

Committee Report

Item No: 7A

Reference: DC/22/03966

Case Officer: Daniel Cameron

Ward: Elmswell & Woolpit.

Ward Member/s: Cllr Helen Geake & Cllr Sarah Mansel.

RECOMMENDATION – APPROVE RESERVED MATTERS SUBJECT TO CONDITIONS

Description of Development

Application for the Approval of Reserved Matters pursuant to Outline Application DC/20/01677 Town and Country Planning Order 2015. Submission of details for Appearance, Landscaping, Layout and Scale for Site remediation works (Phase 1) and the erection of up to 65No dwellings with the safeguarding of land for the potential future delivery of a relief road, public open space and associated landscaping (Phase 2)

Location

Land To The West Of The Former Bacon Factory, Elmswell

Expiry Date: 03/02/2023

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Orbit Homes

Agent: Mr Geoff Armstrong

Parish: Elmswell

Site Area: 3.11ha

Density of Development: 29d/ha.

Details of Previous Committee / Resolutions and any member site visit: Outline planning permission granted under reference DC/20/01677

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

Has the application been subject to Pre-Application Advice: Yes (DC/21/02843)

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The adopted Scheme of Delegation requires that applications for residential development for 15 or more dwellings be taken before Development Control Committee.

CLASSIFICATION: Official

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance

Core Strategy (2008)

CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS09 - Density and Mix

Local Plan (1998)

GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB14 - Ensuring archaeological remains are not destroyed
H04- Proportion of Affordable Housing
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
CL08 - Protecting wildlife habitats
T09 - Parking Standards
T10 - Highway Considerations in Development
RT04 - Amenity open space and play areas within residential development

Neighbourhood Plan Status

This application site is within the Elmswell Neighbourhood Plan Area.

Regulation 14 pre-submission consultation on the draft plan completed on the 1st July 2022 and then was screened to determine whether strategic environmental assessment or habitat regulations assessment was required. Both were screened out in October 2022.

The neighbourhood plan still requires submission consultation (regulation 16), independent examination (regulation 17) and local referendum (regulation 18). Consequently, the neighbourhood plan is of limited weight.

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

[Click here to access Consultee Comments online](#)

National Consultee (Appendix 3)

Anglian Water Comments Received 15th August 2022

No comments.

Highways England Comments Received 23rd August 2022

No objection.

Natural England Comments Received 24th August 2022

No comments.

Network Rail Comments Received 28th September 2022

Recommend that the developer contact the Network Rail Asset Protection Team.

Suffolk and North East Essex NHS Integrated Care Board Comments Received 24th August 2022

A developer contribution in the form of CIL will be required to increase capacity within the GP catchment area in order to mitigate the impact of the development.

County Council Responses (Appendix 4)

SCC Archaeological Service Comments Received 31st August 2022

No conditions are required in respect of this development.

SCC Development Contributions Comments Received 15th August 2022

A completed Section 106 exists for this site and are binding upon any decision that may be made here.

SCC Fire and Rescue Team Comments Received 12th August 2022

Please ensure that condition 11 of the original decision follow this build to its conclusion.

SCC Flood and Water Team Comments Received 12th August 2022

Holding objection to secure additional detail with regards to swales, maintenance and discharge rates.

Officers note that this detail has been provided under the discharge of conditions application relating to the SuDS details already submitted. No objection is noted under that application.

Final SCC Highways Comments Received 15th November 2022

The revised layout has addressed the previous concerns with the exception of those around the proposed estate roads, as these are to be private roads, the detail is acceptable. Conditions are noted.

SCC Travel Plan Officer Comments Received 10th August 2022

No comments.

Internal Consultee Responses (Appendix 5)

Environmental Health (Air Quality) Comments Received 24th August 2022

No objections.

Environmental Health (Noise, Light, Smoke) Comments Received 19th August 2022

No objection, conditions attached to the outline planning permission will be addressed in due course.

Environmental Health (Sustainability) Comments Received 25th August 2022

A condition to secure a scheme of sustainability for the development is requested prior to commencement.

Officers note that such a condition was applied at outline stage and therefore does not need to be reimposed on this decision.

Heritage Team Comments Received 8th September 2022

It is considered that the proposed development would cause a low level of less than substantial harm to a designated heritage asset because the reduced planting scheme increases visibility and impact on the setting of Elmswell Hall to the east. It is recommended that the planting scheme introduced as part of the outline permission be reintroduced.

Place Services – Landscaping Comments Received 6th September 2022

Conditions regarding landscaping are noted as part of the outline. Issues regarding layout of rear gardens, proposed finish levels and POS provision should be addressed, but we are satisfied that there is sufficient detail to support approval of reserved matters.

Further Place Services – Landscaping Comments Received 28th November 2022

We are generally satisfied with the amendments made to the scheme although make the following recommendations. Additional mixed species hedge to the rear of plots 42-45 and 65 should be located outside of the plot fencing so that it softens the view of the site from the countryside and the additional planning to plots 52/53 and 58 needs further review. As per our previous response, we are satisfied that there is sufficient detail to support approval of reserved matters and that sufficient scope exists to resolve our issues through the discharge of conditions process.

Public Realm Team Comments Received 10th November 2022

Concern raised regarding provision of public open space within the site and the lack of an equipped play area. Footpath widths should also be amended to ensure they are usable by wheelchair users.

Strategic Housing Team Comments Received 28th November 2022

Proposed development represents a mixed tenure development with a high proportion of home ownership (52%). With staircasing, more and more of the proposed units would be converted to home ownership. The conversion of the application from a market-led scheme to 100% affordable housing represents a small but beneficial increase in affordable housing supply relative to district need. Provision of socially rented units represents another benefit with those units offering a lower rent than otherwise would have been delivered. Members should note that the neighbouring development did not provide a policy compliant level of affordable housing.

Waste Services Comments Received 1st December 2022

Please ensure that a refuse tender can gain access to the site as per our operating requirements.

Other Consultee Responses (Appendix 6)

Mid Suffolk Disability Forum Comments Received 14th August 2022

All dwellings should meet Part M of Building Regulations to ensure they are at least visitable by those with mobility issues. Every effort should be made to ensure all footpaths are wide enough for wheelchair users and dropped kerbs are level for ease of access.

Suffolk Preservation Society Comments Received 1st September 2022

No comment.

B: Representations

At the time of writing this report at least 43 letters/emails/online comments have been received. It is the officer opinion that this represents 43 objections. A verbal update shall be provided as necessary.

Views are summarised below:

- Access route to site with associated highways safety concerns within Kingsbrook Place estate and disruption and pollution caused to neighbouring residents during works as set out within the Construction Method Statement.
- Potential damage to private property including St. Edmunds Drive, an unadopted road.
- Loss of visitor parking within the neighbouring estate during development.
- Capacity of local infrastructure to accommodate additional residents.
- Lack of play space provision within the site.
- Lack of open space provision within the site.
- Density of development appears too high. Mix of properties is not reflective of Kingsbrook Place.
- Hours of works extend into sensitive evening times.
- Issues of noise, light and other forms of pollution.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/19/01965	Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Regulation 6 Request for a Screening Opinion. - Residential development of up to 75 dwellings.	DECISION: EAN 07.05.2019
REF: DC/19/03924	Outline Planning Application (some matters reserved - access to be considered) for site remediation works (Phase 1) and the erection of up to 65 dwellings with the safeguarding of land for potential future delivery of a relief road, public open space and associated landscaping (Phase 2)	DECISION: REF 06.02.2020
REF: DC/20/01677	Outline Planning Application (access to be considered, all other matters reserved) - Site remediation works (Phase 1) and the erection of up to 65 dwellings with the safeguarding of land for the potential future delivery of a relief road, public open space and associated landscaping (Phase 2)	DECISION: GTD 21.01.2021
REF: DC/21/06616	Discharge of Conditions Application for DC/20/01677 - Condition 7 (Contamination	DECISION: GTD 18.03.2022

Remediation Verification Plan) and Condition 10 (Scheme for Management of Boreholes)

REF: DC/22/02845	Application under Section 73 of the Town and Country Planning Act 1990 - Variation of Condition 18 (Details of Estate Roads and Footpaths) and Condition 19 (Provision of Carriageways and Footways) of Outline Planning Permission DC/20/01677 dated: 21/01/2021 (Outline Planning Application (access to be considered, all other matters reserved) - Site remediation works (Phase 1) and the erection of up to 65 dwellings with the safeguarding of land for the potential future delivery of a relief road, public open space and associated landscaping (Phase 2))	DECISION: WDN 14.09.2022
REF: DC/22/03076	Discharge of Conditions Application for DC/20/01677 - Condition 14 (Construction Environmental Management Plan)	DECISION: GTD 01.08.2022
REF: DC/22/03966	Application for the Approval of Reserved Matters pursuant to Outline Application DC/20/01677 Town and Country Planning Order 2015. Submission of details for Appearance, Landscaping, Layout and Scale for Site remediation works (Phase 1) and the erection of up to 65No dwellings with the safeguarding of land for the potential future delivery of a relief road, public open space and associated landscaping (Phase 2)	DECISION: PCO
REF: DC/22/03967	Discharge of Conditions Application for DC/20/01677- Condition 5 (Noise Mitigation Scheme)	DECISION: PCO
REF: DC/22/03968	Discharge of Conditions Application for DC/20/01677- Condition 12 (Landscaping Scheme)	DECISION: PCO
REF: DC/22/03969	Discharge of Conditions Application for DC/20/01677- Condition 15 (Landscape and Ecological Management Plan) and Condition 16 (Biodiversity Enhancement Strategy)	DECISION: PCO
REF: DC/22/03970	Discharge of Conditions Application for DC/20/01677- Condition 21 (Refuse Storage and Presentation)	DECISION: PCO
REF: DC/22/03971	Discharge of Conditions Application for DC/20/01677- Condition 22 (Surface Water	DECISION: PCO

Drainage Scheme) (Part discharge for Parts A-E inclusive and Part G)

REF: DC/22/04767	Discharge of Conditions Application for DC/20/01677 - Condition 4 (Construction Method Statement)	DECISION: PCO
REF: DC/23/00063	Discharge of Conditions Application for DC/20/01677 - Condition 13 (Scheme of Sustainability Measures)	DECISION: PCO
REF: DC/23/00064	Discharge of Conditions Application for DC/20/01677 - Condition 18 (Estate Roads and Footpaths)	DECISION: PCO
REF: DC/23/00068	Discharge of Conditions Application for DC/20/01677 - Condition 20 (Parking and Turning Areas)	DECISION: PCO

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The 3.11ha site is located on the north western edge of Elmswell, a designated Key Service Centre. The site comprises an irregular parcel of part agricultural (Grade 3), part industrial scrubland associated with the former Bacon Factory directly to the east. Open countryside is to the north and west and the built-up area to the south and east. The Bury St Edmunds to Ipswich rail line runs immediately along the south of the site.
- 1.2 The site is located immediately west of the former Bacon Factory which has been redeveloped providing 190 dwellings (0846/13). The applicant obtained legal rights to two points of access to this site via the adjacent site.
- 1.3 The site is not in a Conservation Area or special landscape designated for protection. The nearest designated heritage asset is the Grade II listed Elmswell Hall located approximately 200m to the west. The site is in Flood Zone 1.

2. The Proposal

- 2.1 This application forms part of suite of applications brought forward to provide the reserved matters details (appearance, layout, scale and landscaping). It is accompanied by details considered necessary to be viewed concurrently with reserved matters to give additional information to Development Control Committee to cover the following condition imposed at outline stage:
 - Condition 4 – Construction method statement;
 - Condition 5 – Noise mitigation scheme;
 - Condition 12 – Landscaping scheme;
 - Condition 14 – Environmental management plan – Construction phase;

- Condition 15 – Landscape and ecological management plan;
- Condition 16 – Biodiversity enhancement strategy;
- Condition 21 – Refuse and recycling storage and presentation; and
- Condition 22 – Surface water drainage scheme.

2.2 The reserved matters are brought forward by Orbit Homes and proposes 65 no. dwellings in a mix of 2, 3 and 4 bedroomed semi-detached and terraced properties. Properties are to be 100% affordable housing with tenure split between social rent and shared ownership in the following mix:

Bedrooms	Shared Ownership	Social Rent	Total
2	13	12	25
3	19	17	36
4	4	0	4
Total	36	29	65

- 2.3 Access to the site is via St. Edmunds Drive and Hall Lane and was secured at the same time as outline permission was secured. Parking within the site complies with adopted Suffolk Parking Guidance and no instances of triple parking are noted. Land to the northern edge of the site is safeguarded for a future Elmswell Relief Road.
- 2.4 Three areas of open space are noted within the development each of which is overlooked by a number of properties to ensure natural surveillance. The size of each meets the requirements to house a Local Area for Play (LAP). Each property also enjoys a good-sized private amenity area. Back-to-back distances are at least 20m. Each property is served by either a garage or shed to provide opportunity for cycle storage.
- 2.5 All dwellings are two storeys in height and are to be finished in a mix of external materials including:
- Red and buff brick with engineering (blue-black) bricks utilised to plinth level only;
 - Grey and sage green cladding;
 - Cream and terracotta render; and
 - Red, brown and grey pantiles.
- 2.6 No gas boilers are included within the scheme and wastewater heating recovery is to be fitted to all showers within the proposed development. Photovoltaics are also noted to be fitted to the properties within the development with 31 properties arranged with a southern facing roof slope in order to maximise solar energy generation. The remaining 34 would still benefit from photovoltaic panels to their roofs.

3. The Principle of Development

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 3.2 The site for this proposal is located on land that is currently unallocated for development, situated within the countryside, as defined in the adopted development plan. Therefore, its development for residential purposes is a departure from the current plan.
- 3.3 As Members are aware, the examination of the Council's emerging Joint Local Plan (JLP) is currently paused, pending the submission of additional information. Nevertheless, Members are

advised that the weight that may be attached to JLP as part of the consideration of development proposals is limited at this stage.

- 3.4 Notwithstanding the above policy summary, in the case of the determination of this reserved matters proposal, it is considered that the outline planning permission that has been granted by the Council under application ref DC/20/01677 clearly establishes the acceptability of residential development taking place on the identified site for up to 65 no. dwellings, and is the starting point for the decision making process. Members are not tasked with re-considering the planning permission from scratch; rather, it is necessary to consider those details reserved under the planning permission for determination at this current stage of the overall process. The principle of development is therefore effectively fixed, subject to the conditions attached to the grant of outline planning permission.
- 3.5 In summary, the acceptability of the identified site to accept up to 65 no. dwellings is established in principle and is the starting point for the determination of this reserved matters application.

4. Nearby Services and Connections Assessment of Proposal

- 4.1 Elmswell is well served by a range of local services and facilities, as expected for a settlement designated as a Key Service Centre. The site benefits from excellent pedestrian connectivity to local services, noting there are footways on both sides of Station Road providing pedestrians with a route southward towards amenities such as Elmswell Rail Station and the Co-Op convenience store. The supporting Transport Statement confirms the following amenities within a 12-minute walk of the site: railway station, Co-Op food store, pharmacy, library, community centre, pre-school and primary school.
- 4.2 The Elmswell railway station is within walking distance and is served by the Greater Anglia Line which operates trains across East Anglia. There are bus stops on Station Road, located 400m from the site access. There are further stops located on School Road 600m from the site access and Cooks Road within 900m of the site access. Local bus routes provide wider connections to Bury St Edmunds and Thurston in the west, Woolpit to the south and Stowmarket, Stowupland, Mendlesham and Otley to the east.
- 4.3 Discussion at the previous committee meetings considering the outline application touched on issues of provision of education facilities with the plan period of the Draft Joint Local Plan. The supporting Infrastructure Delivery Plan makes clear that growth within Elmswell and Woolpit will be accommodated through the expansion of the existing Primary School within Elmswell to 420 pupil places and through the creation of a new Primary School within Woolpit, again, providing 420 pupil places.
- 4.4 The expansion of primary education provision within Elmswell and Woolpit would accommodate the growth planned within the sites allocated within the Draft Joint Local Plan but would also be capable of accommodating the growth from this site. This position is mirrored by the response of the Education Authority to the outline application who confirmed that the infrastructure to accommodate the projected pupil numbers from committed sites, allocated sites and this site can be provided subject to the relevant planning contributions.
- 4.5 While concerns were raised regarding the transport of children between the two villages it was made clear during discussions that this was a cost borne by the Education Authority and would be offset via planning contribution. Moreover, allocation of school places is subject to parental choice meaning that regardless of the outcome of this application, the situation could likely be that children from each village attend the primary school in the other. Discussions with the Highway Authority during the outline application made clear their commitment to the provision of a footpath/cycleway

connection between the two villages which would allow for car free travel between the two to be a more realistic option. Since that time, Bloor Homes have begun development of their site to the north of School Road, which delivers a large section of the required footpath/cycleway.

5. Site Access, Parking and Highway Safety Considerations

- 5.1 Access was considered at the time of the outline application and found to be acceptable. The Highways Authority reviewed the supporting Transport Assessment at the time of the outline application and did not raise an objection to the scheme. The Highway Authority considered the access outcome acceptable as the main access point is wide and the layout in the adjacent development is looped.
- 5.2 Consultation with the Highway Authority noted the need to amend certain details of the application, which have since been made such that conditions are suggested relating to the layout and construction of internal estate roads.
- 5.3 Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport, and therefore is afforded considerable weight.
- 5.4 Paragraph 111 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.5 The construction method statement submitted as part of the discharge of conditions package has been the subject of a number of objections with regards to the application, in particular the need to take development traffic through neighbouring Kingsbrook Place development and in particular through St. Edmunds Drive. However, investigation into whether the Elmswell Relief Road could be utilised is not a viable alternative to the proposed route. While some disruption to residents of Kingsbrook Place is to be expected as part of development, it is not normally considered to be material to the application at hand as it is the impact of the development once built that is considered. However, in this instance, the development process is not considered to be adverse to the residential amenity of the neighbouring residents and with regards to pollution, no objection is noted from the Environmental Health Team. The construction method statement does contain information on working times, which accord with standard practises recommended by the Environmental Health Team and also with regards to dust suppression, wheel washing of vehicles and any necessary repair of St. Edmunds Drive following the construction period.

6. Design and Layout

- 6.1 Policy GP01 sets out to ensure that all development is of appropriate scale, form, design and construction materials. Paragraph 130 of the NPPF seeks to achieve similar aims.
- 6.2 The layout of the scheme has evolved from the illustrative layout shown at outline stage. Access is still made to St. Edmunds Drive and Hall Lane and land is retained for the proposed Elmswell Relief Road. Dwellings are arranged to face the public realm and open spaces within the site to maximise natural surveillance.

- 6.3 The appearance of the dwellings has been informed by the surrounding development within Elmswell and utilises materials reflective of its setting. Dwellings are uniformly two-storeys in height and appear traditional in their design. Minor variances within the individual plots, mainly within porches and gable details are noted to give some variety and character within the site.
- 6.4 The density of the development is noted within the objections to the application, however, the number of dwellings within the site was set at outline stage and moreover, the density of the development sits well in relation to Kingsbrook Place and with the requirements of policy CS9, which requires a density of around 30 dwellings per hectare in order to make best use of land.

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

- 7.1 Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character. However, blanket protection for the natural or historic environment as espoused by Policy CS5 is not wholly consistent with the Framework and is afforded limited weight.
- 7.2 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 7.3 The site is not part of a Special Landscape Area and not part of any other landscape designation. It was previously utilised as an agricultural field in part, so its development would remove this from the wider landscape. The site is very well related in a physical sense to the body of the village which is developing adjacent the site's eastern boundary. The rail line to the south offers a good degree of visual containment and serves as a visual buffer. The shared property boundary to the west is a natural boundary and terminating the development here is a respectful landscape design response. Proposed landscape buffers to the western and northern boundaries softens the landscape impact, providing an appropriate rural edge character.
- 7.4 Extensive consultation has been undertaken with the Council's Landscape Advisor and in general, no issues significant enough to consider the refusal of the application on these grounds is noted. Minor amendments sought by the Landscape Consultant can be addressed by condition. Public Realm comments with regards to provision of play equipment are noted and could be secured via the use of planning conditions.
- 7.5 Ecology impacts of the development were identified at outline stage and were agreed to be acceptable. Discharge of conditions 15 and 16 would provide a further degree of detail in this regard.

8. Land Contamination, Flood Risk, Drainage and Waste

- 8.1 Details of land contamination, flood risk, drainage and waste were considered at outline stage and found to be acceptable. Details of land contamination and the SuDS details form part of the discharge of conditions package.

9. Heritage Issues

- 9.1 Policy HB1 of the Local Plan seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of Listed Buildings. Section 66

of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving a listed building, its setting or other architectural or historic features from which it draws significance. In practice, a finding of harm to the historic fabric of a listed building, its setting or any special features it possesses gives rise to a presumption against the granting of planning permission.

- 9.2 At outline stage, the Council's Heritage Team has reviewed the supporting Heritage Statement, and considered the scheme to have a low level of less than substantial harm, that was further reduced by a large buffer, although some of this was grass and retained for the relief road. The Heritage Team is concerned with the impact on Elmswell Hall to the west, observing that the proposal would erode the rural character of the Hall's setting. This said, the Team considers the impact on the Hall's setting to be at a low level of less than substantial harm. No increase in the level of harm is noted in their current response to the reserved matters application. They consider that additional landscaping to this boundary would alleviate the identified harm. As noted within the Place Services – Landscaping comments, there is sufficient scope to increase this landscaping through the discharge of conditions process.
- 9.3 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, as is the case here, the harm should be weighed against the public benefits of the proposal. The low level of heritage harm must therefore be weighed, and considered in the context of the environmental, social and economic benefits that the scheme will bring about, including the benefit to the Council through the provision of affordable housing. It is further considered that there is the potential, through the discharge of conditions process to further lower the identified harm.

10. Impact on Residential Amenity

- 10.1 Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 130 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings.
- 10.2 Internally, the site is laid out in such a manner that sufficient back-to-back distances and gardens mean that no issues are noted with regards to overlooking, privacy or overshadowing.
- 10.3 Care has also been given to the interface of the site with the dwellings at the edge of Kingsbrook Place given that development on this edge is positioned with a view across the proposed development. No issues with regards of overlooking or overshadowing are noted in this regard.
- 10.4 As noted within Section 5 of this report, considerable neighbour objections have been received with regards to the construction method statement and the intention to bring construction traffic through Kingsbrook Place along St. Edmunds Drive. As noted above, disturbance caused as a result of development is not normally a material consideration within planning decisions as some degree of disturbance is inevitable, but would be temporary and would cease once the development phase of the site was over.

11. Planning Obligations / CIL

- 11.1 The outline permission was granted subject to a Section 106 Agreement which secured contributions for primary and early years education, secondary school transport and provision of a footway/cycleway linking Woolpit and Elmswell. It also secured delivery of on-site affordable

housing, a travel plan and the delivery and management on on-site open space. Provision of improved bus stops to serve the site as also secured, but was done under a Section 278 Agreement to allow the developer to undertake work in the highway

- 11.2 It is also noted that the development would be subject to Community Infrastructure Levy (CIL). The NHS have identified the need for additional funding for the GP surgery to expand to meet increased demand while Suffolk County Council as Education Authority identify the need for funding to address secondary and sixth form education expansion as well as to expand library and waste services.

PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

- 12.1 The principle of development on this site has been agreed through the approval of DC/20/01677 and this application only relates to matters of access, appearance, landscaping, layout and scale.
- 12.2 In this regard, the application is found to be acceptable. It would sit comfortably with the immediate surroundings of the site, which are both the modern estate development at Kingsbrook Place and the open countryside.
- 12.3 Further, the development has clear benefits with regards to delivery of housing and in particular affordable housing. Comments from Strategic Housing Team are particularly clear in this regard.
- 12.4 Less than substantial harm is identified with regards to the impact on the setting of Elmswell Hall, a grade II listed building. Heritage colleagues consider that this low level of less than substantial harm could be reduced through improvement of boundary landscaping to the western edge of the site and it is noted that the view of Place Services – Landscaping is that minor alterations are required to the proposed landscaping plans but these could be managed through the discharge of conditions 12 and 15. Similar alteration of the boundary landscaping could be made through this process in order to further lessen the harm with regards to the comments of the Heritage Team. In any event, even without the alteration to the boundary landscaping, it is considered that the low level of less than substantial harm is outweighed by the positive public benefits of the scheme, in particular through the delivery of a 100% affordable housing scheme.
- 12.5 While considerable third-party comments are made with regards to the detail of the construction method statement and in particular the decision to route construction traffic down St. Edmunds Drive within the neighbouring Kingsbrook Place development, it is noted that disruption during the construction phase of development is not a material planning consideration, and while routing construction traffic through the adjacent Elmswell Relief Road would avoid the need for any construction vehicles to enter Kingsbrook Place, to do so would make the development unviable given the relief road would need to be constructed in the first instance. No issues are noted from the Highway Authority in regards to the routing of construction traffic and similarly, no issues are noted from the Council's Environmental Health Team. The construction method statement places restrictions on hours of work on site, hours of delivery to site and hours of noisy work. Dust suppression measures, wheel washing and road maintenance are all also covered within the document and are acceptable to our consultees.
- 12.6 With those matters in mind, and bearing in mind the report above, it is considered that the construction method statement would give a degree of control and certainty over the potential disruption that may come forward as a result of construction works and would help to minimise

potential disruption to neighbours. Heritage harm is noted but is considered to be outweighed by the benefits of the scheme given the tenure of the site and noting that the neighbouring site was not able to deliver a policy compliant level of affordable housing such that this development would go some way towards ensuring adequate supply of affordable housing. The recommendation is to approve the reserved matters subject to the conditions laid out below.

RECOMMENDATION

That the Chief Planning Officer be authorised to APPROVE the Reserved Matters application subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- That conditions applied to the outline approval continue to apply here.
- Development to be built out in line with approved plans.
- Development to be built out in accordance with phasing plan.
- Additional detail to be provided on play equipment to be provided with one of the three areas of open space.
- Photovoltaic panels to be installed on each property prior to occupation or in such timetable as may be agreed.

And the following informative notes as summarised and those as may be deemed necessary:

- Pro-active working statement
- Highways note