

Forest Heath District Council

**DEVELOPMENT
CONTROL COMMITTEE**

29 APRIL 2015

DEV/FH/15/015

Report of the Head of Planning and Growth

**RESERVED MATTERS APPLICATION DC/14/0942/RM & PLANNING
APPLICATION DC/15/0264/FUL – LAND SOUTH OF BURWELL ROAD, EXNING**

Synopsis:

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

Recommendation:

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

CONTACT OFFICER

Case Officer: Peter White
Tel. No: 01284 757357

Committee Report

Date: 27 June 2014 (RM) **Expiry Date:** 26 September 2014
Registered: & 9 February 2015 (RM) & 6 April 2015 (FUL)

Case Officer: Peter White **Recommendation:** Approve
Parish: Exning **Ward:** Exning

Proposal: Reserved Matters Application DC/14/0942/RM – Submission of details under Outline Planning Permission F/2012/0552/OUT
Planning Application DC/15/0264/FUL – Change of use from agricultural to recreational use and associated landscaping

Site: Land South of Burwell Road, Exning, Suffolk

Applicant: Charles Church, Persimmon House, Colville Road Works, Oulton Broad, Lowestoft

Background:

These applications are referred to the Development Control Committee due to the controversial nature of the previously approved Outline Planning Application (F/2012/0552/OUT).

The applications are recommended for APPROVAL.

Proposal:

1. The first application seeks approval for the reserved matters (Appearance, Landscaping, Layout, Scale) following the grant of a previous outline application for 120 dwellings. The only reserved matter not contained as part of this application is Access which formed part of the previous outline application which was approved.
2. The second application is for a change of use that would create an area of recreational open space. This application has been drafted alongside the final reserved matters application so that the on site open space within the residential development would be read as one large open space area.
3. The outline approval included access and proposed to utilise a field access off Burwell Road for vehicular traffic and create a pedestrian and cycle access in the south east corner which would be served off Queensway.

4. The submitted plans for the residential scheme show landscaped areas to the boundaries of the site, swales which form part of the Sustainable Urban Drainage, the sites layout which includes the internal estate roads, open space including a LEAP and visitor parking. The change of use application is submitted with indicative details only which help demonstrate how the space would be intrinsically bound to the on site open space for the residential scheme.

Application Supporting Material:

5. Information submitted with the application as follows:
 - Application forms and drawings – including location plan, site layout, and design and elevations of dwellings.
 - Design and Access Statement
 - Materials Schedule

Site Details:

6. The sites are located to the west of Exning and cover an area of approximately 6 hectares for the residential scheme and 0.8 hectares for the change of use scheme. Up until recently the land for both sites has been in agricultural use, but within the immediate past the sites have not been actively farmed and have been left fallow. Some trial trenching and investigative work at the end of last year was carried out by the developer to part satisfy the archaeological conditions on the outline application. Following discussions with local residents and other local representatives the developer chose to carry out a greater amount of archaeological investigations upon finding some burial remains.
7. The sites are accessed from Burwell Road and lie to the south of existing residential development that fronts onto Burwell Road. These residential properties comprise of a mix of two-storey detached and semi detached properties dating from the late 20th Century. Existing residential properties lie along The Drift to the north west of the site and Queensway and Queens View to the east.
8. Agricultural land lies to the south and south-west of the site with a mature tree belt along the southern boundary of the site and along the southern boundary of the adjoining agricultural land.
9. Exning has a range of basic local services and facilities, which is the reason it has been designated as a Primary Village in Core Strategy Policy CS1. These include a Post Office and convenience store, two public houses (The White Swan & The White Horse), a hotel including bar and restaurant (The Rosary), St Martin Church, a community church hall, a private dental practice (Olive Dental Care) and Exning Primary School, including Stepping Stones Pre School. There are also a number of retail premises including a fish & chip takeaway, a sandwich shop, two hairdresser salons, a bridal wear shop and a flooring shop. There are a number of industrial

units within Exning that include, amongst other businesses, a garage/MOT centre, and a factory and showroom for curtains and fabrics.

10. There are also a range of sports facilities within the village including a cricket pitch, football pitch and tennis court and these facilitate the associated sports clubs (Exning Cricket Club, Exning Tennis Club, Exning Athletic Football Club and Exning Ladies Football Club).

Planning History:

- 11.F/2012/0552/OUT - Outline application for erection of 120 dwellings including associated access arrangements and open space provision APPROVED April 2014 (The reserved matters application that this report discusses is linked to this Outline application)
- 12.DC/15/0584/VAR - Variation of Condition Application - Planning application that seeks to vary condition 18 of application F/2012/0552/OUT so that the condition reads "There shall be an average of at least two parking spaces for each dwelling provided across the development" PENDING DECISION at the time of writing the report. An update will be given at the committee meeting
- 13.DC/14/0945/FUL- Planning Application - Change of use from agricultural to recreational use and associate landscaping. WITHDRAWN. This application was on a nearby parcel of land and was withdrawn as it was agreed to submit the same type of application on a different parcel of land which is the subject of this committee report.

Amended Plans:

14. The scheme (as a whole including the separate change of use application) before the council has evolved significantly since the original reserved matters and change of use applications were submitted to the council last summer. At that point in time officers sought separate meetings with the Parish Council, other local representatives and the applicant to better understand the history of the application site, the design concept of the reserved matters application and the thinking behind the separate original change of use application.
15. Officers worked with the Parish Council, the Exning Allotments Association, other local representatives and the applicant to understand the drivers to the separate change of use application; what was the vision for this space; what details were within the application; what implications this had for the secured S106 agreement for the outline permission; who might own and maintain the site in the future and what its function and role might be as an area of recreational open space for the village.
16. Following discussions and an assessment of the current provision of open space in the village, officers suggested a way forward. This is explained fully below and has led to a new change of use application (DC/14/0264/FUL) being submitted which is in a different location to that

originally proposed under DC/14/0945/FUL. That application was withdrawn. Full details are set out below on who would own this site and its implications for the agreed section 106 agreement for application F/2012/0552/OUT.

17. Amendments have also been made to the layout, and landscaping of the reserved matters application. These alterations have resulted primarily in additional landscape buffers being introduced on the boundaries with existing properties on Burwell Road and The Drift. The latest scheme before the council is set out below and its acceptability is assessed.

Consultations:

18. West Suffolk Environmental Health Public Health and Housing Officer: Originally objected however No objection to amended plans as all bedrooms have a minimum usable space area of 6.5m². The officer has also sought to clarify conditions attached to the outline permission which will protect residential amenity during development. Condition 9 of F/2012/0552/OUT restricts any construction to commence before 8am. The condition relates to the starting of physical noise generating activities associated with site preparation and construction works and not the arrival of workmen. The purpose of this condition is to prevent noise from the development impacting on neighbouring residents at an unsociable hour and not restrict workmen arriving at site or undertaking quiet activities.
19. West Suffolk Estates and Valuation Officer: The officer is satisfied that a combination of cash and 'in kind' contribution giving a turn key solution to the open space requirement which would otherwise have to be fulfilled by the council through a purchase of land and the inevitable time involved to prepare the land for use as Public Open Space. It is also highlighted that there are a number of other hidden costs which the council would incur including officer time in concluding a purchase of a project, managing the 'build' together with legal and Land Registration costs. It is the opinion of officers that the solution proposed represents value for money for the tax payer.
20. West Suffolk Parks and Infrastructure Manager: No objection. Confirmed that a 10 year maintenance figure from the councils adopted Supplementary Planning Document on Open Space for 8094 square metres is £15,176 In addition the officer also provided a quote for the landscaping of 8094 square metres at £64,018.70 to demonstrate what this was worth if the council were doing this itself.
21. Suffolk County Council Archaeological Service: No objection to the reserved matters application. In respect of the change of use application The Archaeological Service originally sought a two part trial trenching condition as per the outline permission given the recent finds on the residential site by the developer. However through discussions with the Tree and Landscape Officer and the Archaeological Service it is understood that the wildflower seed would be able to establish itself as other competition would be removed sufficiently if the topsoil was only stripped

to a maximum depth of 150mm. At this depth the Archaeological Service have said that any archaeological data would remain protected. To further ensure this they have sought a condition that would require a methodology statement of the stripping to be agreed with the council prior to that working be done. Such a statement would set out the size of machinery to be used and the time of year the work would be done.

22. Suffolk County Council Highway Authority: In regards to the change of use application the Highway Authority have no objection or recommend any conditions. Regarding the latest amended layout for the Reserved Matters application they also have no objection. It was highlighted that the scheme has a reduced amount of visitor spaces but given the amount of on and off dedicated spaces for the properties the Highway Authority are satisfied that the scheme is acceptable.

23. Ecology and Landscape Officer: Comments will be reported verbally at the meeting.

24. Environment Agency: No objection

25. Natural England: No objection

Representations:

26. Exning Parish Council

The Parish council has objected to the first set of amended plans for the following reasons:

- There is an **11KVA cable** buried approximately 600mm deep in the area immediately behind the houses on Burwell Road. Exning Parish Council is concerned that this cable will become part of the gardens of the new houses on the development, including the affordable houses.
- Exning Parish Council notes with interest the statement from Suffolk County Council "the provision of a 3.5m shared pedestrian and cycle facility through the site to the written approval of the LPA to allow the re-routing of **National Cycle Route 51** through the site"; and we would be interested to see how this can be achieved.
- Throughout their discussions with the parish council, the developer made undertakings that they would improve the existing tree and hedge belt behind the existing properties. We note that this has, in fact, only been done for the houses to the west of the development entrance. The **green-screening** should be uniform throughout the development.
- The proposed **footway access** onto The Drift cannot take place as this is a private, un-adopted road: I draw your attention to SCC letter dated 27/2/15 Ref: 570\CON\0380\15 – bullet point 1. Exning Parish Council is also concerned with the proposed footway accesses at the eastern end of the development, as these exit onto garaged areas which are owned by the local Housing Association. In fact, the previously discussed footway to King George Avenue is

not shown on these plans. The Parish Council would like to point out that pedestrian access to the village amenities and shops is of prime importance as it will reduce vehicle movements in this congested area.

- Exning Parish Council agrees with Suffolk County Council in that, prior to occupation of dwellings, all **highway improvements** should be carried out. We continue to be disappointed with the lack of provision of a mini-roundabout at the development junction with Burwell Road, as we believe that this would have the effect of slowing traffic on entry to the village and thus improve road safety. We also continue to question the workability of the 'painted' double mini-roundabouts at the White Horse junction; this junction sees many large horseboxes and farm vehicles pass through daily and we have doubts that they will negotiate these road markings effectively. We believe that the 'improvements' at the A142 junction with Windmill Hill are unnecessary and will not improve the traffic situation to any great degree. We would question the results of the traffic survey and believe that 6% of traffic exiting Windmill Hill turns left: the problem remains with the traffic turning right and this will only be addressed satisfactorily with the installation of a mini-roundabout.
- Exning Parish Council is surprised to see that the plans still include a number of houses that do not comply with the **Housing Act 1985**: I draw your attention to the Response Form from Public Health & Housing dated 27/2/15 Ref: WK201503867.
- Exning Parish Council agrees with Suffolk County Council regarding the insufficient number of **visitor parking spaces**: I draw your attention to SCC letter dated 27/2/15 Ref: 570\CON\0380\15 – bullet point 2.

The Parish Council has been sent the second set of amended plans and at the date of writing this report had not responded. Officers had agreed to grant the Parish Council an extension and it was agreed that Officers would verbally update Members on the Parish Councils opinion of the application at the Development Control meeting.

27. Neighbours: 33 Letters of objection have been received from nearby residents, raising the following issues:

- Room sizes are inadequate as stated by the councils housing team
- Inadequate parking as per highway comments
- Does not allow for national cycle route 51 to be rerouted
- Other Charles Church developments had regulation doors and steep stairs which may not allow for access for those with limited mobility
- Childrens play area is situated in a dangerous location
- The farm access should not be allowed
- Will the developer keep to the requirement to build 30 dwellings per year
- Will garden sheds be allowed in the green buffer area

- 11 kv cables will be in new residential gardens which is a health and safety issue
- Current proposal will have a negative visual impact on the character of the village
- Loss of light
- Overlooking
- 120 dwellings will be overbearing and out of scale
- Existing road infrastructure will not cope
- Relocate the affordable housing so that they are closer to the LEAP area
- Dwellings with three stories are not in keeping with the village
- Garden areas for the new dwellings are too small
- The site should have more than 1 access
- Who will maintain the green buffers
- Knee rails will not maintain garden pets
- This proposal will lead to further expansion
- Dwellings too close to the road
- Public safety concern with a farmers access remaining
- Visitor spaces near the open space should be blue badge only
- Plans should include extensions
- Charles Church should seek a second access route for construction phase
- Results of archaeological investigations should be know before planning permission is granted
- The new green belt should split up and given to surrounding relevant properties
- Object to a direct link to the drift

Policy:

Development Plan

28. The Development Plan is comprised of the adopted policies of the Core Strategy Development Plan Document (adopted May 2010) and the Forest Heath and St Edmundsbury Joint Development Management Policies Document (adopted February 2015). In addition, there remain some saved policies of the Forest Heath Local Plan (adopted 1995) which have not been replaced by Core Strategy policies or the Development Management Document. The following Development Plan policies are applicable to the proposal:

Core Strategy:

29. The Core Strategy was the subject of a successful legal challenge following adoption. Various parts of the plan were affected by the High Court decision, with Policies CS1, CS7 and CS13 being partly quashed (sections deleted) and Section 3.6 deleted in its entirety. Reference is

made to the following Core Strategy policies, in their rationalised form:

Visions

- **Vision 1** – Forest Heath
- **Vision 7** – Beck Row, Exning, Kentford, West Row

Spatial Objectives

- **H1** – Housing provision
- **H2** – Housing mix and design standard
- **H3** – Suitable housing and facilities
- **C1** – Retention and enhancement of key community facilities
- **C2** – Provision and maintenance of open space, play and sports facilities and access to the countryside
- **C4** – Historic built environment
- **ENV1** – Habitats and landscapes and improving biodiversity
- **ENV2** – Climate change and reduction of carbon emissions
- **ENV3** – Promotion of renewable energy and energy efficiency
- **ENV4** – Design and architectural quality respecting local distinctiveness
- **ENV5** – Designing out crime and anti-social behaviour
- **ENV6** – Reduction of waste to landfill
- **ENV7** – Achievement of sustainable communities by ensuring services and infrastructure are commensurate with new development
- **T1** – Location of new development where there are opportunities for sustainable travel
- **T3** – Supporting strategic transport improvements

Policies

- **Policy CS1:** Spatial Strategy
- **Policy CS2:** Natural Environment
- **Policy CS3:** Landscape Character and the Historic Environment
- **Policy CS4:** Reduce Emissions, Mitigate and Adapt to Future Climate Change.
- **Policy CS5:** Design Quality and Local Distinctiveness
- **Policy CS6:** Sustainable Economic Development and Tourism
- **Policy CS7:** Overall Housing Provision (sub-paragraph 1 only. Sub paragraphs 2,3, 4 and 5 were quashed by the Court Order)
- **Policy CS9:** Affordable Housing Provision
- **Policy CS10:** Sustainable Rural Communities

Development Management Policies Document:

30. The following polices from the document are relevant to this planning application:

- **DM1** – Presumption in Favour of Sustainable Development

- **DM2** – Creating Places – Development Principles and Local Distinctiveness
- **DM3** – Masterplans
- **DM4** – Development Briefs
- **DM5** – Development in the Countryside
- **DM6** – Flooding and Sustainable Drainage
- **DM7** – Sustainable Design and Construction
- **DM11** – Impact of Development on Sites of Biodiversity and Geodiversity Interest
- **DM12** – 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
- **DM15** – Listed Buildings
- **DM20** – Archaeology
- **DM22** – Residential Design
- **DM27** – Housing in the Countryside
- **DM41** – Community Facilities and Services
- **DM42** – Open Space, Sport and Recreation Facilities
- **DM44** – Rights of Way
- **DM45** – Transport Assessments and Travel Plans
- **DM46** – Parking Standards

Other Planning Policy:

Supplementary Planning Documents

31. The following Supplementary Planning Documents are relevant to this planning application:
- Joint Affordable Housing Supplementary Planning Document (October 2013)
 - Open Space, Sport and Recreation Supplementary Planning Document (October 2011)

National Planning Policy

32. The following National Policy is relevant to this planning application:
- National Planning Policy Framework (NPPF)
 - National Planning Policy Guidance (NPPG)

Officer Comment:

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

- Principle of Development
- National Cycle Route 51
- Impact on residential development
- Design and layout
- Open Space and the adjoining change of use application.
- On site highway issues and Parking provision
- Other Issues

Principle of Development

35. The Principle of development was firmly established in the granting of the outline planning permission. This application does not allow the principle of development to be reviewed or re-examined. This extends to the off site highway improvements that were set out and agreed at the granting of the outline permission.

National Cycle Route 51 and cycle and walking infrastructure

36. A number of comments have been received stating that the lack of provision of a complete cycle route to Burwell through the development means that the scheme is contrary to the requirements of condition 17 part (v) of permission F/2012/0552/OUT. This condition does not put the onus on this development to reroute national cycle route 51 along the Burwell Road. What it seeks is for this development to be designed in such a way that if other third party land was available and if the funding was available for the rerouting of National Cycle route 51 along the Burwell Road then this development would be available for that rerouting at that possible point in the future. Put another way what the condition seeks to ensure is that the rerouting of National Cycle route 51 is made easier and not harder by introducing cycling infrastructure that could be utilised at a point in the future if the rerouting of national cycle route 51 was a possibility. Officers are entirely satisfied that the scheme accords with condition 17 part (v) of the outline permission.
37. The scheme introduces a new footpath broadly near the south eastern corner which would link directly onto adopted highway land on Queensway. This will be in addition to the existing cycle and footpath route directly in the south east corner. This additional access was sought by officers and will create greater pedestrian permeability, therefore it is considered acceptable.

Residential amenity

38. Policy DM2 of the Joint Development Management Policies Document requires that development proposals do not adversely affect residential amenity. Particular concern has been raised from those properties on Burwell Road that back onto the site. Representatives of Persimmon Homes have recently met with local residents with a view to seeking to overcome their concerns. To that end amended plans have been submitted to the council which introduce an additional five metre buffer

along the boundary with properties along Burwell Road. Officers are entirely satisfied that the back to back distances with main rear elevations are acceptable. Added to this the developer is planting a 5 metre landscape buffer. The content of the landscape buffer has not been agreed yet and will be subject to further details submitted to the council as required by the outline approval. However officers will be looking to introduce native species that will remain appropriate to a garden setting in the fullness of time. Therefore officers will be seeking trees that add an element of screening but do not become so large and dominant that they become a nuisance.

39. Plots 7 to 3 have three floors with dormers on their rear elevation. Officers have given specific consideration of properties on Burwell road that they back onto. These distances are satisfactory and do not cause unacceptable overlooking in the opinion of officers.
40. Plots 117 and 120 are set closer to the northern boundary than other properties adjoining the gardens of Burwell Road properties. However these dwellings would be side on and would not have windows facing north at first floor level or above.
41. Loss of light and overbearing have also been given consideration by officers and are considered to be satisfactory.
42. It is considered that the scheme as proposed is entirely acceptable and and would not cause any significant loss of amenity to surrounding residents.

Design and Layout

43. Policy DM22 of the Joint Development Management Policies Document relates to residential design. Amongst other things it seeks development to have "characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness" and "creating or contributing to a coherent and legible place that is structured and articulated so that it is visually interesting and welcoming."
44. In this instance the two applications are seeking to create "a place" together. The one open space that collectively the two applications will create will form the heart of this residential development. It will be a strong focal point of the site that can be appreciated as you first enter from Burwell Road. The scheme also seeks to create clusters of dwellings which are framed in landscaping to help break up the development to ensure that the scheme does not feel like one large housing estate. It is the opinion of officers that this approach has been successfully created and a distinctive area that respects the locality is proposed
45. Concern has been raised that the proposal includes properties that have 3 floors (rooms in the roof). Residential buildings of this scale are certainly not exclusively urban and numerous examples of this can be found in rural parts of West Suffolk, and the village of Exning. The majority of the

proposal is 2 storey with a handful of dwellings having rooms in the roofs to add variety and aid legibility.

46. The scheme proposes a range and mix of properties which are considered acceptable by officers. The details submitted show that an appropriate range of roofing and facing materials are proposed alongside a range of differing types and sizes of dwellings to ensure that proposal has sufficient variety whilst still creating a coherent place.
47. In conclusion it is considered that the design and layout of the scheme is entirely acceptable and will create a quality sense of place, which is in keeping with the existing architecture and character of Exning.

Open Space and the adjoining change of use application Amendments to the agreed Section 106

49. The outline application secured a sum of £306,204 towards off site Public Open Space. The applicant through discussions with a local community representative agreed to bring forward an adjoining parcel of land that could form part of the development in lieu of a large proportion of this sum. Officers have worked with the Parish Council, the applicant and other local representatives to understand what type of open space might be appropriate, who might maintain such an area and what type of landscaping might be appropriate. Additionally discussions centered on the size, location and shape of a parcel of land and how that could best relate to the proposed on site open space to form the most meaningful strategic open space. The final location is the parcel of land that is the subject to application DC/15/0264/FUL.
50. Officers at the beginning of the discussions highlighted that any change to the S106 agreement would need to represent value for money. Whilst the council is happy to reconsider Section 106 agreements, if any alternative does not deliver an equal equivalent then it would not be appropriate to accept it. Of the £306,240 sum, allotment provision made up £41,760 of that sum. Officers identified early on through discussions with the Exning Allotments Association that this sum of money could be spent on improving the facilities at the Exning Allotments and it was therefore decided that the council would continue to seek this sum of money.
51. The developer has proposed an area of open space that is 0.8094 hectares (2 acres) in size. It was identified by officers that Exning had excellent provision of formal open space and that the creation of an informal "meadow parkland" open space would bring a new type of open space to the village. Additionally such an open space would create a soft edge and transition to the open countryside for the development.
52. The applicant agreed that they would landscape the 2 acre parcel of land, pay a sum of money for 10 year maintenance, and pass the land over to the district council. Officers worked with the Parish Council and other local representatives to agree the following landscaping. This included 1) stripping the topsoil to 150mm 2) Sowing a wildflower mix 3) erecting a

post and rail fence along the southern boundary to separate the open space and the existing agricultural field 4) planting of 50 standard trees mainly along the field boundary. A quote was obtained for the landscaping of the site by the council for the sum of £64,018.70. In accordance with the councils Open Space Calculator the 10 year maintenance fee for a parcel of land of 8094 square metres is £15,176

53. Therefore, the council needs to satisfy itself that of the £264,480 (£306,240 (original sum secured) – £41,760 (sum for allotments that is still being secured)) the council would effectively be acquiring the 2 acres of land at a cost of £92,642.65 per acre. ($£264,480 - £64,018.70 - £15,176 = £185,285.30$ ($£185,285.30 / 2 = £92,642.65$)). It could be argued that this land is worth between £10,000 per acre (agricultural land value) or £500,000 per acre (residential value). The council also has to balance that if it continued to simply require the £264,480 to be paid by the developer the council would still need to find a suitable site (and willing vendor) to purchase that could be used as open space. The 2 acre parcel of land proposed is in the opinion of officers extremely well related to both, the new development and the existing village and it may prove hard to find such a well related site. The councils Estate and Valuation Manager has confirmed that he is satisfied that the price of £92,642.65 would represent a fair price for the land that could be considered to be worth significantly more owing to its relationship to existing and future residential development.
54. It is therefore considered, that owing to the reasons set out above the council accepts 2 acres of landscaped land (as shown in application DC/15/0264/FUL) being given over to the district council along with a maintenance sum of £15,176 and a sum of £41,760 for allotments in lieu of the previously agreed sum of £306,240.

On site highway issues and parking provision

55. There was a technical problem with the submitted Reserved Matters. Condition 18 of the outline application, which the current reserved matters application is linked to, said; *“There shall be an average of two parking spaces for each dwelling provided across the development. Reason: In the interests of highway safety and to ensure adequate vehicular parking provision within the site is provided and maintained.”*
56. The outline permission granted consent for 120 dwellings and as such this condition required that any subsequent reserved matters application had precisely 240 spaces (including garages). Anything more or less than that for any subsequent reserved matters application would be in breach of the condition.
57. The current reserved matters application proposes 314 car parking spaces for the 120 dwellings. This is a combination of on plot and off plot dedicated spaces and garage spaces. The scheme proposes 6 visitor spaces which is a reduced amount for a development of this scale. The Highway Authority and officers (314 spaces serving 120 dwellings which

equates to 2.61 spaces per plot) are comfortable with a reduced number of visitor spaces across the development owing to the amount of spaces set aside for the properties. If the development had come in with 240 spaces (2 spaces per dwelling) officers would have required a higher provision of visitor spaces.

58. To overcome this situation Persimmon Homes submitted a Variation of Condition application (DC/15/0584/VAR) which was at the time of writing this report is undetermined. However the Highway Authority has confirmed that they have no objection to the application and no objections have been received to the application at the time of writing this report. This report has been written under the presumption that by date of the Development Control Committee Meeting which these applications will be considered at it will be approved. Officers will update members at the meeting to clarify the situation.
59. The previous outline consent dealt with the various off site improvements which will need to be agreed and implemented at the agreed stages. Neither of these applications allow for the principle of development or specific junctions to be re assessed. The Highway Authority are satisfied with the layout and the amount of parking provided as discussed above. They are satisfied that the scheme creates a safe environment which accords with Highway safety standards. It is therefore considered by officers that the scheme before the council accords with national and local planning policy and would create a safe highway environment for vehicles, cyclists and pedestrians.

Other issues

60. Concern has been raised that an existing 11KV electricity cable currently runs across the site and that this cable would be located in the back gardens of some residences. The 11KV cable is being rerouted to avoid being in new residential gardens. Persimmon Homes have worked with UK Powernetworks to agree a new route which is acceptable to them (as the owners of the cable and as the statutory utility operator).
61. The children's play area is not considered unsafe by officers. The Highway Authority and the councils Park and Infrastructure Manager have raised no concern with it.
62. Concern has been expressed that the proposal should not be allowed a farm field entrance. There are no Highway grounds on which to base such a requirement and its presence does not diminish this proposal. If a future proposal is submitted to the council for further housing which is fed off the new field entrance as shown it would be for that application to demonstrate its acceptability.
63. The work carried out by the applicant to discharge the Archaeological requirements is on going. This work does not need to be done before the grant of this reserved matters application. To delay this application until that is concluded would be unreasonable.

- 64.** It would not be appropriate to dedicate any of the visitor parking spaces as blue badge only. This would be contrary to the Suffolk adopted parking standards.

Conclusion:

65. The scheme proposes an appropriate mix and style of housing in keeping with the local area. The layout as a whole is entirely acceptable and accords with relevant national and local plan policies.
66. The broad layout of landscaping areas as set out are acceptable. Officers are satisfied that the proposal as a whole will help create an attractive and well landscaped development with a coherent sense of place.
67. The developer has sought to work with the Local Community and has met with residents directly in an effort to overcome some of their concerns. Such changes include expanding boundary buffers and changing the design and types of housing. It is considered that they have truly engaged with the local community to accommodate changes where possible. Officers feel that this proposal will create an extremely attractive place which will be exemplified by the large open space that will be created.
68. Having regard to the Framework and all other material planning considerations, the proposal is considered to be in accordance to the NPPF, NPPG and Development Plan policies.

Recommendation (DC/15/0264/FUL):

69. It is recommended that the change of use application is **GRANTED** subject to the following amendments to the Section 106 agreement for application F/2012/0552/OUT and the signing of a new Section 106 agreement for application DC/15/0264/FUL:
1. The completion of an amended S106 agreement that secures all the previous obligations save for the sum £306,402 which was to provide off site Open Space and replace that with the following:
 - £15,176 for a 10 year maintenance fee for the land subject to application DC/15/0264/FUL
 - That the land subject to application DC/15/0264/FUL is given over to the District Council
 - That the land subject to application DC/15/0264/FUL is landscaped in a manner described above
 - That £41,760 is given to the council for the improvements to Allotment facilities in Exning.
 2. And the following conditions:
 1. Development to commence within 3 years.
 2. Construction methodology statement for the removal of top soil to be agreed in writing with the Local Planning Authority.

3. Landscaping details including trees, wildflower mix and other soft landscaping measures to be agreed in writing with the Local Planning Authority.
4. All planting agreed under the landscaping condition to be carried out in their entirety before the area of open space is first brought into use.
5. Maintenance plan to be submitted to the Local Planning Authority and agreed in writing before the area is first brought into use. The agreed plan shall be adhered to and followed thereafter unless otherwise agreed in writing with the Local Planning Authority.
6. Fencing details agreed in writing with the Local Planning Authority and installed before the land is first brought into use as an area of public open space.

Recommendation (DC/14/0942/RM):

70. It is recommended that application DC/14/0942/RM is **APPROVED** subject to the following conditions:

1. The development to which this permission relates must be commenced not later than the expiration of 2 years from the date of this permission.
2. The development hereby permitted shall not be carried out except in complete accordance with the details and plans submitted.
3. The landscaping shown on the submitted layout should be retained and maintained for a period of 5 years
4. Details of the play equipment to be provided in the "LEAP area" to be agreed in writing with the Local Planning Authority and installed in accordance with those agreed details before the LEAP is first brought into use.

Documents:

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

DC/14/0942/RM

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N613QPPDJRI00>

DC/15/0264/FUL

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NJHWHYPDGJV00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY