

**CIRCULATED IN ADVANCE OF THE MEETING**

**ALTERATIONS AND ADDITIONS REPORT**

**12 March 2019**

**Item 8 - Land South of Chediston Street, Halesworth**

Additional conditions to secure the provision of 5% self build/custom build dwellings in accordance with Policy WLP8.3:

1. As part of the first submission of a reserved matters application a scheme for the provision of self build/custom build dwellings within the site shall be submitted to and agreed in writing by the local planning authority. The scheme shall include:
  - An area of land sufficient to accommodate at least 5% of the total number of dwellings as self build/custom build dwellings;
  - Arrangements to ensure the self build /custom build plots will be adequately accessed and serviced within an agreed timescale;
  - Arrangements for the marketing of the serviced self build/custom build plots for a period of not less than 12 months;
  - A set of design principles for the self build/custom build dwellings and requirements for the construction of the said dwellings
  - Arrangements for the development of any self build/custom not taken up after a minimum of 12 months marketing

Reason: To ensure adequate provision of self build/custom build dwelling plots in accordance with Policy WLP8.3

2. The approved scheme under condition 1 shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate provision of self build/custom build dwelling plots in accordance with Policy WLP8.3

3. No open market housing shall be developed on any of the plots identified for self build/custom build dwellings by the scheme approved under condition 1 unless evidence that the plots have been marketed in accordance with the agreed marketing requirements has been submitted to and approved in writing by the local planning authority.

Reason: To ensure sufficient opportunity for the provision of self build/custom build dwelling plots in accordance with Policy WLP8.3.

## Natural England:

### **Suffolk recreational disturbance RAMS:** Acceptable mitigation and/or Appropriate Assessment Record

*Natural England agrees with the conclusion of the appropriate assessment that this proposal is not likely to result in an adverse effect on any international site from recreational disturbance effects.*

*The development is part of the local plan core strategy site allocations, and the proposed mitigation is in line with the agreed Suffolk Recreational Disturbance Avoidance and Mitigation (RAMS) Strategy, and Natural England's guidance (attached).*

Corrections as follows:

Paragraph 3.2 – Affordable housing requirement changed from 35% to 30% in accordance with policy WLP8.2.

Paragraph 3.4 amended as follows:

The illustrative masterplan indicates up to 200 dwellings on the site. On this basis 5% (10) would be self-build/custom build dwellings, 65% (130) would be open market and 30% (60) would be affordable.

Paragraph 8.15 – Delete “in the S106 Agreement”; replace with “by condition”

Paragraph 8.49 – In the last sentence insert “no” before “adverse”.

Additional neighbour representation:

We are a group of residents concerned about the impact the above application, which is due to come before committee next Tuesday, will have on Halesworth, the Countryside and Biodiversity should you decide to approve it. To this end the following are the Statutory LDF Policies against which we would like you to consider the Application at that meeting. We are aware that *considerable weight* can be given to the New Local Plan, not yet ratified by Full Council, but that *priority* should be given to the Current Statutory Pan.

- **Policy CS01 Spatial Strategy:** An integral part of the strategy will be to protect and enhance local distinctiveness and the green infrastructure of the District, such as open the open countryside where the objective is to preserve the countryside for its own sake.’

(The application is outside of the Physical boundary of Halesworth and deemed to be in the countryside)

- **Policy DM27, Protection of Landscape Character:** Development proposals should demonstrate that their location, scale, design and materials will protect and where possible, enhance the special qualities and local distinctiveness of the area’.

(The Strategic Objectives in the Waveney Landscape Character Assessment for Tributary Valley Farmland in the Halesworth Area states: “ *The very contained visual character of the area and low key influence of settlement should be conserved*”)

- **Policy DM22 - Housing Development in the Countryside:** Housing development will not be permitted in the open countryside except where it can be demonstrated to be essential for an agricultural or forestry worker to live at or close to a workplace.
- **Policy CS03 Flooding:** Development that would increase the risk of flooding or coastal erosion will not be permitted.

(The SFRA (9.3.19) indicates Halesworth is at risk of flooding and that *high property densities* situated on both sides of the river, which runs through the centre of the Town (the Chediston watercourse) *exacerbate* flooding situations.

- **Policy CS16 – Natural Environment.** The District Council will work with partners such as the Suffolk Wildlife Trust, Suffolk Biodiversity Partnership ..... and the community to protect and enhance the natural and historic environment in the District. Proposals for development are expected to retain and add to local distinctiveness, retain tranquillity, avoid fragmentation of habitats and seek to enhance wildlife corridors and networks.
- **Policy DM29 – Protection of Biodiversity and Geodiversity:** All development proposals should minimise fragmentation of habitats. Where there is reason to suspect the presence of protected species, applications should be accompanied by a survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for, their needs.

(A range of protected priority species has been recorded by The Suffolk Wildlife Trust on this site. )

We shall provide hard copy of this document at Tuesday's meeting should you wish to refer to it.

The Application also contravenes fifteen **NPPF Policies** – details of these and a comparison with another available site in Halesworth, which does not contravene these policies, is attached to this email.

### **Item 9 - 47 Southend Road, Bungay**

Representation received from Bungay Town Council:

At the Environment and Planning Committee Meeting of Bungay Town Council held on 7<sup>th</sup> March 2019 the following was agreed:

DC/19/0541/FUL - 47 Southend Road - Replace Front Door

It was proposed by RM, seconded by KL and unanimously RESOLVED to recommend that these plans are recommended for approval with no comments.