the route (subsequently requiring a very tight manoeuvre to access the crossing point). Whilst it is accepted that the master-planning for this development was agreed prior to the introduction of LTN1/20, the layout should accord with this guidance wherever possible with regard to layout and crossings.

SCC Highways – 17/08/2022

Whilst the majority of the issues previously raised by the Highway Authority have been addressed by the revised plans, there are still several areas where footways are insufficiently wide or missing, and a number of triple tandem parking arrangements onto adoptable roads.

Where a full height kerb is proposed, it requires a suitably wide footway. A service margin behind a full height kerb is not acceptable as it would be used as a footway due to road not being a shared surface. This is evident below and on roads 10 and 11.

We would not object to roads 10 and 11 being shared surface with footways on one side (which is distinctly different to a standard road with inadequate width footway sections).

Triple tandem parking onto adoptable roads is not acceptable. The spaces to mitigate this are noted but in most cases, these are not next to the dwellings and there remains a high risk that occupiers would simply park on the road in front of the properties. Whilst this may not cause a safety issue in most cases, close to junctions, turning heads and footway/ footpath routes, it would result in a safety issue. Holding objection remains until the above comments have been addressed.

SCC Fire and Rescue

I can confirm that I won't be making comment at this stage as we have the condition for fire hydrants as condition 2 under DC/15/01718 and DC/20/05183.

Internal Consultee Responses

BMSDC Arboricultural Officer

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report, an 'approved document' condition can be used for this purpose. Although a small number of trees are proposed for removal they are of limited value and their loss will have negligible impact within the wider landscape.

BMSDC Environmental Protection – Air Quality

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to Local Air Quality Management.

BMSDC Environmental Protection – Land Contamination

Many thanks for your request for comments in relation to the above application. I can confirm that I have no comments to make with respect to land contamination.

BMSDC Environmental Protection – Other Matters

Thank you for your consultation on the above application. The Environmental Protection Team have no objections to the proposed development. I note that construction matters are already covered by condition 30 of the overarching permission B/15/01718, as is lighting through condition 40. I have had regard to the details for the Local Areas Equipped for Play and note that they comply with the requirement of being 20m from the nearest property curtilage.

BMSDC Environmental Protection - Sustainability

Many thanks for your request to comment on the Sustainability/Climate Change mitigation related aspect of this Application. I have viewed the applicant's documents, namely the Design and Access Statement parts 1-6, Planning statement, Energy Statement and note the contents therein. I am satisfied with the proposals included within the documents and have no objection or further comments to make.

BMSDC Public Realm – 01/06/2022

We note that the Open Spaces will not be transferred to the District Council. However, as it is such a significant site Public Realm Officers have considered the application and would make the following comments/recommendations.

1. When considering equipment for our own play areas we tend to try and avoid wooden play equipment as being not so long lasting;
2. Our countryside officer has made a number of recommendations/observations:
 - a. We are concerned that they state the development is “not anticipated to result in any significant residual negative effects on important ecological features” [CSA Ecological Impact Assessment]. This despite the presence of Skylarks found on arable land, 5 species of bat and Great Crested Newts found in their Survey 1
 - b. Does BMSDC have a Habitats Risk Assessment the developers will adhere to?
 - c. Our countryside officer would wish to request more enhancements to the wildlife habitat to help nature recovery connecting habitats, and alternative recreational space as this is such large development. Pushing for more greenspace to be given and quality, tree, hedgerows and planting schemes to enhance the urban and wild greenspace
 - d. Our countryside officer would wish to see the planting of such items as Blackthorn Hawthorne Crab apple Willow Dog rose Elder Hazel Rowan Birch Wild Cherry and Field Maple

Our countryside officer believes there could be some real opportunities to develop a quality Wetland area in the basin thinking beyond maintaining it as a blank recreational space. She suggests the following marginal plant options as a starting point - Common rush, *Juncas effusus*, Water forget-me-not, *Mysotosis scorpiodes*, Yellow flag iris, Marsh Woundwort, *Stachys palustris*, Purple loosestrife, *Lythrum*

salicaria, Lobelia cardinalis, Sedges- Carex pendula, Saw sedge Cladium mariscus, Juncus effusus, Elder Cornus foemina, Cornus sanguinea, Cornus alba siberica, Cornus sericea- more varieties to maximise colour and interest, and a Wetland Meadow seed Mix can be sown appropriately.

In our officer's opinion, this could be a really positive space for both nature and humans.

BMSDC Public Realm – 10.06.2022

Further to my email below, I have received further advice from our Biodiversity officer relating to this application. This is specifically relating to the proposed tree planting. He observes as follows:

"I'd question some of the tree species selected for the less formal areas. Beech is listed frequently, which to my mind isn't found that widely in this area, certainly looking at the tree survey information. Oak would be more likely. Hornbeam is also not found locally that often but would appear appropriate for the soil. Not sure how well beech will fair, particularly with potential climate change scenarios.

Whitebeam is also frequently listed but is not commonly found outside of urban areas in this location. Overall, the species mix appears somewhat generic and not tailored to the location, more a range of native species found nationally, rather than locally. I'd prefer the less urban open space, around the perimeter, to contain a range of species that better reflects what's present within the wider landscape"

I realise that we have passed the consultation deadline date, but if it is possible to include the above in our response that would be useful, and at the least if this could be considered and communicated to the developer prior to approval, with the suggestion that they consider altering their planting specification accordingly, we would be grateful.

BMSDC Waste Services

Looking at the Refuse Strategy I can see that there are communal points for some dwellings and the bin stores listed, however there does not appear to be individual bin presentation points (bpp) for the rest of the properties would these bpp be at the edge of the curtilage? Communal collection point for dwellings 288,289 and 298 are hidden behind properties my concern is that these may become an issue as not visible from the road. Please could the point be moved to be more prominent?

The bin stores diagram labelled bin bike garage elevations shows that the bin store has a slope up to the entrance, how wide is this area as it would need to accommodate a 1100l bin and the operatives with ease?

BMSDC Strategic Housing - 06.06.2022

Key Points

Support: The proportion of affordable homes, at 30%, exceeds the requirements of the Section 106 agreement. Future phases will need to be examined to ensure that they also include appropriate provision, given that the site as a whole only has to deliver 25% affordable housing.
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Support: The mix and distribution of affordable homes is acceptable, although the applicant needs to correct a discrepancy between the Planning Statement and submitted plans.

Comment: The site would benefit from more smaller open market units and some bungalows.
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2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2019 SHMA indicates that in Babergh there is a need for 110 new affordable homes per annum. The Council's Choice Based Lettings system currently has 197 households registered for affordable housing with a local connection to Sudbury, as of May 2022, with almost 800 households on the Housing Register with a local connection to Babergh.

3. Required Mix for Affordable Housing

3.1 The Section 106 agreement for B/15/01718 (the outline permission for the entire site) secured 25% affordable housing for the Chilton Woods development. This was below policy-compliance but agreed with regard to the assessed viability of the site. The obligation makes provision for the first 500 dwellings to provide a minimum of 12% affordable housing, with remaining dwellings (up to 1,150) to secure 35%. In respect of tenure, 75% of affordable units were to be for affordable rent and 25% intermediate housing (to mean Shared Ownership unless otherwise agreed). Review points were built into the Section 106 Agreement in respect of affordable housing provision, but these triggers haven't been reached yet.

3.2 Phase 1 (DC/21/02764) secured 42.5% affordable housing, in excess of the minimum requirement in the Section 106. Furthermore, this second phase (the subject of this application) will also exceed the requirements of the Section 106 agreement, at 30%. Phases 1 and 2 together equate to 35.5% affordable housing across the two phases, significantly above the minimum requirement. Whilst this is to be welcomed, future phases will need to be examined to ensure that they include affordable housing. This is not a matter for this phase, but is highlighted for the future.

3.3 The mix of affordable units proposed by the applicant is set out below:

Tenure	Number of Units	Size (bedspaces / persons)	Type	Floorspace (m ² , GIA)
Affordable Rent	3	1b2p	Wheelchair Flat ¹	71.7
<i>54 total</i>	10	1b2p	Flat	50.1 – 51.8
	23	2b3p - 2b4p	Flat	61.1 – 73.8
	10	2b4p	House	80
	8	3b5p	House	94
Shared Ownership	14	2b4p	House	80
	4	3b5p	House	94
<i>18 total</i>				

With regard to data from the SHMA and the latest information from the Housing Register, the mix is considered acceptable. However, future phases (with lower overall densities) should make provision for more larger affordable units, namely 3-bed Shared Ownership and a small number of 4-bed affordable rent units. As per the paragraph above – this is for later phases / future planning decisions.

3.4 It should be noted that three of the ground floor, 1b2p flats are proposed as being wheelchair units. This is welcomed but, if it is relevant to the decision to be made, Building Control colleagues might usefully be contacted to confirm whether the units meet the relevant standard (either wheelchair adaptable or wheelchair ready).

3.5 The applicant has included provision for lifts to be installed in the three blocks of flats. This is accepted as including lifts at the outset may make it harder for the developer to secure a Registered Provider to take the units on, due to the ongoing maintenance costs involved. Colleagues may wish to take advice on whether the proposals would genuinely allow for future installation of lifts, if desired by the eventual Registered Provider.

3.6 All affordable units meet the relevant Gross Internal Area requirements of the Nationally Described Space Standard. The distribution of the affordable homes is acceptable. A balance has

to be struck between pepper-potting and clustering for management purposes, and the affordable units are distributed groups of no more than 14.

- 3.7 The Section 106 Agreement sets out phasing arrangements within each phase.
- 3.8 Despite what the Planning Statement says in paragraph 3.8, it is not clear that the development delivers a tenure-neutral design, given that the unit types for the open market homes are different to those identified for affordable homes.
- 3.9 It needs to be confirmed that the eventual Registered Provider will not be subject to sharing any unreasonable ongoing costs for highway maintenance. It is recommended that any highway to be transferred to the RP should be constructed to an adoptable standard.
- 3.10 The affordable units need to be assessed to determine whether there is sufficient vehicle and cycle parking (in line with Suffolk Guidance on parking). It also needs to be determined that there is sufficient bin storage.
- 4. Open Market Mix
- 4.1 The key (extant) policy for considering this issue is Policy CS4 of the Babergh Core Strategy, which directs that this site should follow the approach to density and mix set out in policies CS18 and CS19. These policies state that that the housing mix should reflect established needs in the District.
- 4.2 The Strategic Housing Market Assessment ('SHMA' 2019, part 2) indicates the market housing requirements for the district as a whole. This may not represent a directly and specifically appropriate mix in the circumstances of a development, but it offers a guide as to how the development can provide an appropriate mix and contribute to meeting overall needs.

Size of unit (bedrooms)	Current proposal	Split to mirror district-wide requirementⁱ	Difference
1	6	21	-15
2	42	61	-19
3	80	51	+29
4+	42	37	+5

- 4.3 This shows a deficit in the number of 1- and 2-beds relative to District-wide needs. Future phases ought to act to bring the overall mix closer to the District-wide needs.
- 4.4 The Planning Statement sets out that 88% of units will meet the M4(2) standard, which is welcomed, but it is not clear which units this applies to. If this needs to be checked prior to determination, Building Control colleagues will need to be approached for advice.
- 4.5 All open market units meet the gross internal area requirements of the NDSS.
- 4.6 No units are proposed as bungalows; the applicant has indicated that they intend for bungalows to come forward in future (lower density) phases.

Appendix: Size of new owner-occupied accommodation required in Babergh over the next 18 years

Source: Ipswich Strategic Housing Market Assessment Part 2 Partial Update (January 2019)

Table 4.4c (using the 2014-based projections)

Size of home	Current size profile	Size profile 2036	Change required	% of change required
One bedroom	598	1,183	585	12.2%
Two bedrooms	5,037	6,765	1,729	36.1%
Three bedrooms	12,327	13,774	1,447	30.2%
Four or more bedrooms	10,605	11,098	1,033	21.5%
Total	28,026	32,820	4,794	100.0%

BMSDC Strategic Housing – 24/08/2022

The open market housing mix appears to have been updated as follows.

Bed spaces	Original Submission	Updated Proposal	Change
1b	6	6	-
2b	42	42	-
3b	80	88	+8
4b+	42	34	-8

The change seems to be a reduction in the number of 4-beds, with 8 units becoming 3-beds. The number of open market 1, 2 and 5-beds has not changed.

It appears that an updated accommodation schedule has not been submitted, so the figures above have been generated by cross referencing the Phase 2 Tenure Plan (1369-3-1204, dated July 22) and Phase 2 Unit Mix Plan (1369-3-1200, dated July 22). The applicant should be asked to confirm whether these figures are correct.

Accordingly, the table below updates the relationship with the District-wide open market needs.

Bed spaces	Updated Proposal	Split to mirror district-wide requirement	Difference
1b	6	21	-15
2b	42	61	-19
3b	88	51	+37
4b+	34	37	-3

The changes in the open market mix are broadly positive, although it would be preferable if there were a greater proportion of 1 and 2-bed open market units.

It appears that there have been no changes to the proposed affordable housing mix so, subject to confirmation from the applicant, comments dated 6 June 2022 remain as stated previously.

BMSDC Heritage

The Heritage Team has no comments to make on the above application.

Essex Place Services – Landscape – 01.06.2022

This letter sets out our landscape and green infrastructure observations and recommendations response in relation to layout, appearance and landscaping.

General Layout

- Ideally there would be paved step free access point to the south-east corner of phase 2 (close to plots 257/206). Placement subject to guidance from SCC Highways. This would improve circulation for pedestrians and wheelchair users allowing ease of access from the residential neighbourhood streets to the POS network.
- An additional surfaced connection in the northwest should also be considered.
- It is unclear if the green space behind the bin store (between block J and plot 414) is intended as a communal garden. If so, then enclosure may be appropriate for security. Clarification is sought.

Soft landscaping

- The selected plant species are generally in accordance with the Design Code, though a few of the indicative species were missing including *Carpinus Frans Fontaine*, *Pyrus Chanticleer*, *Malus John Downie* and *Crataegus laevigata*.
- We would advise against the use of *Viburnum tinus* sp. for hedging as they can be prone to attack by viburnum beetle and can give off an offensive smell when wet. Smaller, more spread-out groups would be acceptable (3-5No. per group).
- Root barriers are identified for proposed trees within the written specification, though these have not been marked on the plan.
- No planting or screening is provided to the building (possibly substation) between Block G and Plot 302.
- Planting within the parking courts is mainly specified as small to medium shrubs, which would have little visual softening effect on the fence lines e.g. rear of plots 370-381
- Some areas of planting are predominately single species which increases the risk of biotic threat and position/microclimate failure leaving significant areas of e.g. planting of parking area to rear of plot 316.

We recommend the planting plans are reviewed and amended.

Hard landscaping

- Surface materials should align with the Approved Design Code e.g. we would expect to see Keyblock in Bracken used within the Acton Lane and Parkside Character areas for private drives and shared spaces. Focal spaces should also be indicated on the plan. We recommend that the surface materials be reviewed and amended accordingly.
- The hard landscape proposals sheets 1-4 reference documents containing details the boundary treatments (CSA/4716/146-148), though these were missing from the application.
- Timber knee rails proposed in the Design Code to define the edges of open spaces and for preventing informal car parking on verges were not noted on the plans.

- The knee rail for the attenuation basin references drawing CSA/4716/104-108 for specifications, which was not included in the submission.
- No details of the construction/materials of the communal bin stores have been provided. Therefore, we have been unable to assess the visual suitability of the planting.
- Also, the indicated placement of the gates on the bin store for Block J do not align with the access path, making the end parking space vulnerable to damage when manoeuvring the bins.

Levels

- With regards to the levels, we are satisfied that the slopes of the attenuation basins and swales are appropriate.
- The appearance of attenuation basin D could be improved by varying the profile of the NE slope which is approximately 3m in height when empty. A 'dry shelf' could be incorporated running around the top of the basin. Planting of the banks should also be incorporated.
- There may be a conflict between existing levels at the western edge of this phase and the proposed play area. We recommend that this is reviewed; it may be helpful to overlay the contours on the proposal plan. We would also recommend avoiding soil mounding long the contour which may lead to localised water puddling on the uphill side.

We would advise our comments and recommendations above are addressed prior to granting of reserved matters.

Essex Place Services – Landscaping – 25/08/2022

We welcome the amendments and additional information provided which addressed most of our concerns. The remaining concerns which we believe are still pertinent are:

- The visual appearance of the parking courts; more varied planting is now specified though no taller shrubs, wall shrubs or climbers have been specified to soften the appearance of the rear boundary fences.
- Surface materials; generally, the materials are in accordance with the design code, though to be fully in accordance we would expect that private drives and shared surfaces are specified as block paved. The recreational path to the village green should be Macadam with chippings.

Further to the above we would recommend that the Tegula sets to the village green POS should Pennant Grey coloured and be laid as a curved stretcher bond, following the curved edge of the paved area. This would result in less small/cut blocks which can be difficult to secured, creating maintenance issues as the site matures.

We would advise our comments and recommendations above are addressed prior to granting of reserved matters or secured by an appropriately worded condition.

Essex Place Services - Ecology

We have reviewed the submitted documents for this reserved matter application, including the Ecological Impact Assessment (CSA Environmental Ltd, March 2022), the Ecological Enhancement Plan – Phase 2 (CSA Environmental Ltd, March 2022), the Phase 2 Landscape Masterplan (CSA Environmental Ltd, April 2022), the Phase 2 Open Space and Play Proposals Sheets (CSA Environmental Ltd, April 2022), the Phase 2 Soft Landscape Proposals Sheets (CSA Environmental Ltd, April 2022).

We have also re-assessed the documents submitted for the Outline Planning Permission (B/15/01718), the Design Code for the development (DC/21/01460) and the Site-Wide Landscape & Ecology Management Plan (CSA Environmental Ltd, January 2022), which was submitted to discharge a number of ecological based conditions for the wider scheme (DC/22/02332).

In terms of the Ecological Impact Assessment (CSA Environmental Ltd, March 2022), it is indicated that we generally support the conclusions of this updated report. Our only issue is that the presence of Hazel Dormouse has been ruled out across the wider the site, following surveys conducted in 2020/21 by CSA Environmental. Hazel Dormouse was confirmed in 2014 by AMEC Foster Wheeler and therefore a European Mitigation Licence is required under condition 5 of the outline consent.

However, given that in the absence of current evidence of dormouse presence at the Site, the applicant's ecologist indicates that no derogation licence would be granted by Natural England.

It is highlighted that we accept this conclusion but need further justification on the survey methodology undertaken for the dormouse surveys. This is because the probability of detecting dormice for sites with a low dormouse capture rate (<3 nests detected), will only have a 0.95% probability of detection if 100 nest tubes are used and monitored from April or May onwards until the end of November. Alternatively, multiple survey seasons could be undertaken to fully to determine presence / likely absence. If appropriate survey methodology has been undertaken, then a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence will be required to meet the requirements of this condition.

Alternatively, the developer should submit a s.73 application to allow the develop to proceed without compliance with Condition 5, due to the requirements of the condition to allow it to be discharged. We also support the proposed soft landscaping for this development, which includes appropriate planting schedules and specifications. However, it appears that the soft landscape proposals for the SuDs have not been included with the planning submission (CSA/4716/104-108). Therefore, it would be useful to see whether appropriate soft landscaping has been recommended, which will provide benefits for biodiversity. In addition, it would be useful to confirm whether the proposed measures are in line with the SW Implementation, Management & Maintenance Plan – Phase 2 (Simpson tws, March 2022).

It is indicated that we support the bespoke enhancement measures included within the Ecological Enhancement Plan – Phase 2 (CSA Environmental Ltd, March 2022), which is in line with the details contained within the Design Code. In addition, we support the further information outlined within the Site-Wide Landscape & Ecology Management Plan (CSA Environmental Ltd, January 2022). Therefore, we are satisfied that sufficient information is available to meet the requirements of condition 9 of the outline consent for this phase of the development. However, we do encourage the developer to have the finalised soft landscaping plans supported by a Biodiversity Net Gain Assessment. The Biodiversity Net Gain Assessment should contain the use of the DEFRA Biodiversity Metric 3.1 (or any successor) and should preferably follow the Biodiversity Net Gain Report & Audit Templates (CIEEM, 2021). This is recommended to clearly demonstrate measurable net gains for biodiversity in line with paragraph 174[d] & 180[d] of the NPPF 2021.

We also highlight that a wildlife friendly lighting scheme should be provided for this development to occupation, in line with condition 10 of the outline consent. Therefore, the development should be designed in accordance with BCT & ILP Guidance. Furthermore, lighting contour plans, Isolux drawings and technical lighting specifications (including locations and product designs) should be provided to meet the requirements of this condition. The external lighting plan should also have clear Environmentally Sensitive Zones within the development (i.e., Bat hop overs and hedgerows), where lighting will be minimised or avoided, as it could potentially impact important foraging and commuting routes for bats.

B: Representations

At the time of writing this report no letters/emails/online comments have been received.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 The Chilton Woods site is located to the north of the A134 and adjoins Tesco, Woodhall Business Park and adjacent residential estates. To the north, east and west of the site are agricultural fields with sporadic development before reaching more defined settlements within Newman's Green, Acton, Great Waldingfield, Chilton and Long Melford. The site straddles the parishes of Acton, Chilton, Long Melford and Sudbury, with the largest proportion of land falling within Chilton. The site is currently comprised of Grade 3 agricultural land (land with moderate limitations).
- 1.2 There is a Public Right of Way (footpath) running through the wider site, starting adjacent to Mountbatten Road and running northwards through the site. There is another Public Right of Way (footpath) located to the northeast of the site running eastwards and southeast into surrounding fields. Sudbury footpath No. 9 runs along the western boundary of the Phase 2 site.
- 1.3 The site is neither within nor adjacent to an Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI), Air Quality Management Area (AQMA), Special Landscape Area (SLA), Local Green Space, or Area of Visual/Recreational Amenity (AVRA). There are trees to the southern and part western boundaries and also on the Acton Road frontage of the old Middle School site.
- 1.4 The eastern "limb" of the wider Site, comprising part of the airfield is, however, recognised for its high ecological value and as such is designated as a County Wildlife Site (CWS) Waldingfield Airfield Arable Margins.
- 1.5 The site is located wholly within Flood Zone 1 and is the least vulnerable to fluvial (river) flooding the site is also not at a high risk from pluvial (surface water) flooding.
- 1.6 There is a Scheduled Monument (Wood Hall Moat) to the southwest of the wider site. The site sits outside of any Conservation Area, with the nearest Conservation Area being within the centre of Sudbury to the south. There is a range of listed buildings near to the site, but all fall outside of the site to the south. The nearest of these include the Grade II* listed Barn and chapel at St Bartholomew's Priory Farm, Chilton Hall and the Grade II listed St Bartholomew's Priory Farmhouse, Walled Garden east of Chilton Hall and Chilton Hall Historic Park and Garden. There is intervening development between the Phase 2 site and the heritage assets.
- 1.7 The Phase I residential site comprises two parcels of land on the south-western side of the Chilton Woods development site. The two parcels of land are divided by Acton Lane. The larger of the sites is to the east of Acton Lane and is nestled between other developments. The Anderson development which is currently under construction lies to the east of the site, St Mary's Close to the south, Aubrey Drive and Reynolds Way are to the west with Acton Way to the north. This site would provide 147 units. The second parcel of land is smaller and lies to the west of Acton Lane and is located to the east of the All-Saints Middle School site. This site would provide 53 units. Reserved Matters was granted for Phase 1 residential under DC/21/02764.
- 1.8 This current application seeks agreement of the reserved matters for layout, scale, appearance and landscaping of the Phase 2 residential development of 242 dwellings. The Application Site comprises a 9.3-hectare (23-acre) parcel of land in an 'L' form with the proposed new school to the northeast and the proposed new Village Centre to the north.

- 1.9 The south-eastern corner immediately adjoins Acton Lane and the western parcel from the first phase of the development. The western boundary of the site lies immediately adjacent to the Suffolk County school site with the northern edge adjoining the village centre parcel. Access into the parcel is provided via the site wide distributor road which forms part of the approved major infrastructure works application. The access points onto Aubrey Drive, Reynolds Way and Acton Lane form the principal points of ingress/egress to the residential land at this stage. The access strategy for this phase of the development is wholly in accordance with the provisions of the outline permission.
- 1.10 The parcel comprises a plot of land to the west of Acton Lane, located immediately west of the new access point of Reynolds Way/Acton Lane. The local distributor road, as approved under the Major Infrastructure Works - Reserved Matters Application (MIW RMA) wraps around the western/southern boundary of this parcel and the proposed Suffolk School site to the north and loops around to create a connection to Aubrey Drive. Northbound vehicular access along Acton Lane is terminated at the Reynolds Way/Acton Lane access point and is instead routed via the local distributor road, which reconnects to a section of Acton Lane located to the north of the Suffolk County School site. The major infrastructure works secured delivery of a shared cycle/pedestrian access route running along the eastern boundary of Parcel B and the Suffolk school site. To the south and east of the parcel are existing housing estates.
- 1.11 The properties along Mountbatten Road and Hawkins Road (to the south) comprise terraces of two-storey dwellings and apartments. The properties along Acton Lane (to the south-east) comprise a series of semi-detached and detached two-storey dwellings. This plot represents a natural continuation of development from the first residential phase located immediately to the north and on the eastern edge of the local distributor road.

2.0 The Proposal

- 2.1 The Phase 2 development site seeks 242 dwellings. The mix of dwellings is as follows:
- 36 x 1 and 2 bed flats
 - 6 x 1 bed coach house
 - 66 x 2 bed houses
 - 100 x 3 bed houses
 - 30 x 4 bed houses
 - 4 x 5 bed houses
- 2.2 The site brings forward 30% affordable houses (72 units). This is broken down as 25% shared ownership and 75% affordable rent:
- 36 x affordable rent apartments
 - 18 x affordable rent houses
 - 18 x shared ownership houses

The Strategic Housing Team has raised no objection to the mix and tenure of the development.

- 2.3 There is a mixture of parking options on the site ranging from parking courts and on-site parking to garages.
- 2.4 Density of build on the site is 26 units per hectare overall for the site, including the green spaces.

- 2.5 The scale of most buildings on the site is in line with the restriction of 10.8 metres defined on the building heights plan approved with the Outline planning permission. The scale of buildings on Phase 2 are two, two-and-a-half and three-storey buildings. The northern portion of the site adjoining the village centre land is covered by a higher height limit of up to 12 metres. The apartment blocks fronting this space are arranged over ground and two upper storeys and fully accord with the height threshold secured on the approved building heights plan (drawing ref. 35223_Lea153f).
- 2.6 All dwellings have gardens, with the exception of the coach houses that have a secure area to the rear of the buildings in which to store bins and bicycles. The apartments have a shared garden area.
- 2.7 The finishing materials would be similar to those used in Phase 1, with clay pantiles and textured surface cement roof slate with dressed edge for the roofs. Walls would be finished with red brick, buff brick and render in shades of pink, cream, stone and white.
- 2.8 The site area is 9.3Ha.

3.0 The Principle of Development

- 3.1 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 more appurtenant 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.
- 3.2 Relevant to the submitted application, the development plan comprises the following:
- Babergh Core Strategy (2014)
 - Saved policies from the Babergh Local Plan (2006).
- 3.3 Within the current development plan, those policies considered to be most important for the determination of the reserved matters application and its associated details are as follows:
- CN01 - Design Standards
 - CN04 - Design & Crime Prevention
 - CN06 - Listed Buildings - Alteration/Ext/COU
 - CN08 - Development in/near conservation areas
 - CN14 - Historic Parks and Gardens - National
 - CN15 - Historic Parks and Gardens - Local
 - HS31 - Public Open Space (1.5 ha and above)
 - CR07 - Landscaping Schemes
 - CR08 - Hedgerows
 - TP04 - New Cycle Links
 - TP15 - Parking Standards - New Development
 - CP01 - Chilton Mixed Use Development Package
 - CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
 - CS02 - Settlement Pattern Policy
 - CS03 - Strategy for Growth and Development
 - CS04 - Chilton Woods Strategic Land Allocation and Strategy for Sudbury / Great Cornard

- CS12 - Design and Construction Standards
- CS13 - Renewable / Low Carbon Energy
- CS14 - Green Infrastructure
- CS15 - Implementing Sustainable Development
- CS16 - Town, Village and Local Centres
- CS18 - Mix and Types of Dwellings
- CS19 - Affordable Homes
- CS21 - Infrastructure Provision

3.4 The Council is currently in the process of preparing a new Joint Local Plan with Mid Suffolk District Council. The National Planning Policy Framework (NPPF) identifies that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with national policies. The plan-making process in this instance is at a very early stage and is therefore not weighed as a determinative consideration in this instance.

3.5 The NPPF of July 2021 contains the Government’s planning policies for England and sets out how these are expected to be applied. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At paragraph 8, this is defined as meaning that there are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways: economic, social, and environmental. The NPPF goes on to state, however, that they are not criteria against which every decision can or should be judged (paragraph 9).

3.6 The revised NPPF (July 2021) paragraph 132 states:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

3.7 The National Design Guide (2019) sets out ten key characteristics of good design that must be considered in order to create well-designed places, these include:

- context,
- identity,
- built form,
- movement,
- nature,
- public spaces,
- uses,
- homes and buildings,
- resources,
- lifespan.

3.8 The developer and their design team have worked closely with the LPA and the Working Group throughout the evolution of the Design Code and the first substantive reserved matters

submission for residential development. A number of iterative amendments have been made to the Phase 2 scheme:

- Following comments during the Phase 1 consultation, the apartment blocks are larger on phase 2 (4 round a core, 12 in a block) to ensure the provision of lifts is viable.
- Following input at phase 1 stage, Juliette balconies have been provided to apartment blocks rather than balconies.
- Communal garden areas are provided next to the flats
- The number of Part M4(2) compliant homes has been increased, with the coach-house flats over garages (FOGs) the only dwellings that do not comply.
- Following Officer input, a FOG has been removed from one of the courtyards to improve the setting of this space.
- Defensible space and private amenity space has been added for some of the Coach-house FOGs where it is possible to do so.
- The path through Phase 2 (east to west from the PROW to the school) is shown as a 3-metre-wide shared path for pedestrians and cyclists.
- The Design Team has worked with SCC to maximise the number of trees close to roads following BDC feedback.
- The location of some of the affordable units was changed following Housing Officer input.
- Ground floor apartments have external access doors onto the street, providing a more active frontage to the apartments.
- Following feedback at the phase 1 stage, Phase 2 is intended to not have any gas boilers (with heating and hot water provided by the community heat hub – this application is currently under consideration with Babergh District Council) and all dwellings will have electric vehicle charging.
- The number of 1-bed homes (market for sale) has been increased following Housing Officer feedback.
- Following comments from the SCC Highway Authority, “triple tandem” parking spaces have been removed from the layout, next to the adopted highway. The mix of unit types has also been modified to reduce the number of 4-bed properties.
- Minor amendments have been made to the refuse strategy to ensure bins are more visible on collection day. Some drag distances have been reduced.
- Additional path links have been added to improve connectivity

3.9 Section 12 of the NPPF aims to achieve well-designed places. As described elsewhere, the NPPF encourages the use of Design Codes, and, subject to the determination of the parallel discharge of conditions application, Chilton Woods has its own specific Design Code. The Code has informed your Officer’s assessment and is the basis on which the evaluation of the Reserved Matters application in this report is based.

3.10 The following document is also considered as material and applicable to the consideration of this proposal by officers:

- Suffolk County Council - Suffolk Guidance for Parking (2019)

3.11 The principle of development has been established by the granting of outline planning permission B/15/01718 for the “Erection of up to 1,150 dwellings (Use Class C3); 15ha of employment development (to include B1, B2 and B8 uses, a hotel (C1), a household waste recycling centre (sui generis) and a district heating network energy centre); village centre (comprising up to 1,000m² Gross Floor Area (GFA) of retail floor space (A1, A2, A3, A4 and A5), village hall (D2), workspace (B1a), residential dwellings (C3), primary school (D1), pre-school (D1) and car parking); creation of new vehicular access points and associated works; sustainable transport

links; community woodland; open space (including children's play areas); sustainable drainage (SuDS); sports pavilion (D2) and playing fields; allotments; and associated ancillary works)".

- 3.12 This application seeks reserved matters approval, in part, relative to the Outline permission site. A Phasing Plan was a requirement of the Outline permission. This has been considered under a discharge of conditions application (DC/21/02883). This application relates to Phase 2 of the whole development site and comprises the erection of 242 no. dwellings, residential amenities, open space, drainage, parking and associated development.
- 3.13 This application seeks reserved matters for Layout, Scale, Appearance and Landscaping within Phase 2. The access points to the site have been agreed under the Major Infrastructure Works application that was granted under permission DC/20/05183.
- 3.14 As is noted elsewhere, a requirement of the Outline permission was that a Design Code should be approved by Condition to guide and inform good design within the different areas of the Chilton Woods Outline site and establish the place making approach to the character of these areas. The Design Code was agreed under discharge of conditions application DC/21/01460.

4.0 Design Code

- 4.1 The Design Code was a requirement of the Outline planning permission secured under condition 8. A Design Code is needed to safeguard the appropriate consideration of the interrelationships between the phases of development, to expound upon the principles in the submitted Design and Access Statement, and to ensure appropriate community engagement in accordance with Policy CS4. A 140-page document was submitted, which relates to the site that Taylor Wimpey has acquired. This includes residential land, village centre and market square land. The Design Code covers all residential phases and associated strategic landscaping but does not cover the commercial areas.
- 4.2 Public consultation and engagement took place throughout the development of the Design Code, and this was a requirement of the condition. Fortnightly meetings with the Working Group took place to discuss and amend the document as required. An online public consultation took place between 11th and 25th November 2020. Postcard invitations were sent to approximately 13,000 residents in Sudbury, Acton, Chilton, Newton Green and Great Waldingfield. This was based on a two-mile radius of the site.
- 4.3 The Design Code was received as a Discharge of Condition application under reference DC/21/01460 and was discharged by the Babergh Planning Committee on the 11th August 2021.
- 4.4 The Chilton Woods illustrative Masterplan submitted as part of the Outline Planning Application creates an overarching vision for this development. This Design Code conveys how the key ideas and concepts within the masterplan should be used for the detailed design of each phase and the detailed proposals for phase 2 build on this. Within the Design Code "key items" ensure that the overarching vision for the site is delivered, its interpretation should allow flexibility for creativity and to respond to changing circumstances over time.

5.0 Layout

- 5.1 As mentioned above, the Phase 2 development site is located to the west of the Phase 1 development and forms an L shape in the southern part of the Chilton Woods whole development area. Phase 2 comprises 242 dwellings.

- 5.2 Two vehicular access points are proposed to link the development with Phase 1. Both access points will be from the new distributor road. There are pedestrian links to Mountbatten Close, the new distributor road and future phases of Chilton Woods. The pedestrian path also links the public open space areas around the southern and western boundaries of the site and link with public footpath no. 9. The cycleway through Phase 1 links with Phase 2 and links the school site, village centre and future phases of Chilton Woods.
- Vehicle and pedestrian routes along the main streets are clearly defined - Pedestrians and vehicles are segregated.
 - Some shared surface courtyards with pedestrian priority are used on the cul-de-sac streets and courtyards, where it is safe and appropriate.
 - Pedestrian permeability is paramount, and footpaths and cycleways are located to connect with existing routes.
 - All pedestrian/cycle routes are appropriately lit and overlooked.
 - Proposed levels within the public realm are designed to enable access for all.
 - The site is well served by public transport.
 - Road widths and descriptions are taken from the SCC Design Guide and comply with the Design Code.
 - Access is provided for refuse and emergency vehicles throughout.
 - A new bus route will run through the Chilton Woods site, connecting the new homes to the village centre, new primary school and employment areas, further encouraging a 'walkable neighbourhood'.
 - The design of phase 2 builds upon the creation of a shared pedestrian / cycle route which runs east-west between the PROW and the school. The approach to access for this phase has been developed in consultation with officers at Suffolk County Council
- 5.3 As with Phase 1, Phase 2 has wide green areas which separate the development from Acton Lane, Hawkins Road, Mountbatten Close, Mountbatten Road and Woodhall Business Park. A wide swathe of green space also runs along the western boundary to separate it from future phases of development, this follows the existing public right of way. The north-eastern corner of the site also has another area of green space to separate it from the Village Centre. The cycleway which runs east to west through the northern section of the site also forms a wide greenway linking the phases of development with the school site. A small rectangular green area is located centrally in the southern part of the site.
- 5.4 Three apartment blocks, which contain 12 apartments each are located in the northern part of the site. Most of the dwellings are either detached or semi-detached. There are some short runs of terraces and coach houses.
- 5.5 This Reserved Matters application builds upon the strategies approved under the MIW RMA and developed alongside the Design Code. Of particular relevance to the second residential phase is the area to the south, west and east where basins will be located providing the primary form of surface water attenuation for this parcel, alongside further sustainable drainage measures delivered as part of the detailed design of this phase.
- 5.6 The Chilton Woods Design Code was approved by Babergh District Council in August 2021. The principles outlined in the Design Code have informed the design and layout of Phase 2. The Chilton Woods illustrative Masterplan, submitted as part of the Outline Planning Application, creates an overarching vision for this development. This Design Code conveys how the key ideas and concepts within the masterplan should be used for the detailed design of each phase and the detailed proposals for phase 2 build on this. Within the Design Code 'key items' ensure that the

overarching vision for the site is delivered, its interpretation should allow flexibility for creativity and to respond to changing circumstances over time.

5.7 The layout includes 72 affordable units. These have been pepper-potted around the site in group of 4 and 6 dwellings, apart from the apartment blocks which contain 12 units. This is considered to be acceptable. The Strategic Housing raised no objection to the mix and tenure of the dwellings.

5.8 Density was not fixed through the Outline Planning Permission, but was included indicatively in the Design and Access Statement. However, maximum densities are set through the Design Code. The maximum allowable density within Phase 2 is 40 dwellings per hectare, with part of the northern parcel (Overlooking the Village Green) which can exceed 41 d/ha.

- The proposals for Phase 2 accord with the density parameters and there are pockets of green space within the residential parcels, which are included within the net area.
- The average density across Phase 2 is 38.6 d/ha with higher density located along the spine road and looser densities along the more rural Acton Lane. This allows for larger plots, a more informal layout of homes and increased space for planting which helps both to soften the appearance of the homes and create variety across the phase.
- Subtle variation in density adds to a variety of character, aids legibility and helps to avoid monotony.
- Chilton Woods includes provision of large areas of open space to be delivered across the masterplan, which comprise 50% of the developable site area and Phase 2 connects to the wider open space strategy and accommodates doorstep green space.

5.9 Achieving an appropriate solution for car parking is fundamental to the success of this development. A variety of solutions have been used which respond to different conditions within the master plan, whilst ensuring that parking provision is appropriate, convenient and safe. Parking typologies are consistent with the standards set out in Suffolk Guidance for Parking (Technical Guidance 3rd Edition – May 2019) and accord with the Design Code. The parking strategy is based on the following principles:

- All apartments have 1 allocated parking space with Part M4(2) and Part M4(3)- compliant spaces, in landscaped courtyards. There are some unallocated spaces in each courtyard.

Parking for houses is provided as follows:

- 2-bedroom houses have either: 2 on plot spaces or 1 allocated space with the remainder unallocated in shared courtyards
- 3-bedroom houses have 2 spaces.
- 4- and 5-bedroom houses have either: 3 on plot spaces, 2 of which are independently accessible. 1 of the spaces is within a garage; or 2 on plot spaces with 1 allocated space at the front of the property (3 spaces in total).

5.10 Parking is conveniently located in a variety of ways:

- On plot within driveways.
- On plot in garages or carports.
- At the front of the houses, either in courtyards in limited situations or perpendicular to the street, broken up with trees and landscaping.

- Mews courtyards to the rear, where front access is not possible from the spine road or next to the Village Green.
 - Covered parking within coach houses.
 - Parallel lay by parking for visitors.
- 5.11 Secure cycle parking is also provided for all residential units with dedicated cycle stores provided within the blocks and flats and each house has private cycle stores/sheds.
- 5.12 The size of the parking spaces is as set out in the Design Code and consistent with SCC policy. This balanced approach, using a variety of methods to deal with the car, is an appropriate response for this site and consistent with the Design Code. In addition, strategies have been guided by current best practice as currently set out in DCLG and DFT's 'Manual for Streets' and English Partnerships 'Car Parking, What Work Where?' document. Building for Healthy Life has also informed the design decision making.
- 5.13 All dwellings in Phase 2 would have electric vehicle charging provided. The SCC Highway Authority initially raised several objections to the scheme, and these have been resolved. It has been agreed that, if there were very limited triple parking, it would withdraw its holding objection.
- 5.14 The layout has been designed with a consideration for the collection of refuse and recycling. The refuse strategy has been developed and agreed through consultation with officers at Babergh and Mid Suffolk / Suffolk CC. Provision has been made for the convenient storage of refuse and appropriate access for refuse collection vehicles. The adjacent diagram illustrates our approach to the storage and collection of refuse.
- Refuse stores are to be conveniently located for residents- with a paved area provided in rear gardens for the storage of bins provided by the local council.
 - Refuse stores are provided in discreet locations away from the public realm, improving the quality of the streetscape.
 - Residents will bring refuse bins to the front of their property or collection points on collection days.
 - Access is provided from stores in gardens to collection points without going through the house – all houses have direct access to rear gardens.
 - Communal refuse stores for the apartments are conveniently located within the parking courtyards for each block.
- 5.15 In line with the Design Code Frontages and Landmarks diagram, feature buildings and landscape features will be used in Phase 2 to create landmarks. The landmarks are used to mark gateways, corners, junctions and to terminate views, to assist with wayfinding, legibility and safety. Phase 2 forms a new gateway to the Chilton Woods site from Acton Lane, at the junction with Reynolds Way.
- 5.16 The new homes along Acton Lane are set back from the lane behind retained trees and hedgerows, creating a green arrival space here and a pair of "Suffolk pink" detached houses. Dwellings have been orientated to overlook the new car-free lane, creating a strong frontage, well overlooked and attractive, and aligned with the proposed Phase 1 homes. The buildings fronting onto the Village Green, the proposed open spaces and the main bus route are designed in line with the frontages diagram to create focal features in prominent locations. The spine road is an appropriate location for slightly taller buildings and more continuous frontage. Consideration has been made to the way strategic views connect spaces and are terminated on buildings or focal spaces. These views are important and help people orientate themselves and see where they are heading. Features on the key buildings include dormer windows, chimneys, brick detailing, coloured render and decorated gables.

5.17 The layout of the Phase 2 development is considered to be acceptable and compliant with both Babergh policy and the Design Code for Chilton Woods.

6.0 Scale

6.1 All of the new dwellings would be 2, 2.5 or 3-storeys, in accordance with the outline Building Height Parameter Plan (drawing ref. 35223_Lea153f) and the Design Code.

6.2 The scale of buildings on the site is in line with the restriction of 10.8 metres defined on the building heights plan approved with the Outline planning permission. The scale of buildings on Phase 2 is two and two-and-a-half-storey. The northern portion of the site adjoins the village centre land which is covered by a higher height limit of up to 12 metres. The apartment blocks fronting this space are arranged over ground and two upper storeys and fully accord with the height threshold secured on the approved building heights plan (drawing ref. 35223_Lea153f).

6.3 The scale of the buildings is in-line with those set out on the Height Restriction Plan agreed at Outline stage and also with the guidance within the Design Code and is, therefore, acceptable.

7.0 Appearance

7.1 Phase 2 has four separate character areas within its application site, as defined by the Design Code. These are Village Green, Residential Neighbourhood, Acton Lane and Parkside and Linear Green Linkages.

7.2 **The Village Green.** The Village Green character area joins the Village Centre to Phase 2, so the area will incorporate characteristics of the Village Centre, making the area more contemporary. Apartment blocks frame the corners of Phase 2, with 2.5-storey houses fronting onto the Village Green. This area has a slightly different feel to the rest of Phase 2, with contemporary features such as flat canopies to houses and apartments, coloured framed windows, to potentially match those of the Village Centre.

- Higher density housing, at 3 and 2.5 storeys.
- 2.5-storey houses with parapet gable features.
- Rear courtyard parking to avoid parking onto the Village Green.
- The material palette is modest, predominantly brick, with white and cream render.

7.3 **Residential Neighbourhood.** The “Residential Neighbourhood” character area runs through the heart of the parcel and is an important part of this sustainable development.

- This character area readily supports a variety of streets, spaces and housing typologies including semi-detached, terraced cottages and coach houses with occasional detached houses.
- Traffic is calmed by design to create an attractive environment for walking and cycling.
- Shared surfaces help to create an intimate and varied character.
- Streets and courtyards are designed so that cars do not dominate. Parking is carefully managed with some rear parking to avoid drives onto the spine road.
- Medium density housing, at 2 and 2.5 storeys.
- The materials palette is varied; predominantly brick, with render in a variety of pastel colours. Roofs are also varied with either tiles or composite slates.
- Key features include detailed gables and brick detailing with occasional chimneys to assist with wayfinding and to aid legibility.

7.4 **Acton Lane.** This character area retains and enhances the semi-rural character and setting of Acton Lane. This character area is an extension of the edge of Sudbury; therefore, it is appropriate to take inspiration from the housing typologies and vernacular architecture of the town.

- Homes are predominantly semi-detached or detached.
- The architectural language and materials palette is predominantly lighter tones with the use of pastel rendered colours in key locations.
- Medium density housing, predominantly 2 storey with some 2.5-storey homes.
- The material palette is varied and follows the lighter tones colour palette: brick, with render in a variety of pastel colours. Roof finishes are either tiles or composite slates.
- Key features include detailed gables, dormer windows, brick detailing and chimneys to assist with wayfinding and to aid legibility

7.5 **Parkside and Linear Green Linkages.** The Parkside character provides the interface between the built edge and the public open spaces and green linkages. In phase 2. This includes the frontage onto the new spine road.

- The Village Green, and the green cycleway.
- The new homes enjoy attractive views over these.
- Substantial areas of high-quality open space.
- Windows and front doors are placed to encourage natural surveillance and provide active frontages to the green spaces, creating safe, active routes.
- Focal buildings mark key corners with ‘corner turner’ buildings and terminate strategic view corridors.
- The roofline is varied with occasional chimneys and dormer windows adding further interest.
- Materials relate to the darker tone colourway palette with Suffolk red bricks and cream render on gateway buildings.
- The Parkland is an attractive setting for the homes and provides a high-quality amenity space.

7.6 The appearance of the dwellings blends with those of Phase 1, which gives good continuity to the Chilton Woods development as a whole. The limited use of materials also helps with the “sense of place”. The appearance as a whole is one of built form with green spaces edging the site. This lends the development a feeling and sense of space and openness that would make it a pleasant place to live. The appearance of the development is considered to be acceptable.

8.0 **Landscaping**

8.1 A distinctive feature of Chilton Woods will be the close integration between new homes and the surrounding landscape. The proposed landscape strategy creates a strong landscape framework that links all parts of the site together, connecting to the surrounding countryside and providing a new attractive edge to Sudbury. Key to the delivery of a high-quality, landscape-led, development is the full integration of green infrastructure, both existing and proposed within the development. These new green infrastructure assets will allow for a wide range of passive and active recreation alongside wildlife corridors and a range of habitats.

8.2 The overall landscape approach to Phase 2 has been informed by the site-wide Landscape and Play Strategies and the objectives and parameters as defined within the Design Code. In order to achieve these aims, the following key principles are embedded within the landscape proposals for Phase 2:

- A landscape approach of varying character that accords with the typologies identified within the Design Code;
 - An approach to the design of the areas of public open space that combines amenity and play and maximises opportunities to enhance biodiversity through a mosaic of habitats;
 - A scheme that maximises the retention of the existing trees and hedgerows;
 - An approach that maximises opportunities for new tree and shrub planting within the housing areas whilst ensuring longevity;
 - Hard landscaping design that reinforces character, legibility and assists in defining space; and
 - A landscape with recreational connections with the wider context.
- 8.3 **Village Green.** A gateway into the “Village Centre” character area to the north of Phase 2, the Village Green is a large open space for communal gathering, the boundary of which will be defined through the use of oversized semi- mature *Platanus x hispanica* tree stock. Columnar flowering cherry trees, such as *Prunus yedoensis*, will be used to the south of the space will continue this theme of verticality, reinforcing the built form that fronts onto the green. Mixed beds, including *Polystichum setiferum*, *Stipa arundunacea* and *Lavandula x intermedia* ‘Edelweiss’, will flank either end of the Village Green, ensuring a vibrant, varied and verdant setting at two key nodal entryways. Larger blocks of mixed ornamental planting such as *Rudbeckia fulgida* ‘Deamii’ and Hebe ‘White Gem’ will provide further colour and structural interest to the south of the space.
- 8.4 **Residential Neighbourhood.** The frontages to the dwellings within the Residential Neighbourhood character area are predominantly shrub planted, with several focal or end of street dwellings landscaped with hedge planting and turf. The species proposed impose a more ornamental aesthetic through colour and form; clipped *Lonicera nitida* ‘Baggensen’s Gold’ hedgerows, golden in colour, mark out focal dwellings and ornamental shrub planting of species such as *Photinia x fraserii* ‘Little Red Robin’, Hebe ‘Marjorie’ and *Euonymus fortunei* ‘Blondy’ complete the palette. This character is reinforced through the choice of ornamental street trees such as *Gleditsia triacanthos inermis* alongside the green foliage of *Pyrus calleryana* ‘Chanticleer’. These are contrasted through the use of *Carpinus betulus* and *Prunus avium* ‘Plena’ at key nodal points where this character area begins to bleed into the native POS. Road surface treatment is predominantly macadam with Brindle coloured block paving used to define raised tables.
- 8.5 **Acton Lane.** In order to reinforce the semi-rural character of Acton Lane, the dwellings within this character area are set back from Acton Lane itself within shared surfaced private drives surfaced in Brindle coloured block paving. Tree planting within the Acton Lane character area is focussed within the open space areas to enable larger, native species to be planted, such as *Carpinus betulus* and *Acer campestre*. To enhance the semi-rural character of Acton Lane, *Escallonia* ‘Apple Blossom’ and *Ligustrum ovalifolium* hedge planting predominates the frontages of new dwellings, with a host of evergreen shrub planting of such species as *Lonicera nitida* ‘Maigrun’ and *Cistus corbariensis* used against side elevations or where space is more limited. Rustic timber post and rail fencing is used to enclose the private drives to provide a more subtle demarcation to the open space areas.
- 8.6 **Parkside & Linear green Linkages.** Within the Phase 2 parcel, areas of POS form a circular route around the periphery, connecting the Acton Lane frontage in the east to the Village Green in the northwest. These open areas will be home to several large attenuation basins, swathes of long grassland meadow margins around retained hedgerow features and a multitude of footpath/cycleway connections. The space as a whole will provide a recreational resource for the local community as well as a vibrant rurales que setting for new houses to front. To ensure the public open space is well used and remains active, key links will be created into the Phase 1 parcel and beyond.

- 8.7 **Active Green Link.** Located along the western boundary, the Active Green Link is the culmination of the main cycle route from Phase 1 into the peripheral POS of Phase 2. The space is separated from nearby units by *Viburnum tinus* 'Eve Price' hedge planting to the south and beds of *Cornus alba* to the east. Beds of sensory ornamental shrubs, including *Lavandula intermedia*, will provide multiple new landscape textures, framing the play area. LEAP4 comprises a 'route' of timber play items, mounds and natural boulders, all set in a river of mulch surfacing and arranged in a way that will encourage adventurous play
- 8.8 **Central Pocket Park.** Located to the direct centre of Phase 2, the Central Pocket Park is a small area of open space that provides respite equidistant from the periphery POS. The space is enclosed by estate railings on the north and south, with clipped *Euonymus japonicus* 'Jean Hugues' hedgerow planting to those plots beyond this, to provide a sense of formality, reinforcing the urban character of the area. Within the space, native *Carpinus betulus* trees will give way to several *Prunus* 'Pink Perfection' multi-stem specimens, which together will provide a unique contrast in height, form, and scale, yet also introduce vibrant seasonal colour tones with year-round interest. A short section of tumbled concrete cobbles will split the space in two, connecting the north and south. This connection will centre around feature ornamental planting, along with two distinct areas of bulbs, such as *Allium*, *Galanthus*, and *Narcissus*, set within the flowering lawn, that will all provide further seasonal interest.
- 8.9 **Southern Woodland Glade.** The southern boundary of Phase 2 lies adjacent a handful of existing properties and, in places, a gappy yet extensive field boundary that extends around what was once a school. Where existing features are to be removed and gaps exist, mixed native hedge planting is proposed alongside a swathe of various stock-size trees, bringing the existing hedgerow features into the site as much as possible and providing a verdant and rural setting to pass through.
- 8.10 **Ecology.** The site comprises an arable field and semi-improved grassland, with some poor hedgerows to field boundaries. Smaller areas of hard-standing and plantation woodland are also present. The majority of the Site is of limited ecological value, with principal interest being the hedgerows, field boundaries and margins. Following a comprehensive programme of ecological survey work the following protected species have been identified as present on or near to the site:
- Bats;
 - Breeding birds (including skylark);
 - Dormice;
 - Great crested newt;
 - Reptiles; and
 - Badger.
- 8.11 Appropriate safeguards and mitigation measures are set out within an Updated Ecological Appraisal in respect as well as ecological enhancement measures. These measures will accord with measures set out within a Landscape & Ecology Management Plan (LEMP), the approval of which will be secured under approval of Conditions 37 and 39 of the OPP. Additionally, habitat creation has commenced within the wider site, with further landscaping to be undertaken, which will deliver wider green infrastructure benefits including along green corridors running through the wider development.
- 8.12 On-Site enhancements are proposed within the housing areas themselves, with the following proposed to provide additional improvement to the biodiversity value of the residential parts of the site:

- Bird Boxes comprising swift ‘S-Boxes’ which provide opportunities for swifts and other species
- Bat Boxes to provide new roosting opportunities absent from the site
- Bee Bricks to provide opportunities for solitary bees and other insects
- ‘Hedgehog highways’ comprising cut outs of fencing allow small mammals to safely cross the site.

8.13 **SUDs Strategy.** A Sustainable Drainage System (SuDS) has been developed in accordance with the principles for the site wide surface water management strategy. The Phase 2 SuDS strategy provides a further means of minimising the impact of the development on the surrounding environment. The surface water management train will ensure benefits such as prevention of water pollution / reduced flow velocities / reduced risk of the occurrence of flooding / enhanced amenity and biodiversity net gain. Surface water flows will be conveyed through a variety of SuDS features including swales, low flow channels, detention & attenuation basins which provide a means of intercepting, capturing, conveying and storing water volumes sustainably.

8.14 The Landscape Officer raised a holding objection and required some amendments to the proposal. These have been largely resolved with just two issues outstanding. The planting in the parking courts and surfacing materials can be secured by condition.

9.0 Heritage

9.1 Historic England and the BMSDC Heritage Team were consulted on the application. Neither consultee wished to provide comments. It is not anticipated that any harm will be created by the Phase 1 development because of the intervening development that has taken place between the application site and the heritage assets.

10.0 Impact on Residential Amenity

10.1 There is a large landscaping strip between the existing residential developments and the proposed. The distances involved are considered to be acceptable in terms of overlooking and overshadowing. The development is not considered to cause a loss of amenity.

10.2 All dwellings have private gardens. Some flats have Juliette balconies, and all of the flats have access to green space outside of the apartment blocks in which to relax or hang out washing. There are six coach houses that do not have gardens, but these are market houses and therefore it will be the choice of the purchaser.

10.3 Construction management through the development is the subject of other conditions on the Outline planning permission and the impact upon incoming residents’ amenity during the construction life of the development will be safeguarded in this way. It is foreseeable that, during normal construction hours as the development proceeds, there may be some foreseeable impacts arising from noise, activity and disturbance from construction, but these are expected to be within the range of acceptable for a new estate development.

11.0 Planning Obligations / CIL

11.1 Planning obligations were secured under a S.106 agreement at outline planning stage.

12.0 Parish Council Comments

12.1 A total of five Parish Councils were consulted on the application and their comments are as follows:

- Chilton Parish Council – no comments received
- Sudbury Town Council – concern over lack of PV cells to the roofs of dwellings
- Long Melford Parish Council – Did not wish to make comment
- Acton Parish Council and Great Waldingfield Parish Council – Both raised the same issues that the materials are not compliant with the Design Code, a public right of way would run through a children’s play area, landscaping is not in line with the Design Code and concerns over dust.

12.2 The Design Code is left quite loose in describing the materials for each character area. In most cases within each phase, there are several colourways depending on the character area in question. These are described above. There is an argument to be had that traditional Suffolk red bricks are a good strong red colour, perhaps some might say dark. These are not used on every house and a buff brick and light-coloured render is also used throughout the development. The proposed materials are considered to be acceptable and locally distinctive within the wider Sudbury area. The same is true of the landscaping issues raised – the Design Code has been left open in terms of the species and gives examples of the type of plants that should be used. The Landscape Officer is largely in favour of the planting scheme with just the parking court areas to be amended. Dust is an issue on any building site and keeping this to a minimum is crucial in protecting residential amenity. Dust was covered in the Construction Management Plan that has been signed off by the Environmental Protection Team. Moving forward, if this becomes a problem the developer will be responsible for ensuring that dust is not a nuisance, if necessary the Enforcement Team will become involved if a nuisance is caused.

PART FOUR – CONCLUSION

13.0 Planning Balance and Conclusion

- 13.1 The details of this application have been based on the Design Code and are considered to be compliant with its aims. Any issues raised by the statutory consultees have been resolved with the exception of some further small landscaping details to be amended.
- 13.2 Central to the balancing exercise to be undertaken by decision makers is Section 38(6) of the Planning and Compulsory Purchase Act 2004; which requires that, if regard is to be had to the Local Plan for the purpose of any determination to be made under the Planning Acts, determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 13.3 The level of public engagement between the developer and interested parties has been acceptable. As reported elsewhere the Design Code which informs the consideration of this application has been through public consultation and engagement itself in parallel.
- 13.4 In the round, the application has been measured against the Design Code, the Development Plan and the NPPF and is considered to comply with the relevant requirements.

RECOMMENDATION

That the Chief Planning Officer be delegated to APPROVE these Reserved matters subject to such conditions as he considers fit including: -

- List of Approved documents
- Highways – Refuse bins
- Landscaping details to be amended

PLANNING HISTORY

REF: DC/20/04763	Application for Non-Material Amendment following approval of B/15/01718 - Revisions to the land parameter plans.	DECISION: GTD 09.11.2020
REF: DC/20/05269	Discharge of Conditions Application for B/15/01718- Condition 29 (Levels) and Condition 38 (Hard and Soft Landscaping Scheme- Part Discharge)	DECISION: GTD 05.05.2021
REF: DC/20/05270	Discharge of Conditions Application for B/15/01718- Condition 9 (Surface Water Drainage Scheme), Condition 10 (Implementation, Maintenance and Management) and Condition 28 (Foul Water Drainage Strategy)	DECISION: GTD 18.06.2021
REF: DC/20/05724	Discharge of Conditions Application for B/15/01718- Condition 38 (Hard and Soft Landscaping Scheme) Part discharge for western boundary.	DECISION: GTD 15.01.2021
REF: DC/21/01166	Discharge of Conditions Application for B/15/01718- Condition 38 (Hard and Soft Landscaping Scheme) (Part discharge for western boundary)	DECISION: GTD 21.04.2021
REF: DC/21/01460	Discharge of Conditions Application for B/15/01718- Condition 8 (Design Code)	DECISION: GTD 13.08.2021
REF: DC/21/02883	Discharge of Conditions Application for B/15/01718- Condition 4 (Phasing Scheme)	DECISION: GTD 15.12.2021
REF: DC/21/03735	Discharge of Conditions Application for B/15/01718- Condition 12 (Construction Surface Water Management Plan), Condition 32 (Phase 2 Geo-environmental risk assessment), Condition 36 (Landscape Management Plan), Condition 39 (Ecological Management Plan), Condition 41 (Light appliances) and Condition 43 (On-site open space scheme) (Part discharge of conditions 12, 32, 39, 41 and 43 for Phase 1 Infrastructure and Residential)	DECISION: GTD 01.03.2022
REF: DC/21/04056	Discharge of Conditions Application for B/15/01718- Condition 30 (Construction Environmental Management Plan)	DECISION: GTD 24.12.2021

REF: DC/22/00324	Discharge of Conditions Application for B/15/01718- Condition 18 (Waste Disposal Strategy) (Part Discharge for Phase 1 Residential)	DECISION: PGR 20.06.2022
REF: DC/22/02327	Application for a Non-Material Amendment relating to B/15/01718 - Amendment to the Land Use Parameter Plan	DECISION: PCO
REF: DC/22/02332	Discharge of Conditions Application for DC/20/05183 - Condition 4 (Ecological Appraisal Recommendations), Condition 5 (Dormouse), Condition 6 (Mitigation Licence for Great Crested Newts), Condition 7 (Construction Environmental Management Plan for Biodiversity), Condition 8 (Farmland Bird Mitigation Strategy), Condition 9 (Biodiversity Enhancement Strategy) and Condition 10 (Wildlife Sensitive Lighting Design Scheme)	DECISION: WDN 22.09.2022
REF: DC/22/02333	Discharge of Conditions Application (Partial discharge for Phase II Residential) for B/15/01718 - Condition 9 (Surface Water Drainage Scheme), Condition 10 (Implementation, Maintenance and Management of Surface Water Drainage Scheme), Condition 12 (Construction Surface Water Management Plan), Condition 28 (Foul Water Drainage Strategy), Condition 29 (Levels) and Condition 38 (Hard and Soft Landscaping Scheme)	DECISION: PCO
REF: DC/22/02406	Discharge of Conditions Application for B/15/01718- Condition 11 (Flood Risk Asset Register) (Part discharge for Phase 1 Infrastructure and Residential)	DECISION: REF 06.07.2022
REF: DC/22/02501	Discharge of Conditions Application for B/15/01718 - Condition 31 (Dormouse License)	DECISION: WDN 14.09.2022
REF: DC/22/03078	Application for the Modification of a Section 106 Planning Obligation - Variation of S106 legal agreement dated 29.03.2018 relating to B/15/01718.	DECISION: PCO
REF: DC/22/03255	Discharge of Conditions Application for DC/20/05183 - Condition 13 (Written Scheme of Investigation)	DECISION: PGR 31.08.2022
REF: DC/22/03256	Discharge of Conditions Application for	DECISION: GTD

DC/20/05183 - Condition 2 (Fire Hydrants)

16.09.2022

REF: DC/22/04780

Application for a Non-Material Amendment relating to Reserved Matters Approval DC/21/02764 - Installation of Air Source Heat Pumps for Plots 152 and 153

DECISION: PCO

REF: B/15/01718

Outline application (with all matters reserved except for access) - Erection of up to 1,150 dwellings (Use Class C3); 15ha of employment development (to include B1, B2 and B8 uses, a hotel (C1), a household waste recycling centre (sui generis) and a district heating network energy centre); village centre (comprising up to 1,000m2 Gross Floor Area (GFA) of retail floor space (A1, A2, A3, A4 and A5), village hall (D2), workspace (B1a), residential dwellings (C3), primary school (D1), pre-school (D1) and car parking); creation of new vehicular access points and associated works; sustainable transport links; community woodland; open space (including children's play areas); sustainable drainage (SuDS); sports pavilion (D2) and playing fields; allotments; and associated ancillary works.

DECISION: GTD
29.03.2018