

Tabled papers DC/22/01605 Hill Farm Barns

Officer notes:

Correction

- Paragraph 10.1 should state:  
Primary school new build contribution: £108,870  
Early years new build contribution £ 43,548

Additional Landscaping

- The agent has agreed to additional hedge planting along a boundary to Swan Hill where there is currently limited hedging. This will help to filter views of the development from Swan Hill and have the added benefit of filtering the views of the existing The Maverns development.
- An additional condition relating to landscaping is therefore recommended.

Copdock Neighbourhood Plan

- Copdock & Washbrook PC have published a new Reg 14 Pre-submission draft Neighbourhood Plan. The neighbourhood plan now has very limited but some weight.
- The draft Neighbourhood Plan includes new settlement boundaries including around The Marvens.
- The Neighbourhood Plan also includes a list of objectives relating to London Road in relation to new development including the need to provide designated cycle routes along and across London Road
- The Neighbourhood Plan in Policy C&W1 states that:

Proposals for development located outside the Settlement Boundaries will only be supported where they are in accordance with national and district level policies and where they: i. would not have a detrimental impact on heritage and landscape designations and highway safety; and ii. would not undermine the important gaps between settlements as identified on the Policies Map

The site is not identified as an important gap between settlements.

- Policy C&W3 of the Neighbourhood Plan sets out the housing mix for developments of more than 10 dwellings, this policy will need to be considered at reserve matters stage should the application be approved.
- Policy C&W7 identifies that site as part of a large area of landscape sensitivity. Policy C&W7 copies the wording of Policy CR04 of the Babergh Local Plan which is discussed within the committee report in addition it requires developers to provide suitable landscape impact mitigation measures as part of the proposal. This would include the proposed landscaping to Swan Hill.

## Joint Local Plan

### Joint Local Plan (JLP)

- Since the publication of the Committee agenda, the Council has published modifications to Part 1 of the JLP (16<sup>th</sup> March 2023). These modifications are currently out to consultation and the JLP now has added weight.
- The key JLP policy which applies to the proposal is SP03.
- Policy SP03 states that outside of the settlement boundaries, development will normally only be permitted where the site is allocated for development, or in a made Neighbourhood Plan, or is specifically permitted by other relevant policies of this Plan. The site is outside the settlement boundaries and is not allocated. As such the development does not comply with Policy SP03.
- The JLP is much more restrictive towards housing outside of the settlement boundaries than the current Core Strategy and in particular CS11, in addition there is no exceptional circumstances clause as is included within CS2 which is relied upon to support the development at Hill Farm Barns.
- However planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the proposed development would not comply with the JLP, should this be given significant weight. However it is considered that the material considerations, namely that the development is required to allow the closure of the north bound carriageway of London Road to vehicular traffic have such a significant wider benefit to Copdock and Washbrook that this should override the Policy SP03 within the JLP. These circumstances are unique to this site and would not be replicated elsewhere.