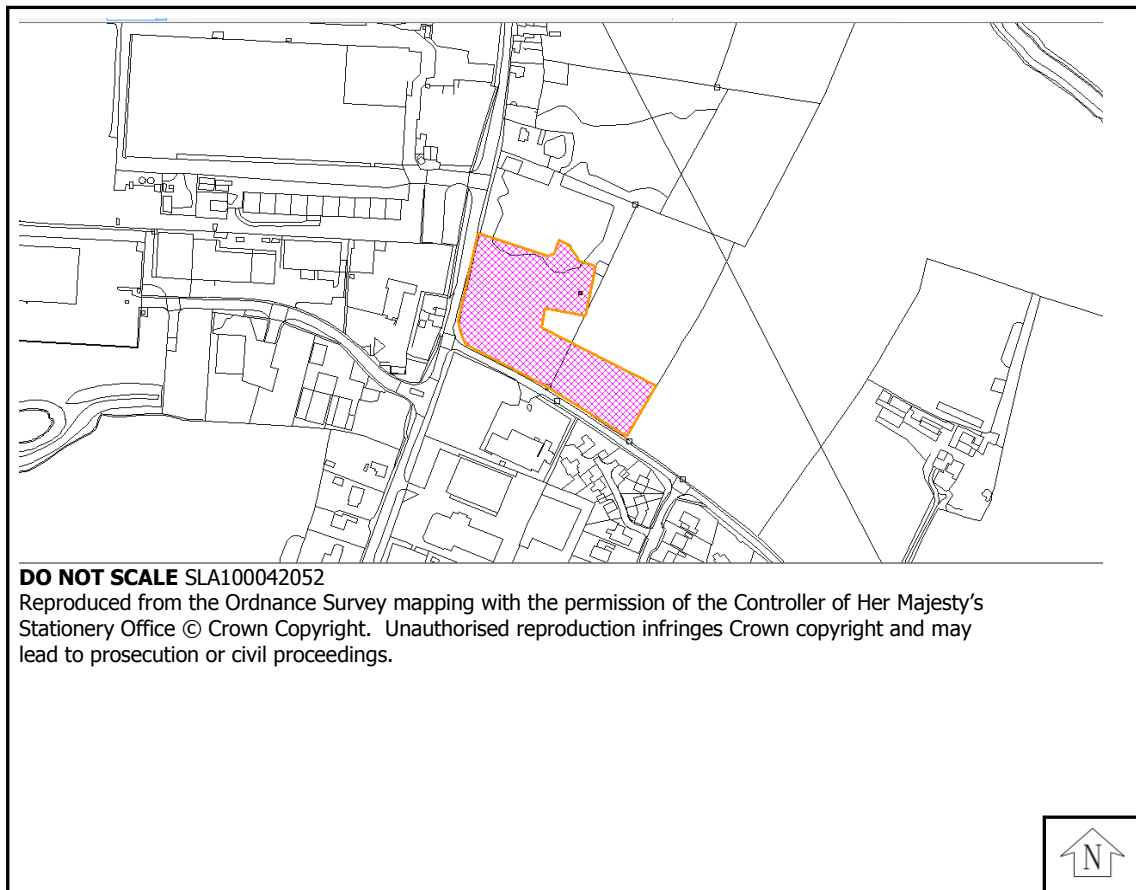


PLANNING COMMITTEE – 30 MAY 2017**APPLICATION NO** DC/17/1012/OUT**LOCATION**Part Land South Of Fairview Farm
Norwich Road
Halesworth
Suffolk

EXPIRY DATE 6 June 2017
APPLICATION TYPE Outline Application
APPLICANT Wellington Construction

PARISH Halesworth

PROPOSAL Outline Application - Construction of 22 dwellings, associated parking including garages, and associated works

**SUMMARY**

- 1.1 This application proposes an affordable housing scheme adjacent to but outside the physical limits boundary for Halesworth. The application includes 16 affordable dwellings subsidised by 6 market houses.

- 1.2 The application comes before the Committee as it is a major application.

SITE DESCRIPTION

- 2.1 The site is a field on the east side of Norwich Road and north side of Fairview Road. It extends to 1.1 hectares. There is a substantial hedge on both the west and south boundaries.
- 2.2 The Halesworth Business Centre is on the opposite side of Norwich Road, while land on the south side of Fairview Road is currently under development for 22 dwellings and a B1 Commercial Unit.
- 2.3 The site lies immediately beyond the physical limits for Halesworth.

PROPOSAL

- 3.1 The proposal seeks outline planning permission for 22 dwellings, with access and layout for consideration as part of this application.
- 3.2 The layout proposed would have the main vehicular access from Norwich Road with 16 affordable dwellings in the form of:
 - 4 x 1 bedroom flats
 - 7 x 2 bedroom terraced houses
 - 3 x 3 bedroom terraced houses
 - 2 x 3 bedroom semi-detached houses
- 3.3 The remaining 6 houses would be 4 bedroom detached houses accessed by a separate access from Fairview Road.

CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations** Two comments have been received:
- 4.2 David and Catherine Watts, 24 Greenbank: I would like to make the following comments about the proposed development of 22 dwellings on the land south of Fairview Farm. Please note that I am NOT objecting to the planned development, just raising possible problems.
- 4.3 1. An existing development of 22 dwellings has just commenced on land on the southern side of Fairview Road directly opposite to the proposed new development. There is already a lot of noise, road muck and airborne dust from the existing development. This is likely to continue for at least 12-18 months (or longer?) while the build of these 22 dwellings is completed. If another new development starts (say in one years time), this would mean an approximate total of 3 years of noise and nuisance for the current residents of the Greenbank estate which borders Fairview Road. This seems totally inappropriate.
- 4.4 2. Fairview Road is very narrow in places, and this causes passing problems for vehicles at various points in the road. This is especially true where buses (including school buses) and agricultural vehicles and machinery are concerned. The agricultural machinery in particular can be very wide. To have two new developments in Fairview Road can only increase this

problem. For a small road, it is also a very busy road, and can be noisy – an increase in traffic would not be welcome. Because of its narrowness, about half the length of the road does not have a pavement for pedestrians.

- 4.5 3. Fairview Road has a speed limit of 30 mph. Very few vehicles adhere to this speed limit – I have seen vehicles regularly speeding along the road at 40-50 mph (or more). This is totally unacceptable when the 30 mph signs are clearly visible. It is even more unacceptable because of the Holton primary school located at the end of the road. Two new developments which will introduce many extra vehicles entering Fairview Road from both sides of the road will radically increase the chances of a serious road accident at the point where they enter the road. Both new developments will no doubt house children and pets (which are unfortunately prone to run out into the road), as well as the cars of adults. All will be in danger unless the current speed limit is actively enforced by the police or traffic-calming measures are introduced along the whole length of Fairview Road as far as Holton.
- 4.6 4. For some reason, the top end of Fairview Road (where the proposed development is to take place) has had drainage problems over the years. The Greenbank estate has an attenuation pit at the front, the sole aim of which is to act as an overflow area for flood water during heavy rainstorms. It fills to a height of 12-18 inches on a regular basis, so obviously removing surplus drainage water from the area is a known problem. Also, there is a drainage ditch on the side of Fairview Road where the proposed development is to take place. What is to happen to this drainage ditch once the development starts and after its completion? We are already worried about drainage water because of the development which has just started. Surely it would be wise to see what happens after the completion of this first development before considering the impact of another one which might double the impact of possible flood water.
- 4.7 5. As far as I am aware, the new development would be the fourth large-scale Halesworth development to reach planning in the past year or so. Does Halesworth really need this many new developments. Are there enough primary school places to cater for the extra children? The doctors surgery is already very busy – it is difficult to obtain appointments within a reasonable timescale. All of the extra residents can only make this worse.
- 4.8 6. If the planned development receives permission to proceed, please try to incorporate mitigating measures where possible into the final design and build phase so that some of these problems can be resolved.
- 4.9 Colin Shiers, 25 Green Bank: I would like to make the following comments about the above planning application
- 4.10 a) The current Doctors Surgery, which is at capacity now faces increase of 44 additional households (That currently being built opposite and this proposal)
- 4.11 b) Traffic from both developments will exit on to Fairview Road which is barely wide enough for two vehicles to pass
- 4.12 c) The plan is for surface water to fed into existing ditches which will compound flooding problems in Lower Holton

- 4.13 **Halesworth Town Council Comments:** The Planning Committee noted the concerns of those residents and consultees that had made comments online. Aside from the additional pressures on Halesworth's infrastructure the Committee were particularly concerned with the comments made by SCC's Flood and water management regarding the intended discharge into existing 'undocumented' ditches. The Committee are aware that there has been flooding issues in the past that have affected Holton and this would add to the problem. The Committee were however mindful that this development would provide additional, more affordable housing and that it was, at this stage, an outline application. The Committee then agreed to recommend approval with the condition that the surface water issues are properly addressed and that the infrastructure concerns with regard to roads, access, education and health, (in conjunction with any other new developments in the town) are resolved. It was also noted that consideration should be made to effectively manage site traffic if the two developments either side of Fairview Road ran concurrently.
- 4.14 **Holton Parish Council:** Thank you for providing the opportunity for Holton Parish Council members to comment on this this planning application.
- 4.15 Members voted with one abstention, one against to approve the application subject to neighbours comments. All members were in agreement in their wish to highlight the following concerns:
- pressure on current infrastructure
 - Drainage and run off water
 - Members enquired about the SIL monies and if any, and how much, would be allocated to Holton.
- 4.16 Members also commented that they would like to be notified of any future joint/boundary developments

Consultees

- 4.17 **Suffolk County Archaeological Unit:** This site lies in an area of archaeological potential recorded on the County Historic Environment Record, in close proximity to the projected line of a Roman road between Ilketshall St John and Spexhall (ISL 007). As a result, there is potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.
- 4.18 There are no grounds to consider refusal of permission in order to achieve preservation in), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.
- 4.19 In this case the following two conditions would be appropriate:
- 4.20 1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
- 4.21 2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.
- 4.22 REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS 17 of Waveney District Council Core Strategy Development Plan Document (2009) and the National Planning Policy Framework (2012).
- 4.23 INFORMATIVE: The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.
- 4.24 I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Waveney District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological mitigation. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.
- 4.25 **Suffolk Fire and Rescue Service** comment on access for fire fighting.
- 4.26 **WDC Environmental Health – Air Quality and Noise:** I was allocated this consultation in respect of air quality issues. I have no concerns other than that dust emissions should be controlled throughout the construction process and this can be achieved by ensuring that the developers have a robust Environmental Management Plan to cover the construction phase. This could be made a specific condition that one is submitted for agreement with WDC.
- 4.27 Although I have not been asked to provide comments in respect of noise emissions I did note the reference in the Design and Access Statement to the acoustic report submitted with an application for the development at Fairview Farm. 'AJ Acoustics carried out an Acoustics Assessment in June 2014 in connection with the site directly to the south and

recommended that upper floor bedrooms to properties fronting Norwich Rd should have acoustically attenuated ventilation installed and this recommendation can be given further thought as part of this proposal covering plots 7-16, if considered necessary'.

4.28 The original report outlined the appropriate noise criteria and recommended that acoustically attenuated ventilation would be required to achieve the appropriate noise criteria (the section of the report is included below).

4.29 In this case it would be reasonable to include condition that acoustically attenuated ventilation should be provided to the Norwich Road facing facades of plots 7 – 16 to ensure that Internal noise levels within dwellings should meet the A-weighted WHO / BS8233 guideline values The levels are summarised below:

35dB LAeq,(16hr) daytime

30dB LAeq,(8hr) night-time

45dB LAm_{ax}(fast) night-time (Bedrooms only)

4.30 Section copied from the 2014 report:.

5 NOISE CONTROL MEASURES

5.1 Noise criteria

Internal noise levels within dwellings should meet the A-weighted WHO / BS8233 guideline values as set out in Section 2.3 of this report. The levels are summarised below:

35dB LAeq,(16hr) daytime

30dB LAeq,(8hr) night-time

45dB LAm_{ax}(fast) night-time (Bedrooms only)

We have determined typical façade and ventilation specifications necessary to meet the internal noise criterion for each area of the site, and our recommendations are given in Section 5.3.

It should be noted that detailed internal layouts and proposed constructions are not yet available for the development and therefore our outline recommendations are based on typical traditional construction types and assumed room sizes. They are intended as guidance only to demonstrate typical sound insulation requirements.

5.2 General principles

Windows and unattenuated ventilators are normally the weakest areas of sound insulation of a conventional masonry façade. Opening windows for ventilation purposes will further reduce the effective sound insulation. Regardless of the quality of window or sound insulation of the glazing, the overall insulation of an open window will be limited to 10-15dB(A).

It will not be possible to meet the proposed noise criteria with open windows on the facades of dwellings closest to Norwich Road at Position 1.

Information on room layouts and constructions are not available at this stage and we have therefore based our calculations on the following constructions and room size:

- Room: 4m (l) x 3m (w) x 2.4m (h)
- External walls: Brick / blockwork cavity walls
- Glazing: Window area 2m², 4-12-4mm glass-air-glass double glazed sealed units.
- Ventilation: Constructions as set out in Section 5.3 of this report.

5.3 Recommendations

The facades of dwellings requiring acoustically attenuated ventilation are highlighted in Figure 2. These are the bedrooms of dwellings adjacent to Norwich Road, and the vents are required to ensure that the LAm_{ax} criterion of 45dB is not normally exceeded at night.

Suitable acoustically trickle ventilators, which have been used in our calculations, are as follows:

- Greenwood Airvac EAR42W, up to two per room.

We can advise on alternative proposals if necessary.

Please note that a specialist in Building Ventilation should assess the requirements for ventilation to comply with the Building Regulations standards.

4.31 **Anglian Water**

Section 1 – Assets Affected

1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

4.32 Section 2 – Wastewater Treatment

2.1 The foul drainage from this development is in the catchment of Halesworth Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

4.33 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

4.34 Section 4 – Surface Water Disposal

4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

4.35 Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

4.36 **Suffolk County - Highways Department** Notice is hereby given that the County Council as Highway Authority make the following comments:

4.37 The amended layout plan resolves the majority of the concerns raised by the Highway Authority in my previous response to this proposal (dated 31/03/17). However, there is still no suitable link from the existing footway network to the proposed site:

4.38 There are no footway or paved direct links to the existing footway network, so residents would be expected to cross from a verge within a junction splay area on Norwich Road to the vehicular access, or walk along the road to access the site. This is not acceptable to the Highway Authority (does not comply with para. 35 of the NPPF). Please amend as required – a site of this scale requires direct links to the existing footway network.

4.39 It appears that a simple uncontrolled crossing point and link to the internal footpath could be provided at the southern end of the proposed 'new replacement hedging'. A Section

278 agreement will be required for the new access so this improvement could be incorporated into that with minimal additional works.

- 4.40 If this is provided, I will then be in a position to recommend highway related planning conditions for the proposal.
- 4.41 **WDC Environmental Health - Contaminated Land:** The NPL report submitted with the application makes the following observations / recommendations in section 5.1:
- 4.42 “There is topsoil present on the site. If this material is to be re-used for the proposed residential development, it would be prudent to test it for compliance and for the re-use in a residential land use scenario. A minimum of 300mm of certified topsoil should be placed into all garden areas. Any imported material should be certified free from contaminants and be transported under a conveyance note system.”
- 4.43 I would concur with this. The above works are necessary to ensure that the site is suitable for the intended end use so they should be secured using suitably worded conditions:
- 4.44 Condition 1 – Implementation of remediation. Unless otherwise agreed in writing by the Local Planning Authority (LPA) prior to any occupation or use of the approved development the remediation proposed in section 5.1 of NPL report WELC0124 January 2017 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.
- 4.45 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 4.46 Condition 2 – Validation. Unless otherwise agreed in writing by the Local Planning Authority (LPA) a validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:
- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
 - evidence that the RMS approved under condition 2 has been carried out competently, effectively and in its entirety; and
 - evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.
- 4.47 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 4.48 Condition 3 – Unexpected contamination. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction,

demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

- 4.49 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 4.50 **Essex and Suffolk Water PLC:** I acknowledge receipt of your email letter dated 13th March 2017 regarding the above. Our records show that our existing apparatus does not appear to be affected by the proposed development.
- 4.51 We have no objection to this development subject to compliance with our requirements; consent is given to the development on the condition that a water connection is made onto our Company network for the new dwelling for revenue purposes.
- 4.52 **Waveney Norse - Property and Facilities** were consulted on the 15 March 2017.
- 4.53 **Police - Alan Keely Crime Reduction Beccles Police Station** were consulted on the 15 March 2017.
- 4.54 **SCC Flooding Authority:** Suffolk County Council, Flood and Water Management can make the following initial comment on the above application:
- 4.55 The development site proposes to discharge to two separate undocumented watercourses. The nearest documented ordinary watercourse is over 400m east of the site. The applicant should demonstrate that these undocumented watercourses have a positive outfall and are not merely land drains.
- 4.56 No details have been submitted on the status of the central watercourse, which flows through the proposed access road and in-between plots 19 and 20. How will this be managed on the developed site? Particularly where this is shown to flow under the permeable access road. Could an additional access not be included as part of proposals to serve plots 17, 18 & 19?

- 4.57 **NHS Great Yarmouth And Waveney Clinical Commissioning Group** was consulted on the 15 March 2017.
- 4.58 **SCC Development Contributions Manager Neil McManus:** I refer to the above outline application for the construction of 22 dwellings, associated parking including garages, and associated works.
- 4.59 Whilst most infrastructure requirements will be covered under Waveney District Council's Regulation 123 list of the Community Infrastructure Levy charging schedule it is nonetheless the Government's intention that all development must be sustainable as set out in the National Planning Policy Framework (NPPF). On this basis the County Council sets out below the infrastructure implications with costs if planning permission is granted and then implemented.
- 4.60 The adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' sets out how contributions are assessed and calculated.
- 4.61 1. Education. Paragraph 72 of the NPPF states that 'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education'.
- 4.62 The NPPF at paragraph 38 states 'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'
- 4.63 SCC would anticipate the following minimum pupil yields from a development of 22 dwellings, namely:
- a. Primary school age range, 5-11: 5 pupils. Cost per place is £12,181 (2017/18 costs).
 - b. Secondary school age range, 11-16: 3 pupils. Cost per place is £18,355 (2017/18 costs).
 - c. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2017/18 costs).
- 4.64 The local catchment schools are Edgar Sewter County Primary School, Holton St Peter County Primary School and Bungay High School. At the primary and secondary school levels current SCC forecasts show that there will be sufficient surplus places available to accommodate all of the pupils arising from this development.
- 4.65 2. Pre-school provision. Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.
- 4.66 This development would be in the Halesworth Ward, where there is the following Early Years provision: Halesworth Day Care, Edgar Sewter Primary School, and Edgar Sewter Pre

School. From September 2017 there is a predicted deficit of 55 places. This scheme would result in 2 children arising. Therefore a CIL contribution of £12,182 would be sought.

- 4.67 Please note that the early years pupil yield ratio of 10 children per hundred dwellings is expected to change and increase substantially in the near future. The Government announced, through the 2015 Queen's Speech, an intention to double the amount of free provision made available to 3 and 4 year olds, from 15 hours a week to 30.
- 4.68 3. Play space provision. Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play.
- 4.69 4. Transport issues. Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278.
- 4.70 Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.
- 4.71 5. Libraries. The National Planning Policy Framework (NPPF) Chapter 8 talks about the importance of 'Promoting healthy communities', particularly paragraphs 69 & 70. Paragraph 69 states that "the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities". Local communities regard the library service as an important and valued community facility. Paragraph 70 talks about the need to deliver the social, recreational and cultural facilities the community needs by planning positively for community facilities such as cultural buildings to enhance the sustainability of communities and residential environments; and to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. There is also the need to ensure that facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.
- 4.72 The adopted 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' and the supporting 'Libraries and Archive Infrastructure Provision' topic paper sets out the general approach to securing library developer contributions. The Department for Culture, Media and Sport (DCMS) previously published national standards for library provision and used to monitor Library Authorities' performance against the standards. Whilst these national standards are no longer a statutory requirement they form the basis for Suffolk County Council's in-house standards, which form the basis of the contract with Suffolk Libraries. The standard recommends a figure of 30 square metres per 1,000 population as a benchmark for local authorities; which for Suffolk represents a cost of £90 per person or £216 per dwelling based on an average occupancy of 2.4 persons per dwelling.

- 4.73 The CIL contribution towards libraries arising from this scheme is £4,752, which would be spent on enhancing library facilities & services in the vicinity of the development.
- 4.74 6. Waste. All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.
- 4.75 Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:
- 4.76 - New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.
- 4.77 SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.
- 4.78 The waste disposal facilities topic paper sets out the detailed approach to how contributions are calculated i.e. a CIL contribution of £51 per dwelling giving a total of £1,122.
- 4.79 7. Supported Housing. In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic population. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.
- 4.80 8. Sustainable Drainage Systems. Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.
- 4.81 On 18 December 2014 the Secretary of State for Communities and Local Government (Mr Eric Pickles) made a Ministerial Written Statement (MWS) setting out the Government's policy on sustainable drainage systems. In accordance with the MWS, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate. The MWS also provides that, in considering planning applications:

- 4.82 “Local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate.”
- 4.83 The changes set out in the MWS took effect from 06 April 2015. A consultation response will be coordinated by Suffolk County Council FAO Luke Mitchell.
- 4.84 9. Fire Service. Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow us to make final consultations at the planning stage.
- 4.85 10. Super-fast broadband. Refer to the NPPF paragraphs 42 – 43. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.
- 4.86 As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.
- 4.87 11. Legal costs. SCC will require an undertaking for the reimbursement of its own legal costs in connection with work on a S106A, whether or not the matter proceeds to completion.
- 4.88 12. The above information is time-limited for 6 months only from the date of this letter.
- 4.89 The above will form the basis of a future bid to Waveney District Council for CIL funds if planning permission is granted and implemented.
- 4.90 **Suffolk Wildlife Trust:** Thank you for sending us details of this application, we have the following comments:
- 4.91 We have read the ecological survey report (Margaret’s Ecology Ltd, February 2017) and we are satisfied with the initial findings of the consultant.
- 4.92 We note that recommendations have been made to undertake further surveys for reptiles and great crested newts. In addition to these, further bat surveys would be required should any trees require removal. We request that these surveys are undertaken prior to the determination of this application, in order to ensure that the decision is made taking account of all relevant material considerations in accordance with ODPM Circular 06/2005.

- 4.93 Notwithstanding the above, we request that the recommendations made within the report are implemented in full, via a condition of planning consent, should permission be granted.
- 4.94 Please do not hesitate to contact us should you require any further information.
- 4.95 **WDC Landscape Manager:** The submitted information indicates that the indicated site layout can be accommodated with minimal impacts on existing trees (apart from the removal of one roadside tree for access) provided that the recommended Root Protection Areas are correctly observed and fenced off. However, this is a site with a very rural character that leads onto open countryside to the east. The indicated layout suggests that there may be further development ambitions for the site and we should be satisfied that possible later proposals can also be successfully accommodated.
- 4.96 I've advised that the indicated development can be physically accommodated to leave room for the trees, but you should also be aware that development this close to retained trees can also lead to future pressure to fell.
- 4.97 A full tree protection method statement can be secured at Reserved matters stage together with any additional landscape planting requirements.

PUBLICITY

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Major Application,	24.03.2017	13.04.2017	Beccles and Bungay Journal
Major Application,	24.03.2017	13.04.2017	Lowestoft Journal

SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: Major Application, Date posted
	21.03.2017 Expiry date 10.04.2017

PLANNING POLICY

- 5.1 The Waveney Core strategy was adopted in 2009. Policy CS01 sets the Spatial Strategy for the District. Policy CS11 deals with housing and CS16 with the natural environment.
- 5.2 The Development Management policies were adopted in 2011. Policy DM01 sets physical limits for settlements. Policy DM18 deals with affordable housing and policy DM22 with housing development in the countryside.
- 5.3 The National Planning Policy Framework (NPPF)

PLANNING CONSIDERATIONS

- 6.1 The Waveney Core Strategy policy CS01 sets the spatial strategy for the District and proposes that 70-80% of new residential development should take place in Lowestoft, with 15-25% in the four market towns, which include Halesworth.

- 6.2 However this site lies outside the physical limits boundary for Halesworth identified under policy DM01. As such the site is considered to be “open countryside” where there is a presumption against new residential development.
- 6.3 Nevertheless the Local Plan does identify some potential exceptions to this general presumption, including affordable housing to meet a local need. The Council’s Affordable Housing Supplementary Planning Guidance explains how this relates to the market towns:
- 6.4 “There is a presumption that all new housing, including affordable housing, will be located within the physical limits of Lowestoft and the Market Towns as defined on the LDF Proposals Map. However, it is recognised that there may be limited opportunities for sites to meet identified demand for affordable housing in the Market Towns and Kessingland. Where evidence can be provided that an affordable housing scheme cannot be accommodated on a site within the physical limits boundary or on a site that is already allocated for housing, the Council will consider whether sites on the edge of the settlement are appropriate for development. In line with rural exception site requirements development sites should be small-scale and respect their location and scale of surroundings.”
- 6.5 Although the SPG assumes that such “exception” sites will include only affordable housing the NPPF (published at around the time that the SPG was adopted) advises:
- 6.6 “In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.”
- 6.7 Following this advice the Council has approved such “composite” proposals elsewhere, notably at Holton, with market housing subsidising the affordable housing.
- 6.8 The applicant has submitted a confidential viability assessment and this has been examined by an independent consultant on behalf of the Council. His conclusion is:
- 6.9 “I am happy to agree with the applicant’s viability report. In effect that 6 open market homes ensures the viable delivery of 16 affordable homes”. He also comments that the mix of affordable homes reflects the housing team’s discussions with the applicant, and is supported by the housing team.
- 6.10 It is therefore concluded that the development is acceptable in principle.
- 6.11 Access is for consideration at this stage. As this report was written SCC highways have requested amendments (see paragraphs 4.34-4.38) but it is anticipated that these will be provided for the Committee meeting.
- 6.12 Similarly the SCC Floods Management team have requested further information and again it is anticipated that this will be provided before the Committee meeting.

- 6.13 There is a County Wildlife Site a short distance to the north, and a pond on the site, so an Ecological Assessment has been submitted with the application. The Suffolk Wildlife Trust is satisfied with the initial findings but notes that further surveys are required. The report also makes recommendations for enhancement of the value of the site, which could be secured by a planning condition.
- 6.14 A suitably worded section 106 legal agreement can securely deliver affordable housing, highway infrastructure links and investment in local education infrastructure.

CONCLUSION

- 7.1 This application will help to meet the need for affordable housing in Halesworth in a as “cross subsidy” proposal, the proposals will also help sustain to boost the District’s five year housing land supply. The application is considered to represent a sustainable form of development, being located adjacent to employment opportunities, on the edge of existing development, with connectivity to local services (subject to new footpath connections) and with no significant harm to local landscape or ecology.

RECOMMENDATION

That subject to

- the receipt of amended plans to Suffolk highways CC satisfaction
- the receipt of further details on surface water disposal, to Suffolk Flood’s satisfaction
- completion of a section 106 agreement to secure
 - appropriate delivery of affordable housing
 - delivery of sustainable highways infrastructure

Permission be granted subject to the following conditions:

1. a) Application for approval of any reserved matters must be made within three years of the date of this outline permission and then
 - b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

Reason: To comply with section 92 of the Town and Country Planning Act 1990.

2. Details relating to the scale, appearance and landscaping of the site (the "reserved matters"), and measures to minimise water and energy consumption and to provide for recycling waste shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason: To comply with Sections 91 and 92 of the 1990 Act.

3. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS 17 of Waveney District Council Core Strategy Development Plan Document (2009) and the National Planning Policy Framework (2012).

4. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS 17 of Waveney District Council Core Strategy Development Plan Document (2009) and the National Planning Policy Framework (2012).

5. Acoustically attenuated ventilation should be provided to the Norwich Road facing facades of plots 7 – 16 to ensure that Internal noise levels within dwellings should meet the A-weighted WHO / BS8233 guideline values. The levels are summarised below:
35dB LAeq,(16hr) daytime
30dB LAeq,(8hr) night-time
45dB LAmx(fast) night-time (Bedrooms only)

Reason: To protect future occupants of the dwellings from traffic noise.

6. Implementation of remediation. Unless otherwise agreed in writing by the Local Planning Authority (LPA) prior to any occupation or use of the approved development the remediation proposed in section 5.1 of NPL report WELC0124 January 2017 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. Validation. Unless otherwise agreed in writing by the Local Planning Authority (LPA) a validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:
 - * results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
 - * evidence that the RMS approved under condition 2 has been carried out competently, effectively and in its entirety; and
 - * evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. Unexpected contamination. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9. The recommendations contained in chapter 4 of the Ecological Assessment received by the Council on 8 March 2017 shall be carried out in full.

Reason in the interests of the biodiversity of the area.

10. No development shall take place until the existing trees on site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping, have been protected by the erection of temporary protective fences of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the tree to be protected. Any trees dying or becoming severely damaged as a result of any failure to comply with these requirements shall be replaced with trees of appropriate size and species during the first planting season, or in accordance with such other arrangement as may be agreed in writing with the Local Planning Authority, following the death of, or severe damage to the trees.
11. Reason: For the avoidance of damage to protected trees included within the landscaping scheme in the interests of visual amenity and the character and appearance of the area.

BACKGROUND INFORMATION:

See application ref: DC/17/1012/OUT at
www.eastsuffolk.gov.uk/public-access

CONTACT

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