

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE -

AGENDA ITEM NO	2
APPLICATION NO	3270/16
PROPOSAL	Application for Outline Planning Permission for residential development, associated highway, car parking and open space including Access & Layout
SITE LOCATION	Land adjacent Wyverstone Road, Bacton IP14 4LH
SITE AREA (Ha)	2.7
APPLICANT	Laurence Homes (Eastern) Ltd
RECEIVED	August 1, 2016
EXPIRY DATE	December 8, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

it is a "Major" application for a residential land allocation for 15 or over dwellings

PRE-APPLICATION ADVICE

1. Pre-application advice was sought in respect of this proposal.

SITE AND SURROUNDINGS

2. The application site is situated to the North of the The Street, Bacton. It abuts the settlement boundary, in particular properties in Earlsbrook at the south-eastern boundary.

The south-western and north-western boundaries of the site abut open countryside, whilst the north-eastern boundary is adjacent to Wyverstone Road, opposite to Bacton Middle School.

The site as existing is an open field. Only the boundary to Earlsbrook has established landscaping, primarily to those properties, the remaining boundaries, including to the roadside, being open.

HISTORY

3. There is no relevant on-site planning history. However, planning permission has been granted on land adjacent to Broad Road (ref: 0764/15) for 47 dwellings on a site outside the settlement boundary.

Planning permission was granted by the Development Control Committee for the Broad Road site as although that site is located outside of a settlement boundary the proposed development included a new footpath link that is

considered to allow the development to be well related to services and facilities in the main village. The details of the proposed highway alterations necessary to facilitate a new footpath are considered to be acceptable and protect highway safety. Although outside of the settlement boundary, that proposed development was not considered to give rise to significant adverse impacts that cannot reasonably be overcome by conditions or further details in any subsequent application for reserved matters.

PROPOSAL

4. The application proposal is for outline planning permission for residential development, associated highway, car parking and open space including Access & Layout.

The application proposed 64 dwellings, with 42 market units in a mix of 2, 3 and 4 bedrooms, 16 social rented properties in a mix of 1, 2 and 3 bedrooms as well as 6 intermediate units with 2 and 3 bedrooms.

Access is to be provided in two locations, both accessing Wyverstone Road. The proposed layout is also the subject of this application.

The two access points provide access to the site from Wyverstone Road, separated from both Earlsbrook and the existing school entrance points. These lead into cul-de-sacs, linked with a shared surface element. To the countryside edge the layout is more open, including the attenuation pond to the western corner.

The appearance, landscaping and scale are reserved matters to be determined under subsequent reserved matters applications.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Bacton Parish Council**

I set out below the comments from Bacton Parish Council in respect of the above application.

NPPF 7 Sustainable development

The Parish Council considered the location was close to existing village services and helps with their sustainability. The Parish Council would request that the local Doctors surgery is included as a consultee in addition to the NHS/ CCG.

49 Presumption in favour of sustainable development

This was noted by the Parish Council and the lack of a 5 year housing supply means policies in connection with the supply of housing cannot be considered

up to date.

FC1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

See above

FC1.1 MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

See above

FC2 PROVISION AND DISTRIBUTION OF HOUSING

There are currently no other applications/permissions in the vicinity for development, although the Parish council is aware of a potential application for the middle school site. Given the absence of other permissions at present the Parish Council have no issue with this site in respect of this policy.

CS1 Settlement Hierarchy

The proposed application fits within Mid Suffolk's policy for the allocation of housing development to towns and key service centres such as Bacton, although the Parish Council note this policy may no longer apply.

CS2 Development in the Countryside & Countryside Villages

The Parish Council note this site is within countryside but is opposite a brown field site and is alongside the existing settlement boundary.

CS4 Adapting to Climate Change

The Parish Council noted the proposed plan includes surface water management proposals.

CS5 Mid Suffolk's Environment

The Parish Council noted that there would be a loss of agricultural land but the proposed development included a green space, and the ecology report highlighted no matters of concern.

CS6 Services and Infrastructure

The Parish Council has concern over the capacity at the sewage works and for broadband connectivity with the proposed development.

CS7 Brown Field Target

The Parish Council notes this is a green field site and therefore is not helping achieve this target.

CS8 Provision and Distribution of Housing

See comments above on FC2

CS9 Density and Mix

The density and mix of housing particularly as it includes a number of smaller units, fits in with the outcomes of Parish Council consultations in the village in 2015.

GP1 DESIGN AND LAYOUT OF DEVELOPMENT

The Parish Council consider the suggested design of the development and the accompanying street elevations are in line with this policy.

H3 HOUSING DEVELOPMENT IN VILLAGES

The Parish council note there are cottages in Wyverstone Road near the site and the development in Earlsbrook which should be considered at the to ensure the designs are consistent.

H4 PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT

The Parish Council note the inclusion of affordable housing and are pleased this includes a majority of smaller units.

H14 A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS

The Parish Council would prefer to see a higher proportion of 2 Bed Private Housing but are pleased to note the inclusion of 3 bungalows.

H15 DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

The drawings submitted for this outline application are broadly in keeping.

H17 KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

The surface water pond is away from proposed and existing housing. As noted previously the Parish Council is concerned at the capacity of the sewage system and the impact of these additional houses on the system within the village.

T9 PARKING STANDARDS

The Parish Council is concerned at the lack of space for parking, as many households now have more cars than allowed for in the scheme and with visitors the shared surfaces will become crowded with parked cars making access by emergency services difficult. Consideration should be given to some off road visitor parking areas.

T10 HIGHWAY CONSIDERATIONS IN DEVELOPMENT

There was concern around traffic volumes at peak times at the Shop Green junction but it was noted that the traffic flows would be spread out during the day compared to the former middle school.

T11 FACILITIES FOR PEDESTRIANS AND CYCLISTS

As with other proposed developments connectivity with the main part of the village should be improved by the developer as follows:

1. improved access for pedestrians into to Shop Green and remove the need for pedestrians to cross the Wyverstone Road; and
2. improved access into the main part of the village by completing the pavement in Church Road.

H16 PROTECTING EXISTING RESIDENTIAL AMENITY

The Parish Council note the inclusion of green space by way of a village green, but given the distance from the village playing field would seek the inclusion of play equipment for younger children at least.

Wyverstone Parish Council (Site adjacent to Parish boundary)

Wyverstone Parish Council made the following comments relating to the above application:

- The development is very dense, and more in line with that of urban areas. It is felt this will change the character of the villages.
- There was concern over the pressure on local services – e.g. doctor and

schools. Primary school accommodation is not capable of meeting demand.

- There is a demonstrable need in Wyverstone for affordable and starter homes for local people, as well as down sizer accommodation, and we would be supportive of more of this type of accommodation.

- There was concern over road capacity, as well as the lack of joined up pavements between the development and Bacton.

Highways Agency

No objection

Historic England

Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Anglian Water

Request a condition requiring the drainage strategy covering the issue(s) to be agreed.

NHS PCT

This development is not of a size and nature that would attract a specific S106 planning obligation. Therefore a proportion of the required funding for the provision of increased capacity within the existing healthcare premises servicing the residents of this development, by way of reconfiguration, refurbishment, extension or relocation, would be sought from the CIL contributions collected by the District Council, as appropriate.

SCC Highways

Comments received following amendments:

The new drawing is acceptable. If you could amend the drawing revision when you write up the conditions so that the highway conditions relate to the new drawing that would be fine.

Initial comments received:

The County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

The Highway Authority has no objection in principle to this development but there are various issues with the proposed layout as shown on Drawing Number 12.023/101/C and these are listed below. Provided that these minor amendments are made then the highway conditions which follow will be appropriate.

LAYOUT COMMENTS

- 1) In order for garages to be considered as car parking spaces internal sizes need to be 7m by 3m.
- 2) The car parking spaces numbered 28 to 30 need to be wider where they abut fences or wall boundaries in order to allow access to both sides of the cars.
- 3) The visibility setback for each access road may be reduced to 2.4m.
- 4) There is insufficient car parking and visitor parking associated with Plots 52 to 57.
- 5) There appears to be no parking allocated for Plot 33.
- 6) There is insufficient parking and visitor parking provided for Plots 29 to 33.

Subject to suitable layout amendments the following conditions will apply.

SCC Rights of Way

No comments to make

SCC Landscape and Ecology

This proposal is acceptable in landscape terms subject to the following conditions:

Soft landscape masterplan
 Design code
 Soft landscaping
 Hard landscaping
 External lighting
 Tree protection

SCC Archaeology

There would be no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), we would recommend that any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed

SCC Fire and Rescue

Suffolk Fire Service requires minimum carrying capacity for hard standing for pumping/high reach vehicles of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations.

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible at this time to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable condition.

SCC Flood and Water Management

Suffolk County Council, Flood & Water Management can recommend approval subject to conditions.

SCC S106

Request for funds, which are subject to CIL if planning permission is granted and implemented.

Suffolk Police Force

From the plans I have seen it would appear that a number of the dwellings will be positioned facing each other, which is a preferred police view of sighting properties as it allows for natural surveillance of the area and one another's homes. It is important that the boundary between public and private areas is clearly indicated. Each building needs two faces: a front onto public space for the most public activities and a back where the most private activities take place. If this principle is applied consistently, streets will be overlooked by building fronts improving community interaction and offering surveillance that creates a safer feeling for residents and passers-by. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1 metre) and railings or timber picket fence.

From the plans seen I note that a number of properties have windows designed for the gable end walls. This type is preferred by police as it allows natural surveillance of the area and tends to detract graffiti, or inappropriate loitering. Where blank gable walls are unavoidable there should be a buffer zone, using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content.

I note within the Design Access Statement referring to "Landscape strategy" at page 10 refers to hedgerow and tree planting for the south western and north western boundaries. I also note that the properties already in situ on Earlsbrook (south eastern side of the development) have reasonable boundaries. I would recommend that all outer perimeters, are enclosed by natural defensive vegetation, such as Hawthorn, Berberis or Pyracantha to a height of no more than 1 metre as laid out in Para 17 of SBD New Homes 2016, referring to "Planting in new developments".

MSDC Strategic Housing

The development is for residential development in the region of 64 dwellings.

Recommendation –

(a) Approve subject to a planning condition to ensure that allocations to the "affordable units" are in accordance with the agreed allocations policy as attached.

(b) Approve subject to any shared equity units (6) are changed to shared ownership units

MSDC Heritage

The Heritage Team considers that the proposal would cause no harm to a designated heritage asset because it would have a neutral impact on the setting of listed buildings.

MSDC Environmental Health Land Contamination

I have reviewed the application and can confirm that I have no in principle objection to the proposed development so long as the attached condition is included with any permission that may be granted for the site. This is owing to the fact that there was formerly a waste disposal function operating from the site which requires further investigation.

MSDC Environmental Health Noise/Odour/Light/Smoke/Emissions

Thank you for consulting me on the above outline application for residential development.

I have no objection to the proposed development but would recommend that a planning condition is attached which restricts construction site working hours to:

Monday to Friday between 08:00 and 18:00 hrs
 Saturday between 09:00 hrs and 13:00 hrs
 No work to be undertaken on a Sunday, Bank or Public Holiday

Reason – To mitigate the adverse noise impact from construction activity on the occupiers of existing dwellings nearby.

MSDC Tree Officer

There are no existing arboricultural implications relating to this proposal. However, appropriate new planting should be agreed in order to help provide a high quality development and soften its visual impact within the local area.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Objection: 17

Pressure on village school particularly parking
 Highway safety of road between Bacton and Haughly
 Limited parking at village shop
 Increase in lorries accessing the village by Wyverstone Road
 Traffic
 Limited parking
 School places
 Lack of facilities in Bacton
 Impact on GP service
 Loss of rural environment
 Visual impact
 Loss of privacy and light

Light and noise pollution
 Infrastructure - sewer, power, broadband and mobile signal
 Out of keeping with Bacton
 High density
 Over-expansion of Bacton
 Loss of green land, habitats and biodiversity
 Cumulative impact with other proposals
 Lack of public transport
 Need for a new village hall

Comment: 2

Appropriate to the village
 Accessible to the shop and support the shop
 Too dense
 Impact on road safety
 Need for play area

ASSESSMENT

8. The main considerations in the determination of this application are:

- Principle of development
- Design and layout
- Highway safety
- Flood and surface water drainage
- Residential amenity
- Landscape
- Biodiversity
- Contamination
- Flood Risk
- **Principle of Development**

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides that the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

The NPPF also provides (paragraph 14) that there is " a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking". This paragraph continues "for decision-taking this means approving proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted".

Development Plan

The application site is outside the settlement boundary of Bacton, which is classified as a Key Service Centre by the Core Strategy. As such the proposal for the erection houses in the countryside is contrary to Core Strategy Policies CS1 and CS2 and Local Plan Policy H7.

However paragraph 49 of the NPPF states that:

"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."

Mid Suffolk District Council does not have this housing land supply and as such the relevant policies are not considered to be up to date and on this occasion are not considered to justify refusal in this respect. Indeed paragraph 14 of the NPPF states in this respect:

"For decision-taking this means:

approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"

In the light of this the in principle objection on the basis of housing policies does not justify refusal on this basis. However, the NPPF nevertheless requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle.

The question therefore arises whether the development would be sustainable?

Paragraph 7 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:

"an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

The proposed development is outside the defined settlement boundary of Bacton on greenfield land. Core Strategy CS1 defines Bacton as a key service centre where it is expected that the principle of new residential development within its defined boundary could be supported. Core Strategy CS1 sets out the new residential development shall be encouraged within the settlement boundaries of town and key service centres. The location of the site abutting a key service centre is an important consideration to be taken into account when assessing the sustainability of the development.

The site is situated under 200m from the village shop, which includes a post office, and which route is entirely on a footpath.

The Bull Public House is under 350m from the site. In addition within 850m of the site is the village hall, primary school and Doctors Surgery (part of the Mendlesham Practice). These are all also on accessible on a footpath.

There is a bus service which runs from the village shop one way and from Cotton Methodist Church the other. The Methodist Church is approximately 1800m from the site, and is not entirely linked by a footpath, somewhat limiting the attractiveness in this regard. However, the bus service available is reasonably regular, providing access to Eye and Diss, amongst other places at such times as to provide access to employment opportunities. Furthermore the bus service provides access to Stowmarket both at a time as to provide access to employment opportunities there and somewhat further afield. During the day time the service is reasonably regular both on weekdays and Saturdays.

Overall the combination of the services available within Bacton and the reasonably regular bus service, not only during the daytime but to provide employment opportunities is such that the site can be considered a sustainable location with particular regards to the environmental strand of sustainable development, in particular to adapt to climate change and move towards a low carbon economy.

The application includes an Ecological Scoping Survey with regards to biodiversity. The report concludes that the site is of low ecological value although identifying skylarks, which are on the Birds of Conservation Concern Red List. However, given that the site is currently open agricultural land with little or no landscaping and that the proposal includes measures for support of biodiversity the proposal is considered to offer environmental benefit within the environmental strand of sustainable development.

With regards to the social strand of sustainable development, as set out above the proposal would have access to a variety of local services including the village hall and primary school, such that the proposed dwellings would support the local community and add to the vitality of the rural community.

Furthermore the proposal for the erection of 64 houses would offer benefits economically to the building industry and offering greater housing choices to

support local housing need is further considered to be a benefit of this proposal within the economic strand of sustainable development.

In the light of this the proposal is considered to represent sustainable development with merits in each of the three strands of sustainable development set out in the NPPF as to represent a comprehensive benefit in this regard, such that in principle the proposal is considered to be acceptable.

Design and Layout

Local Plan Policy H15, Core Strategy CS5 and NPPF para. 56 – 58 require any new development to have regard to the character and appearance of the surrounding area and to respect local distinctiveness. The application seeks outline permission only. Details of the appearance, scale and landscaping of the development would be subject of an application for reserved matters if outline permission is granted.

The proposed development would result in the loss of an area of open land. The northern and western boundaries have particular sensitivities and are elevated in relation to the public footpath and will create skyline views. However, subject to a robust landscaping scheme, which can be appropriately controlled by means of a condition the proposal is not considered to have an unacceptable impact to consider refusal in this respect.

The proposed site layout is for 64 houses, which would result in a density of 23.6 per hectare including the attenuation pond and open space and approximately 30 per hectare when these are excluded. The properties are more dense than the neighbouring Earlsbrook properties, which are large properties set in large plots, as opposed to the variety of properties proposed here. This level of density is not in itself considered to be unacceptable and the site impact is softened by the attenuation pond and landscaping such that the proposal is not considered to result in harm to warrant refusal in this regard.

Highway Safety

Local Plan Policy T9, T10 and T11 require that any new development shall not have an adverse impact on highway safety and make suitable provision for sustainable transport. The proposed development would have two access points onto the site from Wyverstone Road.

Following an amendment to the layout SCC Highways have confirmed that they have no objection to the proposal, subject to conditions to control the provision of the highways, visibility splay and parking at the appropriate time.

Flood and surface water drainage

The site is located within Flood Zone 1 with the lowest likelihood of flooding. SCC Flood and Water Management, as the Lead Local Flood Authority recommend approval, subject to condition to control the details of the surface water drainage scheme, its implementation, Sustainable Urban Drainage System components and surface water management plan. As such the proposal is not considered to have an unacceptable impact to consider refusal in this respect.

Residential amenity

Local Plan Policy H16 requires that any new residential development shall not have an adverse impact on the residential amenity of existing dwellings and shall respect the character and appearance of the area.

Consultation responses have been carefully considered. The proposed development would be located to the west of existing properties in Earlsbrook. With regards to the bungalows proposed fronting Wyverstone Road these have a side to rear relationship with the existing properties in Earlsbrook and a separation distance of 15m. In the light of this and the single storey nature of the proposed dwellings these are not considered to risk unacceptable harm as to warrant refusal in this respect.

The remaining properties proposed are two storey and would have a back to back relationship with those in Earlsbrook. With the exception of Plots 9 and 10 the distances between the properties would exceed 30m, and as such would not have an unacceptable impact on residential amenity to consider refusal.

Plots 9 and 10 would have a back to back distance from first floor windows of 24m, which is considered to be sufficient distance to ensure that the proposal would not have unacceptable harm to neighbouring residential amenity as to warrant refusal in this regard.

Landscape

The proposal includes a Landscape and Visual Impact Assessment which SCC Landscape and Ecology conclude provides design principles to reasonably minimise adverse landscape and visual impacts. There is sensitivity with regards to the northern and western boundary, which are elevated in relation to the footpath and will have skyline views. However, subject to a landscaping condition to agree a robust landscaping strategy the proposal is not considered to have an unacceptable impact to consider refusal in this respect. SCC raise no objection, subject to the imposition of these conditions.

Biodiversity

The application includes an Ecology Report which concludes that the site is of low ecological value and does not require further surveys. A scheme for biodiversity enhancement by way of bird and bat boxes are proposed. A condition to secure these measures at the appropriate stage of development would be reasonable to ensure the implementation of these measures. Subject to this condition the proposal is not considered to risk harm to protected species and would offer biodiversity measures such that the proposal is not considered unacceptable to warrant refusal in this regard.

Contamination

The application included the relevant contamination details and Environmental Health have confirmed that subject to a condition the proposal is not considered unacceptable in this regard.

Conclusion

The proposed development is in a sustainable location such that there is a presumption in favour of development, in accordance with the NPPF. The design and layout is considered to respect its surroundings, and is not considered to result in an unacceptable impact on the landscape, residential amenity, highway safety or biodiversity to warrant refusal. The development is considered to be in accordance with the relevant Local Plan, Core Strategy and Core Strategy Focused Review policies and the objectives of the NPPF.

RECOMMENDATION

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Professional Lead - Growth and Sustainable Planning to secure:

- 35% Affordable housing

(2) That the Professional Lead - Growth and Sustainable Planning be authorised to grant Outline Planning Permission subject to conditions including:

- Time Limit
- Reserved matters
- Approved Plans
- Fire hydrants
- Archaeology scheme and implementation
- Land contamination strategy and remediation
- Soft landscape masterplan
- Design code
- Soft landscaping
- Hard landscaping
- External lighting
- Tree protection
- Foul water strategy to be agreed
- Estate roads and footpaths to be agreed
- Carriageway and footway provided prior to occupation
- Manoeuvring and parking of vehicles provided
- Prior to access being construction the ditch beneath shall be piped or bridged, details to be agreed.
- Surface water drainage scheme to be agreed
- Details of implementation, maintenance and management of surface water drainage to be agreed
- Details of all Sustainable Urban Drainage System components and piped networks have been agreed
- Construction surface water management plan to be agreed
- Construction management including working hours to be agreed

(3) That in the event of the Planning Obligation referred to in Resolution (1) above not being secured that the Professional Lead - Growth and Sustainable Planning be authorised to refuse planning permission on appropriate grounds

Philip Isbell
Professional Lead - Growth & Sustainable Planning

Gemma Walker
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

- Cor1** - CS1 Settlement Hierarchy
- Cor2** - CS2 Development in the Countryside & Countryside Villages
- Cor5** - CS5 Mid Suffolks Environment
- Cor8** - CS8 Provision and Distribution of Housing
- Cor9** - CS9 Density and Mix
- CSFR-FC1** - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
- CSFR-FC1.1** - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
- CSFR-FC2** - PROVISION AND DISTRIBUTION OF HOUSING
- Cor6** - CS6 Services and Infrastructure
- Cor7** - CS7 Brown Field Target
- Cor4** - CS4 Adapting to Climate Change

2. Mid Suffolk Local Plan

- GP1** - DESIGN AND LAYOUT OF DEVELOPMENT
- H3** - HOUSING DEVELOPMENT IN VILLAGES
- H4** - PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT
- H14** - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
- H15** - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- H17** - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- T9** - PARKING STANDARDS
- T10** - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
- T11** - FACILITIES FOR PEDESTRIANS AND CYCLISTS
- H16** - PROTECTING EXISTING RESIDENTIAL AMENITY

3. Planning Policy Statements, Circulars & Other policy

- NPPF** - National Planning Policy Framework
- C01/03** - Safeguarding aerodromes, technical sites and military explos

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letter(s) of representation(s) have been received from a total of **14** interested party(ies).

The following people **objected** to the application

[Redacted list of names and details for objectors]

The following people **supported** the application:

The following people **commented** on the application:

[Redacted list of names and details for supporters and commenters]