

**MID SUFFOLK DISTRICT COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE B MEETING 28<sup>TH</sup> MARCH 2018**

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<b><u>ITEM</u></b>	<b><u>REF. NO</u></b>	<b><u>Representation From</u></b>	<b><u>Summary/Comments</u></b>	<b><u>Case Officer</u></b>	<b><u>PAGE NO</u></b>
7d	DC/18/00097	Essex Place Services - Landscape	Additional consultation response received 13.3.18	ELFL	2-3
		Strategic Housing	No objection subject to conditions (see attached document) Additional consultation response received 14.3.18 (see attached document)	ELFL	3-8
		Suffolk County Council Highways	Additional consultation response received 15.3.18	ELFL	9
			The submitted plans acceptable to allow reserved matters (see attached document)		



13 March 2018

Elizabeth Flood  
Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich IP1 2BX

By email only

Dear Elizabeth,

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*Thank you for requesting advice on this application from Place Services's ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

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**Application: DC/18/00097**

**Location: Land Between Gipping Road And Church Road Stowupland Stowmarket IP14 4BG**

**Proposal: Submission of Details under Outline Planning Permission. Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission 3112/15 for Phase 2 comprising of 100 dwellings, estate roads, footpaths, parking, garaging, open space, play area, landscaping, and ancillary works.**

Thank you for re-consulting Place Services on the above application.

**No objection subject to conditions to secure ecological mitigation and enhancements**

I have reviewed the Preliminary Ecological Appraisal (FPCR, August 2015), the Proposed Ecological Mitigation and Enhancements (CSA Environmental Ltd, February 2018), the Revised Landscape and Environmental Plan (CSA Environmental Ltd, December 2017) and the Revised Preliminary Lighting Layout (Wormald Burrows Partnership Ltd, December 2017) supplied by the applicant, relating to the likely impacts of the development on Protected & Priority habitats and species.

**Recommendations:**

The mitigation and enhancement measures identified in the Preliminary Ecological Appraisal (FPCR, August 2015), the Proposed Ecological Mitigation and Enhancements (CSA Environmental Ltd, February 2018), the Revised Landscape and Environmental Plan (CSA Environmental Ltd, December 2017) - should be secured and implemented in full. This is necessary to conserve and enhance protected and priority species/habitats, particularly bat species, nesting birds, herpetofauna, hares and hedgehogs. The Revised Preliminary Lighting Layout (Wormald Burrows Partnership Ltd, December 2017) also ensures limited impacts to foraging and commuting bats which may use the boundary features.



Impacts will therefore be minimised such that the proposal is acceptable subject to the above conditions based on BS42020:2013. In terms of biodiversity net gain, the proposed enhancements will contribute to this aim.

Submission for approval and implementation of the details below should be a condition of any planning consent:

**Recommended Condition:**

**I. ACTION REQUIRED PRIOR TO COMMENCEMENT: COMPLIANCE WITH RECOMMENDATIONS OF THE ECOLOGICAL REPORTS, LANDSCAPE ECOLOGICAL MANAGEMENT PLAN AND LIGHTING DESIGN SCHEME.**

*“All ecological mitigation measures, enhancement measures and implementation of landscape management shall be carried out in accordance with the details contained in Preliminary Ecological Appraisal (FPCR, August 2015), the Proposed Ecological Mitigation and Enhancements (CSA Environmental Ltd, February 2018), the Revised Landscape and Environmental Plan (CSA Environmental Ltd, December 2017) and the Revised Preliminary Lighting Layout (Wormald Burrows Partnership Ltd, December 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination”.*

**Reason:** To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and s17 Crime & Disorder Act 1998.

Please contact me with any further queries.

Regards,

**Hamish Jackson GradCIEEM BSc (Hons)**  
Junior Ecological Consultant  
Place Services at Essex County Council  
[Hamish.Jackson@essex.gov.uk](mailto:Hamish.Jackson@essex.gov.uk)

**Place Services provide ecological advice on behalf of Babergh and Mid Suffolk District Councils**

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

## **MID SUFFOLK DISTRICT COUNCIL**

TO: Elizabeth Flood – Senior Planning Officer

From: Julie Abbey-Taylor, Professional Lead – Housing Enabling

Date: 14.3.2018

SUBJECT: DC/18/00097

### **Proposal: Gipping Road & Church Road, Stowupland Bloor Homes Phase 2**

Submission of Reserved Matters under Outline planning permission 3112/15 for the development of 100 dwellings in Phase 2 including estate roads, open space, garaging, footpaths, landscaping, play area and ancillary works.

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### **Consultation Response on Affordable Housing Requirement**

#### **Key Points**

##### **1. Background Information**

- A development of 100 dwellings has been submitted as phase 2 for this site
- Outline planning permission was granted under Appeal.
- 35% affordable housing was approved by the Planning Inspectorate – for phase 2 this equates to 35 dwellings.
- Affordable dwellings offer from the applicant are all much smaller than the space standards we normally require which will adversely impact upon the quality of life for the affordable housing occupants and increase the incidence of overcrowding in the future.

##### **2. Housing Need Information:**

2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2017 confirms **a minimum need of 94 affordable homes per annum.**

2.2 The most recent version of the SHMA specifies an affordable housing mix equating to 41% for 1 bed units, 40% 2 bed units, 16% 3 bed units and 3% 4+ bed units. Actual delivery requested will reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.

2.3 The Council's Choice Based Lettings system currently has circa. 890 applicants registered for the Mid Suffolk area.

2.4 It is considered good practice not to develop this number of affordable dwellings in one location within a scheme and therefore it is recommended that no more than 15 affordable dwellings should be located in any one part of the development.

2.6 With regard to the open market housing on the site it is noted that the current proposal is to provide a range of dwelling types and sizes. Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately-owned family housing, into smaller privately-owned apartments, bungalows and houses.

2.7 It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people.

**3. Affordable Housing Requirement for Stowupland:**

Affordable Housing Requirement	<p>35 % of units = 35 affordable units</p> <p>The affordable housing will be made available to meet district wide need.</p>
<p>Tenure Split - 75% Rent &amp; 25 % Intermediate e.g. New Build Homebuy accommodation, intermediate rent or shared ownership.</p>	<p>Affordable Rent = 27 units</p> <p>All rented units will be let as Affordable Rent Tenancies</p> <p>Shared ownership = 8 units</p>

Detailed Breakdown Rented Units	<p><b>General Needs affordable rented in the form of:</b></p> <p>4 x 1 bed 2-person flats @ 50 sqm -Its not clear what size these are being offered at.</p> <p>8 x 2 bed 4-person flats @ 70 sqm – the applicant has included 12 x 2 bed 3-person flats at a size of 57 sqm for ground floor and 64 for first floor – so much smaller than our requirements.</p> <p>7 x 2 bed 3-person bungalows @ 63 sqm, the applicant has offered these at a size of x 62 sqm which is acceptable.</p> <p>6 x 2 bed 4-person houses @ 79 sqm – the applicant has only offered 2 x 2 bed 4-person houses at a size of 68 sqm, <b>which is 11 square metres smaller than our requirements</b></p> <p>2 x 3 bed 5-person houses @ 93 sqm – the applicant has offered these at a size of 82 sqm, <b>which again is 11 square metres smaller than we require.</b></p>
Detailed Breakdown Intermediate Units	<p><b>General Needs Shared Ownership dwellings:</b></p> <p>6 x 2 bedroom 4-person houses @79 sqm – the applicant has offered these at a size of 68 sqm</p> <p>2 x 3 bedroom 5-person houses @ 93 sqm – the applicant has offered these at a size of 82 sqm</p> <p>8 in Total</p> <p><b>Comments on size as stated for the rented dwellings offered.</b></p>

Other requirements

- Properties must be built to current Homes England Housing Technical Standards as published March 2015.
- The council is granted 100% nomination rights to all the affordable units for initial lets and 75% on relets.
- The Shared Ownership properties must have an 80% staircasing bar, to ensure they are available to successive occupiers as affordable housing in perpetuity
- The Council will not support a bid for Homes England grant funding on the affordable homes delivered as part of an open market development. Therefore, the affordable units on that part of the site must be delivered grant free.
- The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice and are tenure blind.
- On larger sites, the affordable housing should not be placed in groups of more than 15 units and should not be accessed off separate roads or cul-de-sacs.
- Adequate parking provision is made for the affordable housing units
- It is required that the affordable units are transferred to one of OUR partner Registered Providers.
- An Affordable Housing Nomination Agreement must be entered in to between the Council and the RP for the affordable rented and shared ownership dwellings.

	Julie Abbey-Taylor, Professional Lead – Housing Enabling
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#### **4. Comments on the Open Market Mix proposed**

For phase 2 the open market mix consists of: -

9 x 2 bed bungalows

8 x 3 bed houses – a mix of detached and semi-detached

24 x 3 bed bungalows

24 x 4 bed houses

Of the open market provision only 18% are smaller 2 bedroomed dwellings which is lower than the percentage of smaller properties that we need to be securing for sale. There are 24 x 3 bed bungalows on this phase compared to there only being 1 bungalow on phase 1 of the site for sale which is an improvement and will help to meet the growing need for suitable older persons accommodation in the district. I would have liked to see some of these as 2 bed bungalows to provide a better mix.



Your Ref: DC/18/00097  
Our Ref: 570\CON\0731\18  
Date: 15 March 2018  
Highways Enquiries to: colin.bird@suffolk.gov.uk

**All planning enquiries should be sent to the Local Planning Authority.**  
Email: [planningadmin@babberghmidsuffolk.gov.uk](mailto:planningadmin@babberghmidsuffolk.gov.uk)

The Planning Officer  
Mid Suffolk District Council  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

**For the Attention of:** Elizabeth Flood

Dear Elizabeth

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN DC/18/00097**

**PROPOSAL:** Submission of Details under Outline Planning Permission. Approval of reserved

matters (appearance, landscaping, layout and scale) pursuant to outline planning permission 3112/15 for Phase 2 comprising of 100 dwellings, estate roads, footpaths, parking, garaging, open space, play area, landscaping, and ancillary works.

**LOCATION:** Land at, Gipping Road, Stowupland, Stowmarket, Suffolk

**ROAD CLASS:**

Notice is hereby given that the County Council as Highway Authority make the following comments:

The submitted plans are acceptable to allow the reserved matters to be approved.

Yours sincerely,

**Mr Colin Bird**  
**Development Management Engineer**  
Strategic Development