



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/17/032

Development Control Committee 3 August 2017

Planning Application DC/17/1006/RM – Land East of Moreton Hall, Mount Road, Bury St Edmunds

Date Registered:	15.05.2017	Expiry Date:	14.08.2017
Case Officer:	Peter White	Recommendation:	Approve Application
Parish:	Rushbrooke With Rougham	Ward:	Rougham
Proposal:	Reserved Matters Application - Submission of details under DC/14/1881/HYB for details of access, scale, layout, appearance and landscaping for Development Phase 2 for 80 no. dwellings including 30% affordable housing, associated open space and infrastructure. Including Details Reserved by Conditions A7, A13, A14, A15, A16, A17, A19, A20, A21, A23, A24, A25, A28, A29, A30 and A35 of application DC/14/1881/HYB		
Site:	Land East of Moreton Hall, Mount Road, Bury St Edmunds		
Applicant:	Taylor Wimpey East Anglia - D.J. Humphries		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters.

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Background:

The application has been referred to the Development Control Committee as the adjoining Parish Council of Great Barton have objected to the proposal and this is a major application.

Proposal:

1. This application seeks reserved matters (Access, Appearance, Landscaping, Layout and Appearance) consent for 80 units on this phase (phase 2 of 5). The previous hybrid application granted consent for 100 dwellings on phase 1 with an additional 400 units being delivered on the remaining 4 phases. The scheme includes details of a 1150m² play area, strategic landscaping, details of the location and appearance of the residential units, car parking spaces, roads, footpaths and cycleways.
2. The application also seeks consent to discharge a number of conditions that were attached to the original hybrid planning permission. Developers have the option of submitting details necessary to discharge conditions with reserved matter applications or make separate discharge of condition applications. Whilst the application seeks the consent for the discharge of 16 conditions that element of the application is not before the Development Control Committee as Officers have Delegated Authority to deal with these technical matters.
3. Whilst the reserved matter details are before Members for consideration the landscaping element has not been finalised and as such Officers are seeking Delegated Authority to finalise and agree the landscaping matter.

Application Supporting Material:

4. Information submitted with the application as follows:
 - Location Plan
 - Application Form
 - Various Layout Plans
 - Design and Access Statement
 - Planning Statement
 - Statement of Community Involvement
 - Noise Assessment
 - Foul Water Drainage
 - Flood Risk Assessment
 - Archaeological Assessment
 - Tree Protection Plans
 - Landscape Plans
 - Ecological Plans and surveys

Site Details:

5. The site comprises a total area of some 3.66 ha located east of the Moreton Hall area in Bury St Edmunds. The site is bounded by the Ipswich to Peterborough train line to the north, phase 1 of the development to the west, agricultural land to the east and Mount Road is on the southern boundary.

Planning History:

Reference	Proposal	Status	Decision Date
DC/14/1881/HYB	Submission of details Hybrid Application - Planning Application - 100 dwellings and garages (including 30 affordable), access roads, parking, open space and drainage infrastructure; Outline Planning Application (All Matters Reserved) - (i) Up to 400 no dwellings, associated landscaping and roads (ii) Strategic Open Space and children's play area (iii) Local centre with associated retail units and (iv) Foul and surface water drainage.	Granted	28.10.14

6. The site forms one of the five strategic sites identified by Policy CS11 of the adopted Core Strategy. The policy states that the amount of development will be determined by environmental and infrastructure capacity considerations and the preparation and adoption of detailed masterplans in which the local community and other stakeholders have been fully engaged.
7. A concept statement was prepared and adopted by the council in 2013. This was incorporated as an appendix (7) to the Bury St Edmunds Vision 2031 document and was the subject of public consultation between June and August 2013.
8. The concept statement identifies a vision for the growth of the area to deliver a fully integrated new community with a strong sense of local identity, a vibrant local centre, an environment that encourages a healthy lifestyle and a sensitive urban edge.
9. A Masterplan prepared by agents for Taylor Wimpey in accordance with the council's adopted protocol, was the subject of public consultation during November and December 2013. The masterplan was amended in response to that consultation and adopted in February 2014.
10. The Masterplan follows the principles as set out in the Concept Statement and provides a level of detail which informs all subsequent applications for planning permission, whether at the broad outline stage, or detailed stage. It sets out the key requirements of the development that individual planning applications will need to deliver.

Consultations:

- 11.Environment Agency: No objection to the scheme. Recommend discharge of Condition A15 (land contamination).
- 12.Landscape and Ecology officer: No objection to the scheme. Entirely satisfied that the space available allows for a landscaping scheme envisaged in the Masterplan to be delivered.
- 13.Environmental Health (Land Contamination): No objection. Recommend parts 1 to 3 of condition A15 of DC/14/1881/HYB, may be discharged in relation to Phase 2 of the development only.
- 14.Environment Team (Noise and Air Quality): No objection to the scheme but unable to recommend discharge of condition at the time of writing the report until a technical matter had been confirmed.
- 15.Housing Strategy and Enabling Officer: No objection. The affordable housing is distributed throughout the development to help deliver a balanced and cohesive community. The affordable housing mix has been agreed in accordance with the latest housing need figures for Bury St Edmunds and will provide a good range of house types and sizes of accommodation.
- 16.Natural England: No comment.
- 17.Anglian Water: Discussions ongoing to be able to discharge condition A13 (Foul water drainage)
- 18.Highway Authority: No objection to the amended phase 2 layout and details. Recommends that conditions A7, A6 and A21 can be discharged.
- 19.Highways England (Formerly known as Highways Agency): No objection and no recommendation of conditions
- 20.Suffolk Constabulary Secure by Design officer: No objection to the amended scheme.
- 21.Suffolk County Council Archaeological Service: No objection to the scheme and recommends the part discharge of the relevant conditions.
- 22.Park and Infrastructure Manager: No objection to the scheme. Whilst the final details of the precise location or design of the play equipment needs agreeing what is shown is in keeping with what the council would ultimately want to secure. Additionally the officer is satisfied that the area set aside for the LEAP accords with the vision as set in the Masterplan and will provide a meaningful space that would cater for children who live on phase 1 and 2.
- 23.Suffolk Wildlife Trust: Broadly satisfied with the proposals. In addition to the measures identified in the ecological design strategy and the ecological enhancements plan, we recommend that integrated swift boxes/bricks are incorporated into some of the dwellings. We also recommend that the

proposed garden boundaries are made hedgehog friendly via the inclusion of small gaps (approximately 13cm by 13cm) under them. This can be achieved through the use of purpose designed concrete gravel boards or by cutting holes in timber gravel boards. With the inclusion of these additional enhancements, in our opinion the information provided would be sufficient to meet the requirements of conditions A24, A28, A29 and A30 of planning permission DC/14/1881/HYB.

24.Suffolk County Council Flood and surface water engineer: No objection to the scheme. Additionally the details are satisfactory to recommend discharge of condition A19 for phase 2 (Surface water drainage).

Representations:

25.Bury St Edmunds Town Council: No objection based on the information provided.

26.Great Barton Parish Council: Object to the planning application. This phase of the development is on the rural edge of Gt Barton/Rougham and the Council felt that it should have a rural feel to respect the aspect of the area. The council felt that the density is unsuitable for a rural location (e.g. Plots 78-80 and plots 34-40) In some cases parking is not adjacent to the house (e.g. plot 31) or outside the neighbouring properties (e.g. Plot 17). Collectively, these demonstrate that there is evidence of over development and that the scheme should be reduced by a minimum of 10 houses.

27.Rougham with Rushbrooke Parish Council: Members are minded to approve the application.

Policy: The following policies of the Joint Development Management Policies Document Feb 2015, The Bury St Edmunds Vision 2031 Document Feb 2014 and the St. Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

28.The St Edmundsbury Core Strategy was adopted in December 2010. The following policies in the Core Strategy are relevant to the consideration of the application:

- CS1 St Edmundsbury Spatial Strategy
- CS2 Sustainable Development
- CS3 Design and Local Distinctiveness
- CS4 Settlement Hierarchy and Identity
- CS5 Affordable Housing
- CS7 Sustainable Transport
- CS8 Strategic Transport Improvements
- CS11 Bury St Edmunds Strategic Growth
- CS14 Community Infrastructure Capacity and Tariffs

29.The Bury St Edmunds Vision 2031document was adopted in February 2014. The following policies are relevant to the consideration of the application:

- BV1 Presumption in favour of Sustainable Development
- BV2 housing Development within Bury St Edmunds
- BV4 Strategic Site – Moreton Hall, Bury St Edmunds

- BV12 New and Existing Local Centres and Community Facilities

30. The Forest Heath and St Edmundsbury Joint Development Management Policies document was adopted in February 2015. The following policies are relevant to the consideration of the application:

- DM1 Presumption in favour of Sustainable Development
- DM2 Creating Places – Development Principles and Local Distinctiveness
- DM3 Masterplans
- DM6 Flooding and Sustainable Drainage
- DM7 Sustainable Design and Construction
- DM8 Low and Zero Carbon Energy Generation
- DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance
- DM11 Protected Species
- DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- DM13 Landscape Features
- DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- DM20 Archaeology
- DM22 Residential Design
- DM36 Local Centres
- DM37 Public Realm Improvements
- DM41 Community Facilities and Services
- DM42 Open Space, Sport and recreation Facilities
- DM43 Leisure Facilities
- DM45 Transport Assessments and travel Plans
- DM46 Parking Standards

Officer Comment:

31. The issues to be considered in the determination of the application are:

1. Principle of Development
2. Highways matters and parking
3. Sustainable Travel
4. Surface water drainage
5. Ecology and landscape
6. Design and Visual Impact
7. Open space provision.
8. Other matters

Principle of Development

32. The principle of residential development on this site was established when the original planning application DC/14/1881/HYB was granted consent in October 2015. This site was identified for phase 2 residential development under that consent and this Reserved Matters application accords with the outline consent.

Highways matters and parking

33. The amount of parking proposed for this phase for residents and visitors is more than many of the previous historic phases of the Moreton Hall area.

This reflects the change in the car parking standards which were adopted by Suffolk County Council in 2015. The original layout as submitted resulted in the Highway Authority asking for additional spaces to be incorporated for visitors. Whilst the number of designated visitor spaces is just under those required for 80 dwellings TW have demonstrated that there are numerous areas on private drives and shared surface roads which can easily accommodate parked cars whilst still ensuring that large delivery vehicles, emergency vehicles and bin lorries can pass by without being obstructed.

34. Concern has been raised by Great Barton Parish Council in relation to the parking provision with specific reference to Plots 17 and 31. This was again subject to numerous discussions and revisions as part of the extensive planning process to ensure appropriate provision. This part of the development is in accordance with the Suffolk parking standards in that the distance from the parking spaces for both units mentioned accords with the provisions in the guidance which sets out that parking should be sited within 20m of the dwellings which they serve and linked to them by a safe and attractive route.
35. Notwithstanding this, the developers have reviewed the layout in relation to the parking concerns raised. Plot 17 allocated parking is opposite the dwelling, along a private drive adjacent to the play space area. In this instance, amending the layout to address the concerns would result in the unnecessary loss of some of the Locally Equipped Area of Play (LEAP) to accommodate any changes. This is not considered favourable and given the parking provision meets with the policy requirements, no amendments are considered appropriate. The allocated parking for Plot 31 is within a private parking area, well overlooked. Whilst this meets policy requirements as set out above, the parking provision has been reconfigured so that the allocated parking is now adjacent to the dwelling. The parking provision for all of the site, including for plots 17 and 31, has been agreed by the Highway Authority.

Sustainable Travel

36. The proposed layout allows for bus stops on the Main Access Road and so reflects the same approach on phase 1 which will allow buses to enter in phase 1 and exit via phase 2 or vice versa. The scheme is considered by officers and the Highway Authority to deliver a layout that will feel safe and attractive for pedestrians and cyclists and therefore acceptable in this regard.

Surface water drainage

37. The entire development proposal has been designed around the principles of sustainable drainage, with swales incorporating attenuation features accommodated within the site. The Flood and Surface Water Engineer has confirmed that the submitted details are acceptable and therefore officers are satisfied that the scheme is acceptable in this regard.

Ecology and landscape

38. The Landscape and Ecology Officer involved in early pre application consultation and discussions during the planning stage. Unfortunately the

last set of landscape plans were received too late for the officer to give a final comment. This has led to a situation whereby officers are seeking delegated authority from members to approve the landscaping matter.

39. Whilst the final formal comments of the tree and landscape officer have not been received officers are entirely satisfied that the space available for landscaping has been provided and as such an appropriate landscaping details can be secured.
40. Draft comments from the Tree and Landscape Officer state that whilst the landscaping has been looked at strategically to a level of detail that demonstrates that the function of that landscaping is deliverable. In terms of landscaping, the proposed layout of the scheme has been designed to deliver the features that were included in the masterplan as follows:
1. Railway buffer: The layout of the development has been planned to deliver a 25m noise barrier/buffer to the north of the site which will protect the amenity of future residents and also provide a continuation of the green corridor adjacent to the railway line. This is welcomed. Public Open Space and play;
 2. The scheme includes an area of public open space (POS) adjacent to the linear park, defined in phase 1, and allows the opportunity for these to form a cohesive linked space. The POS will provide a LEAP which will serve the dwellings in part of the development north of Mount Road.
 3. Boundary screening: To the east, on the boundary with the countryside, a native hedgerow with characteristic oak trees will be provided to ensure that views to the development from Mount Road will be softened. The design of the gardens to properties on this eastern edge will increase the depth of this boundary.
41. In addition the scheme as proposed has a landscape frontage to Mount Road and provides a tree lined entrance to the site. Whilst the delivery of the features proposed is subject to detail, there is no reason why, given that the space for landscaping which has been designed into the scheme, that an appropriate landscaping scheme cannot be delivered.

Design and Visual Impact

42. The overall design and layout is set out in the adopted Masterplan and this application accords with that layout. The development will have significant landscaping which will replicate the existing character of the Moreton Hall estate.
43. The application proposes a wide variety of dwelling types and sizes. The design of the dwellings is considered to bring interest and relate well to the existing Moreton Hall estate and town as a whole. The scheme demonstrates that a variety of dwelling types and sizes are proposed and the applicant has identified key locations for landmark buildings which will give the development a sense of place.
44. Great Barton Parish Council has objected to the scheme because, amongst other things they feel that the density is unsuitable for a rural location. This phase, phase 2 is of a lower density, compared to Phase 1 and also future phases, responding to the countryside setting of its eastern boundary. This fully accords with the masterplan. The density increases

from east to west, providing a transition towards the existing built development. This is in accordance with the Density Diagram Parameter Plan approved as part of the outline planning permission for the site. It is the view of officers that many rural villages have a range and mix of densities and that is reflected in the submitted phase. The developer produced a Masterplan that was in keeping with the Sylvain character of Moreton Hall. Phase 1 was a scheme with good landscaping and this phase has gone beyond that again. The scheme is considered acceptable in many aspects but the one defining feature of this layout is the significant landscaping that will be delivered, especially on the northern and eastern boundary which are countryside boundaries.

45. Overall the scheme is considered entirely acceptable with a large amount of direct, traffic free cycle and footways, a variety of housing types with focal buildings in key locations set in a well landscaped environment

Open space provision

46. The masterplan indicated that phase 2 would accommodate a large Local Equipped Area of Play (LEAP) next to the green lane between phases 1 and 2. The developer's original layout at pre application stage proposed a LEAP area that was considered far too small to serve phases 1 and 2 and much smaller than that which was indicated in the masterplan. The developers accepted this and the next and subsequent iterations all provided a much larger LEAP in keeping with what was proposed at the Masterplan stage. This LEAP area means that children will not need to cross Mount Road to access play facilities and was a fundamental component of the overall development. In this regard what the developers are proposing is considered acceptable and fully accords with the details shown in the masterplan.
47. The proposal includes shared cycle/ footways through the 25 metres buffer on the northern boundary and on the eastern boundary. These routes serve an important function in providing dog walking routes, recreational routes and car free access routes. Such routes are highly valued and common place in the wider Moreton Hall area. Their inclusion in this and other phases is considered necessary and important to creating a cycle and walking friendly environment.
48. It is therefore considered that this site will be well catered for with a wide variety of types of open space and have good access to existing open space and is acceptable in this matter

Conclusion:

49. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

50. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Development to be built in accordance with the approved plans

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OPZWD4PD07P00>