

TABLED PAPER (as of 17.10hrs 13.03.2023)
Development Control Committee 'A'

Item 7a

DC/20/05894

Land south-west of Beyton Road
Reserved Matters for 210 dwellings

AMENDED RECOMMENDATION

RECOMMENDATION

- (1) That the reserved matters of scale, layout, appearance and landscaping are approved subject to the following conditions:-
- Approved Plans (Plans submitted that form this application)
 - Further details as to the external appearance and enclosure to pumping station
 - Construction Management Plan + include Parish Liaison commitment & working times
 - Further details of air source heat pump attenuation
 - Parish Liaison Plan
 - External Materials full details
 - Archaeology
 - 100% Electric vehicle charging
 - Delivery of air source heat pump and pv commitments
 - Minor adjustment to LEAP position and additional planting to its south
 - Delivery trigger for the start and finish of construction of the 3m wide cycleway/footpath to be agreed
 - Drawing attention to the associated S106, its triggers in respect of off-site highway improvements
 - Further details of play equipment, gym trail equipment
 - Further drawing showing removal of knee rail around from around attenuation basin and replacement with soft planting
 - Further detail of inlets, outlets and head walls
 - Notice to be displayed within play area site during construction of dwellings stating that the site will become a play area. That sign to remain in situ until play area is open for use
As required by Committee
 - As deemed reasonable by the Chief Planning Officer when issuing the decision

Note commitment of DM Service to involve TPC in liaison plan preparation and to share draft Construction Management Statement and to encourage SCC to share S38/278 drawings with TPC

And (2) the following informative notes as summarised and those as may be deemed necessary:

- Pro active working statement

Other Matters

- The presenting officer for this item will be Jasmine Whyard substituting for the case officer Vincent Pearce. Jasmine is familiar with Thurston and the details of this RM submission.
- The formal response of Thurston Parish Council, dated Tuesday 7 March 2023, is reproduced on **pages 3 and 4** of this Tabled Paper. Members will note that Thurston Parish Council in its conclusion states:

“.....the Parish Council, following further sight of junction improvement information to be provisioned under a s278 agreement along with details of footpaths and cycle routes into the centre of the village; details of crossing points on Beyton Road; details of landscaping details showing play equipment and gym trail being propose, is in agreement that it is minded to support the application. It does however seek, and understands that this will be conditioned, to be formally consulted on the Construction Environmental Management Plan and be involved with a Community Liaison Plan for the build of this project.”

- Officer comments response to Thurston Parish Council’s formal response are provided on **page 5** of this Tabled Paper.
- A formal comment has been received from Councillor Austin Davies one of the two ward members for Thurston. This is reproduced on **page 6** of this Tabled Paper .
- Officer comments response to Thurston Parish Council’s formal response are provided on **page 6 and 7** of this Tabled Paper.
- Additional neighbour notification responses are provided on **page 8** of this Tabled Paper.
- Additional consultee responses are provided on **page 9** of this Tabled Paper.
- The applicant has advised officers that Bloor Homes has provided Members of the Committee with Its own briefing note as it is permitted so to do In the interest of transparency this is reproduced on **page 11** of this tabled paper.

Comments from Thurston Parish Council follow...

Formal response of Thurston Parish Council

THURSTON PARISH COUNCIL

Parish Council Office
New Green Centre
Thurston
Suffolk
IP31 3TG



Tel: 01359 232854
e-mail: info@thurstonparishcouncil.gov.uk

SENT AS AN E-MAIL

Mr. P Isbell
Chief Planning Officer – Sustainable Communities
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

6th March 2023

Dear Mr. Isbell,

Proposal: DC/20/05894 – Submission of details (reserved matters) for outline planning permission DC/19/03486. Layout, scale, appearance and landscaping to be considered for the construction of 210 dwellings, public open space, play area, sustainable drainage features and associated infrastructure including foul sewerage pumping station @ land southwest of Beyton Road, Thurston – Re-consultation

Case Officer: Vincent Pearce

The Parish Council, having re-considered the proposal as submitted under the above application, would like to state that it is generally supportive of this application. It acknowledges that there has been significant amendments to the reserved matters scheme which was subject to a round of consultations in the Summer of 2021. It is also pleased to have been able to establish a dialogue with Bloor Homes who, in attending the Parish Council Meeting on 1st March 2023, were able to answer a number of questions posed by the Parish Council.

Having considered the further information as detailed on the Mid Suffolk Planning Portal, and following further information relating to the drawings as provided by Bloor Homes, the Council makes the following observations:

Affordable Housing / Shared Ownership Units

1. Whilst the Parish Council acknowledges that the proposal compromises market and affordable housing and in part conforms to the Thurston NDP Policy 2: Meeting Thurston's Housing Needs, it understands, and would like confirmation that these units are to be built to sizes as outlined under the Nationally Described Space Standards and will be constructed under a Fabric First approach.
2. The Parish Council would like to ensure that as different tenures are being provided, they will be well-integrated and designed to the same high quality to create tenure neutral homes and spaces, where no tenure is disadvantaged.

Biodiversity/Landscape

3. Generally the parish council is supportive of the proposed landscape and ecology plans and makes reference to the recommended conditions as outlined in the Officer Report.
4. The Parish Council draws reference to the National Housing Guide which further exemplifies that well-designed parking should be attractive, beautifully landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene.
5. Given the density of the area, the parish council still maintains that the current street scene will be unable to incorporate significant green infrastructure, including trees, to soften the visual impact of cars, help improve air quality and contribute to biodiversity, although it does note the addition of an extra area of wildflower meadows and swales.
6. The council is pleased to note that the multi-functional equipment proposed for the play areas is age appropriate to the development and will cater for a variety of different ages.

Sustainability

7. The council is pleased to note the commitment by Bloor Homes to an overall reduction of 56.93% in energy requirements across the site noting that a package of green measures have been expanded considerably with improvements to alternative energy / heating sources.
8. It is also supportive of ensuring that new development has appropriate investment in better fabric for new builds which is not only cheaper but ensures that new owners are not subject to significant investment in retrofitting insulation in existing homes and wasting money on soon-to-be-obsolete gas infrastructure and gas boilers that would need to be replaced to meet local and national climate goals.
9. The Parish Council recognises that the applicant is proposing using the principle of Fabric First Approach which incorporates measures for air tightness, use of MVHR systems and water and resource efficiency measures.
10. It would like to request that the applicant ensures that all environmentally friendly measures are employed / incorporated to ensure that the development is sustainable not only by design but also through the choice of materials. The Parish Council supports the use of renewable technologies to ensure that the development is delivered as a sustainable build and welcomes details of the sustainable sources of renewable energy being used.
11. With reference to the Parking and Cycle Strategy Plan, the parish council notes that there is only one communal electric vehicle charging point (located by one of the Car Club spaces) for visitors and suggest that this provision fails to take into account the Suffolk County Council Climate Action Plan.
12. It is requested that consideration should be given for a further communal point to be installed ensuring that it is conveniently sited to allow for the facility to be well used to meet the needs of different users including occupants, visitors and people with disabilities.
13. The council does however recognise that all of the 210 plots will be supplied with electric vehicle charging points.

Sustainable Travel Mode

14. As has been previously stated, Thurston NDP Policy 6 expects that all new developments must ensure safe pedestrian and cycle access to link up with existing pavements and cycle infrastructure that directly connect with the Key Movement Routes as identified on the Policies Maps on pages 75-76 of the Thurston NDP. Such routes should also ensure that access by disabled users and users of mobility scooters is secured. The Parish Council supports conditions to ensure that the highest priority is given to the sustainable modes of transport, such as pedestrians and cyclists, followed by access to high quality public transport, and accessible means of transport.
15. The Parish Council is therefore pleased to receive, following discussions with Bloor Homes representatives, agreement that the linkage of the previously agreed 3-metre-wide cycleway along Beyton Road is to be extended along the western boundary to meet Fishwick Corner thereby encouraging sustainable travel within the development and on the existing highway network.
16. The Parish Council requests that Drawing No. EA 128-PD-800 (dated February 2023) becomes part of the suite of approved documents for this site.

Connectivity

17. Whilst the Parish Council accepts that off-site highway improvements were secured at outline stage it is felt that appropriate monitoring of the delivery of works under a S278 order is of significant importance, particularly those relating to the works around and under the bridge, given that all assessments of the road infrastructure was last completed in 2019 prior to the build out of the "significant five".
18. It is understood that the works will be subject to a Safety Audit Two (2) (with reference to amendments within the highway code, NPPF, PPS or PPG) prior to implementation and once completed, a Safety Audit Three (3).
19. The Parish Council requests that it is appraised of such audits and remedial works identified to ensure that the agreed highway works phasing plan does not compromise the safety of current users of the highway network.
20. It is understood that the associated S106 agreement identifies the following package of highway improvements:
 - *New Junction at Fishwick Corner,*
 - *Junction Improvements to Pokeridge Corner*
 - *Mini Roundabout on New Road/ Barton Road*
 - *Realignment under Railway Bridge*
 - *Cycleway connection from Fishwick Corner to Bury St Edmunds*
 - *Uncontrolled crossing point - northwest corner of site onto Beyton Road*
 - *Uncontrolled crossing point - either side of northern access onto Beyton Road*
 - *Zebra Crossing on Beyton Road just off the junction of Pokeridge Corner*

In summary, as has been outlined to the Principal Planning Officer for this case, the Parish Council, following further sight of junction improvement information to be provisioned under a s278 agreement along with details of footpaths and cycle routes into the centre of the village; details of crossing points on Beyton Road; details of landscaping details showing play equipment and gym trail being propose, is in agreement that it is minded to support the application. It does however seek, and understands that this will be conditioned, to be formally consulted on the Construction Environmental Management Plan and be involved with a Community Liaison Plan for the build of this project.

Yours sincerely,

Victoria S Waples

V. S. Waples, BA(Hons), CILCA, PSLCC
Clerk to the Council

Officer comments in respect of Thurston Parish Council's formal response.

The positive response to the Reserved Matters details is welcomed. It is noted that Bloor Homes have engaged with the Parish Council in order to provide further assurances about the content of the proposal and in respect of actions during the build programme.

Members will note from paragraph 9.6.1 of the report that Bloor has provided a commitment to ongoing liaison with the Parish Council and this is secured via conditions as set out in the proposed Recommendation and summarised thus:

- *Construction Management Plan + include Parish Liaison commitment & working times as recommended by EHO*
- *Parish Liaison Plan*

Extra Conditions

A further condition is recommended to ensure that full details of the proposed gym trail are submitted for approval to the lpa.

Whilst the applicant has described the play equipment to be provided within the submission, **it is recommended that a further condition be added** to require the submission of manufacturers details to the local planning authority for approval.

Commitment from the Development Management Service:

The Parish Council will be provided with a copy of the draft liaison plan, the draft Construction Management Statement and play equipment and gym trail details for its comments before being assessed for their acceptability and determined by the Chief Planning Officer.

Whilst the Development Management Service is not responsible for the S38/S278 process, this being the preserve of Suffolk County Council, as local highway authority, it will ask the local highway authority to share appropriate drawings with the Parish Council and also ask for said copied itself. Copies provided to the Development Management Service will be shared with the Parish Council for information.

Amend Recommendation in report accordingly

Comments received by email from Councillor Austin Davies on 13 March 2023

Mr. P Isbell
Chief Planning Officer – Sustainable Communities
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

11th March 2023

Dear Mr. Isbell,

Proposal: DC/20/05894 – Submission of details (reserved matters)

Case Officer: Vincent Pearce

I fully support the points summarised in the Thurston Parish Council letter.

Meeting Bloor Homes representative, Mr Alex Clarke and his team at the Thurston Parish Council meeting on the 1st March was helpful. He explained the changes that have been made to their initial plans on the provision of heat pumps, solar panels and hence reduced household energy consumption was appreciated. I would like to understand in detail the level of insulation included in each type of their house designs. Are they EPC rated B and above?

I was disappointed to understand that, so far, no consideration has been taken so far on the safety of our future residents as they walk via the shortest route to our new Primary school. Please have a look at the photograph provided on Thedwastre Road railway bridge crossing. By combining a pavement and guarding railing on the current bridge brick wall, pedestrians, prams and toddlers will be able to walk safely to the primary school. Since section 278 has been concluded an alternative funding solution will be needed. Would it be possible to add this as an additional s106 item? We would all want the future residents to have a safe way of reaching the school, particularly since the pavement under the main railway bridge, even after the planned works, will be narrower than the ideal footway.

This development has proposed many helpful investments to help mitigate the environmental and biological impacts of this housing development. However, would it be possible to for this development anticipate the forthcoming legislation and have a 10% uplift in biodiversity?

On a point of detail, Given the position of this site in relation to the key village road junctions it is key that the number of deliveries and or other HGV moves avoid both the morning and afternoon rush hours, particularly during term time.

I hope that Bloor homes continue to engage in a proactive and constructive way with our local community through our Parish Council.

Officer comment in respect of Councillor Davies' response.

Bloor Homes has been asked to provide information as to the level of insulation being installed and if it is EPC rated B or above. The Committee will be updated verbally within the officer presentation of that information is available or else Members may wish to ask the Bloor Homes representative directly as to the answer to this question at the meeting during the 'Have your say' opportunity.

The point raised in respect of improvements to the Thedwastre Bridge is one that sits outside of the current Reserved Matters submission. There was however an expectation that the short section of missing footpath over Thedwastre Bridge would be provided as part of this development and the debate was whether that would be

Bloor of SCC. The defined Offsite Highway Works within the associated S106 refer specifically to:

Offsite Highway Works

- (a) Junction improvements at Pokeridge Corner;
- (b) Junction Improvements at Beyton Road/Barton Road;
- (c) Widening of footway under the railway bridge and realignment of the carriageway; together with alterations to the Station Road/Barton Road roundabout to account for realignment; and
- (d) Traffic calming measures on Beyton Road

Fishwick Corner Works (in WSDC) are separately defined in the MSDC Agreement and their delivery subject to a specific obligation (in the MSDC Agreement) restricting occupation of dwellings.

Whilst Councillor Davies asks that consideration be given to pre-empting the anticipated 10% uplift in biodiversity Members are reminded that this reserved matters submission was submitted on 24 December 2020 and has been in abeyance until February of this year 2023 pending the outcome of the JR process.

The point raised by Councillor Davies in respect of avoiding hgv movements during peak periods and school arrival and departure times is noted. The required Construction Management Plan [condition] will be carefully considered to ensure that suitable arrangements are made before any related discharge of condition submission is determined.

Bloor Homes has provided a commitment to ongoing liaison with Thurston arish Council via a Liaison Plan that will be secured by condition and drafted in consultation with Thurston Parish Council.

Additional material follows.....

Additional Neighbour Notification responses

A further 6 comments [**objections**] have been received from 2 properties since the relevant Committee report was drafted for the 15 March 2023 meeting. These are able to be viewed online. In summary the principal objections are thus:

Property A

- Affects Local Ecology/Wildlife
- Boundary Issues
- Building Work
- Conflict with District plan
- Conflict with Neighbourhood Plan
- Design
- Development too high
- Dominating/Overbearing
- Drainage
- Fear of Crime
- Health & Safety
- Inadequate Access
- Inadequate public transport provisions
- Inappropriate in a Conservation Area
- Increase danger of flooding
- Increase in Anti-Social Behaviour
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Light Pollution
- Loss of Open Space
- Loss of Outlook
- Loss of Privacy
- Noise
- Out of Character with the Area
- Over development of site
- Overlooking
- Scale
- Smells - Odour
- Strain on existing community facilities
- Sustainability
- Trees

Property B

- Affects Local Ecology/Wildlife
- Building Work
- Conflict with Neighbourhood Plan
- Conflict with NPPF
- Design
- Development too high
- Dominating/Overbearing
- Inadequate Access
- Inadequate parking provision
- Inadequate public transport provisions
- Increase in Pollution
- Increased Traffic/Highways Issues
- Loss of Open Space
- Loss of Outlook
- More open space needed on development
- Noise
- Out of Character with the Area
- Over development of site

Additional Consultee responses

The following comments have been received since the relevant Committee report was prepared:

BMSDC Heritage Team (8 March 2023)

"I have no further comments to add for this application based upon the amended/additional drawings. Please continue to refer to my original response"

Network Rail (8 March 2023)

"I would like to inform you that Network have no objections to the proposals"

Suffolk and North East Essex Integrated Care Board (3 March 2023)

No objection but notes that it is likely to make a bid for CIL funding to expand healthcare facilities as a result of this development. Thus reflects the then CCGs [now ICB] position back in 2020 when the outline application was determined. That said it is noted that the shortfall in capacity has increased from the -299 sq.m (Net Internal Area) in 2020 to -314sq.m. today

Environmental Health (Noise Odour Light Smoke) (6 March 2023)

Domestic Air Source Heat Pumps

The applicant shall provide full details of all Air Source heat pump plant associated with the proposed development. A full acoustic assessment relating to the air source heat pump noise from the individual proposed plots considering the nearest proposed residential property, in each case, shall be undertaken in accordance with "MCS 020 - MCS Planning Standards for permitted development installations of wind turbines and air source heat pumps on domestic premises". This assessment shall be carried out by a competent person and confirmation of the findings of the assessment and any recommendations shall have been submitted to the Local Planning Authority and agreed prior to the commencement of the development.

Reason: to minimise detriment to future occupants of the properties proposed

Officer comment

Add a further condition to the recommendation to this effect.

Place Services Landscape (6 March 2023)

- *The infiltration basin has a side slope ratio of 1:4. We would therefore advise that the boundary knee rail is removed and replaced with soft landscape features such as grasses and shrubs*
- *We are not adverse to the use of rolled hoggin, however within the built envelope, between private plots and highway, this may not be the most suitable surface treatment. We would therefore advise a resin bound aggregate or similar is used as an alternative.*
- *We would advise a soft engineered approach to inlets, outlets and headwalls within SuDS features is considered. Although planting can screen these features in certain periods of the year, we would still like more innovative approaches to SuDS assets to be explored.*

Officer comment

Add a further condition to the recommendation to require submission of further landscaping details showing removal of knee rail around attenuation basin and introduction of soft landscaping as a replacement and further details of inlets, outlets and headwalls within SuDS features.

Strategic Housing (6 March 2023)

“ I have no further comments on behalf of Strategic Housing”

Details of the Briefing Note sent to Members follows.....

Briefing note for Members prepared by Bloor Homes and circulated by them via email. Officers were advised of this by Bloor Homes on 10 March 2023



Land South West of Beyton Road, Thurston

DC/20/05894



Contributions & Improvements

Bloor Homes are committed to providing various contributions and improvements to the wider community at Thurston. These include the following:

- Highway improvements, including the creation of a segregated junction at Fildesley Corner, junction improvements at Fildesley Corner and Beyton Road/ Barton Road, widening of the footway under the railway bridge, and traffic calming measures on Beyton Road
- Primary Education Contributions of over £1.3m
- 27 parking spaces within the development for the use of Car Clubs
- CIL contribution in the region of £2.15m.

About Bloor Homes

Bloor Homes has been building quality homes for 30 years and is now one of the UK's leading housebuilders.

As the largest privately-owned housebuilder in the UK, Bloor has a proven track record in delivering successful new communities. We take great pride in delivering high quality and energy efficient homes and our designs have evolved over years of customer feedback.

Bloor Homes was also proud to be named 'Home Builder for Customer Satisfaction' by the Home Builders Federation (HBF) in 2022. This means that 93% of our customers would recommend us to Friends and Family. Bloor Homes is also the highest rated national Home Builder on the Trust Pilot review platform.

Bloor Homes has a track record of success in the local area, and is currently delivering new homes and communities in Dunsell, Swanwick and Lingfield.



Dear Councillor,

On Wednesday 13th March, you will be asked to determine Bloor Homes' Reserved Matters application for 210 high-quality new homes, including 73 affordable homes, on Land South West of Beyton Road, Thurston.

As you may be aware, the site benefits from a Chalkley planning corridor, which means that the principle of development of the land for new homes and infrastructure has already been established.

Bloor Homes have made a variety of amendments to the scheme following previous consultations, which have been presented within this document.

We are delighted that our application for new homes in Thurston has been recommended for approval by Officers.

The documents will add positively to the Thurston community and the local area, and are accordingly recommended for approval. The reserved matters about planning that the development is to be provided to, ensure that the requirements of the existing planning permissions are met.
Officers' report, part 3 section 16.16, p.47

Bloor Homes is delivering the following community benefits:

-  210 high-quality new homes, all to HDS standards
-  73 affordable and shared ownership homes located across the site, 60% of which are Part M4(2) compliant accessible & adaptable homes
-  A mix of one to four bedroom homes, including 11 bungalows
-  New public open space including a new equipped children's play area
-  Five significant highway improvements
-  Financial contribution towards new education facilities of over £1.3m and CIL contribution in the region of £2.15m
-  Station Platform Improvement contribution of £30,000
-  Electric vehicle charging points to all dwellings
-  Car club provision, allowing the community access to a communal vehicle




Bloor Homes have made a number of amendments to the Reserved Matters scheme at Land South West of Beyton Road, Thurston, since previous consultations, which are identified below.

Sustainability

Bloor Homes are committing to an overall reduction of 50.00% in energy requirements across the site and an overall CO2 reduction of approx. 26.87% over Approved Document Part L 2021. This will be achieved with the following measures:

- 30% of Flats will be provided with Solar Photovoltaic Collector (PV Panels)
- 50% of Flats will be provided with Air Source Heat Pumps (ASHP)
- 100% of Flats will be constructed with a Fabric First approach

Electric Vehicle Charging

All 210 Flats will now be supplied with electric vehicle charging points, along with a communal EV charging point located by one of the Car Club spaces.



The developer has considered and carefully the overall aesthetic, with particular emphasis being placed on ensuring attractive public realm and high quality finishes.
Officers' report, part 3 section 4.8, p.21



Officers have a planning view of the overall design that demonstrates a high quality residential development and will provide a good quality residential.
Officers' report, part 3 section 4.12, p.22

Design & Materials

Amendments to the dwellings and layout include the following:

- A reduction in the amount of 2.2 storey properties
- Distance proportions reduced
- 3m wide cycleway constructed, provided within the northern perimeter buffer from Fildesley Corner, orientated along the western boundary and linking up to Fildesley Corner

Materials have also been reviewed within the scheme, and as such the following has been amended:

- Weatherboarding has been changed from black to white
- Inclusion of natural clay tiles
- Black particle has been omitted

Landscaping

Amendments to the Landscaping scheme include the following:

- Multi-functional equipment has been added to the play area to accommodate for a variety of different ages
- Details of a green trail have been included within the scheme
- An area 1.15m x 2.1m of wildflower has been added across the site
- Subsidiary species has been omitted and non-native dogwood species removed
- Dog bins have also been provided