



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/15/043

Development Control Committee

6 August 2015

Planning Application DC/15/0553/RM

Parcel C, Land North West of Bury, Tut Hill, Fornham All Saints

Date: 10 April 2015 **Expiry Date:** 10 July 2015
Registered:

Case Officer: Chris Rand **Recommendation:** Approval

Parish: Fornham All Saints **Ward:** Fornham

Proposal: Reserved Matters Application – submission of details under Outline Planning Permission DC/13/0932/HYB – the means of access, appearance, landscaping, layout and scale for 126 residential units and associated accesses, landscaping, open space, attenuation pond and infrastructure

Site: Parcel C, Land North West of Bury, Tut Hill, Fornham All Saints

Applicant: Countryside Properties (UK) Ltd

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:

This application is referred to the Committee as it is the first submission of details to be submitted for one of the strategic growth sites for Bury St Edmunds identified in the adopted Core Strategy. The site forms part of a larger area which has been the subject of significant public engagement through the preparation and adoption of a Concept statement and a Masterplan. Outline planning permission for the entire strategic site was granted in 2014 and this application represents the final stage in the process for Parcel C, the first stage of development. It is not envisaged that future phases of development will automatically be referred to Committee. The proposals are considered to comply with the relevant policies of the development plan and the National Planning Policy Framework and are considered to be acceptable in all other respects.

The application is recommended for approval.

Proposal:

1. Planning permission is sought for the approval of details submitted in pursuance of outline planning permission ref. DC/13/0932/HYB. The details relate to an area of 3.71 ha which will form the first phase of development of the wider site. The details include 126 new homes and associated access, landscaping, open space and infrastructure.
2. The application has been amended since submission to modify the affordable housing mix to increase the ratio of houses relative to the flats.

Application Supporting Material:

3. Information submitted with the application as follows:
 - Application forms and drawings – including location plan, site layout, house plans and elevations, materials schedule and parking
 - Design and Access Statement
 - Planning Statement
 - Landscape Strategy
 - Landscape plans
 - Landscape Management Plan
 - Drainage Strategy
 - Statement of Community Involvement

Site Details:

4. The site, which has an area of 3.71 ha, comprises part of a larger strategic site located adjacent to the north-western edge of Bury St Edmunds and south of the village of Fornham All Saints. Parcel C is the first phase of development which will be accessed from the southern end of the relief road which will link Tut Hill (B1106) with Mildenhall Road (A1101). As such it will occupy a prominent position at the entrance to the development.

Planning History:

5. The site forms the first of 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.
6. A concept statement was prepared and adopted by the council in 2013. This was incorporated as an appendix to the Bury St Edmunds Vision 2031 and adopted in 2014 following public consultation.
7. A masterplan, which followed the principles established by the concept statement, was prepared by Countryside properties. This was adopted by the council in December 2013 following public consultation. This document set out the key requirements of the development that subsequent planning applications need to deliver.
8. Planning permission was granted in 2014 for development of the site. The application was in hybrid form, providing full details of the relief road, change of use of land to a informal countryside recreation and outline for residential development, local centre, employment uses, public open space, allotments and the reservation of land for educational purposes (application SE/13/0932/HYB).

Consultations:

9. Highways England: No objection
10. Highway Authority: No objection. All conditions attached to the outline planning permission still apply.
11. Historic England: Do not wish to comment in detail. Any specialist advice should be sought from the West Suffolk Conservation Officers and Suffolk County Council Archaeological Service.
12. Suffolk County Council Archaeological Service: There is a requirement for archaeological work to be carried out in accordance with the conditions attached to the outline planning permission.
13. Natural England: No adverse comment.
14. West Suffolk Public Health and Housing: Recommends a condition relating to a Construction Method Statement.
15. West Suffolk Strategy and Enabling Officer: revised submission addresses previous concerns relating to affordable housing mix.

16. Suffolk Wildlife Trust: Identifies discrepancies between the Landscape Plan and Landscape and Ecological Management Plans. Makes recommendations with regard to seed mixes to enhance biodiversity and advises against the use of bulbs within landscape areas.
17. Environment Agency: Requests further information relating to Sustainable Urban drainage (SUDS)

Representations:

18. Fornham Parish Council: The Parish Council is supportive of the application and notes that there will be a decision on Tut Hill by the completion of the 100th dwelling and that the link road will be constructed prior to the 150th dwelling.

It confirms that it has been in consultation with Countryside Properties throughout the process and has seen the detailed designs back in February 2015.

Generally the Parish Council supports the mix and density and is in agreement that the layout and design is as proposed during the consultation period. It notes that there is a proposal for 25% of those dwellings in Parcel C to be affordable of which the majority are apartments. This is in line with that which has been suggested previously.

19. Bury St Edmunds Town Council: No objection.
20. The Bury Society: The Bury Society calls for this first phase to set the highest possible design standard for future phases. So we ask that the planning authority, whilst ensuring that this phase complies with the approved master-plan, will also pay special attention to the imaginative grouping of buildings to create interesting spaces, together with the carefully considered use of external materials. The Society also asks that the overall development embraces designs of a more contemporary nature and also homes for a mixture of age/family size ranges, to achieve an inclusive community and provide greater choice for future residents. We also query whether homes will be built to Code 4 level. We note that the question of the archaeological survey has been raised, so we assume that this will be fully resolved by the planning authority before any approval is granted.
21. Neighbours: Two letters of objection/comment have been received, one from Clay Road and one from Philip Road, Bury St Edmunds raising the following matters:
- The plans are not detailed enough in respect of the three pathway/cycleways connecting the site to the Howard Estate. Recommend that the access from Clay Road take a diagonal route to retain trees and restrict views through to the development.
 - None of the connecting footpath/cycleways should become bus routes.
 - Conditions cannot be discharged (subject of separate application),

as applicant has yet to discharge Condition 33 of DC/13/0932/HYB which requires programme of archaeological works to be carried out to be carried out for the particular development zone. Also concerned that Development Control Committee has yet to be provided with key archaeological information.

Policy:

22.The following policies of the St Edmundsbury Borough Local Plan have been taken into account in the consideration of this application:

23.St Edmundsbury Core Strategy (December 2010)

- Policy CS2 Sustainable Development
- Policy CS3 Design and Local Distinctiveness
- Policy CS5 Affordable Housing

24.Bury St Edmunds Vision 2031 (September 2014):

- Policy BV1 Presumption in favour of Sustainable Development
- Policy BV2 Housing Development within Bury St Edmunds
- Policy BV3 strategic Site – North West Bury St Edmunds

25.Joint Development Management Policies (February 2015)

- Policy DM1 Presumption in favour of Sustainable Development
- Policy DM2 Creating Places
- Policy DM3 Masterplans
- Policy DM22 Residential Design
- Policy DM46 Parking Standards

Other Planning Policy:

26. National Planning Policy Framework (2012) core principles and paragraphs 56 – 68

Officer Comment:

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

- Principle of Development
- Character, context and design
- Other matters

Principle of Development

28.The application is for the consideration of reserved matters following the granting of outline planning permission for residential development under planning permission reference DC/13/0932/HYB. That permission established the principle of development.

Character, context and design

29.The design philosophy underpinning this development has evolved through the preparation of the masterplan in partnership with the local community. This has resulted in a landscape dominated development

throughout the site of which Parcel C forms the first part.

30. At a very early stage in the process of community consultation, the developer sought public opinion in respect of the approach to building design, providing good examples of contemporary and traditional housing design. For this site, the public opinion was clearly in favour of a more traditional approach. This information is contained in the background documentation supporting the preparation of the adopted Concept Statement. In this respect, the approach conflicts with the stated view of the Bury St Edmunds Society which is advocating development of a more contemporary design.
31. Inevitably, when working with a national housebuilding company, the range of buildings available is likely to be compromised by a need for standardisation in design. In this instance, however, the developer has sought to create distinctive character areas and has sought inspiration from the local area. This is addressed in section 2 of the Design and Access Statement. This is achieved, successfully in the opinion of officers, by a combination of layout and architectural treatment, including boundaries.
32. Parcel C lies adjacent to the proposed relief road which will connect Tut Hill with Mildenhall Road. It is proposed that the development will be set back from the road behind a wide verge and a flint boundary wall, reflecting one of the dominant features found within Fornham All Saints. Once within the site, the boundary treatment becomes softer, where development adjoins landscaped glades. Different character areas are identified within the site, each identified by a different form, layout and architectural treatment. Again, inspiration is drawn from the locality, with the closely spaced three storey flats based upon urban granary buildings found within the centre of Bury St Edmunds. By comparison, the three story flats which sit independently within a landscaped setting draw inspiration from a rural mill building.
33. Overall, the design philosophy seeks to create a new neighbourhood which will feel very much a part of the existing urban fabric of Bury St Edmunds, while reflecting characteristics of the nearby village of Fornham all Saints. It is the first phase of a larger development that will vary throughout in its character, but retain a continuity through the green infrastructure which unites the different elements.

Other matters

34. The developer is working with a Registered Social Landlord (RSL) to provide an appropriate provision of affordable housing. In this phase, the affordable housing represents 25% of the total. Although this may appear lower than the policy requirement, a range of different delivery rates across the entire strategic site of which Parcel C forms a part has previously been agreed, which will deliver 30%. The nature and form of the housing to be provided has been amended since the application was submitted, to increase the ratio of houses to flats. The proposal now meets the requirements of the Enabling Officer and the RSL.

35. Car parking is being provided in accordance with the adopted car parking standards providing 280 car parking spaces and garaging has been designed with internal space standards sufficient to accommodate modern vehicles and retain space for storage.
36. The layout has been inspected by Suffolk Constabulary and meets the requirements of Secured by Design, a police initiative aimed at crime prevention through the principles of natural surveillance, defensible space and natural security.
37. Drainage for the site and the surrounding area has been designed in accordance with the principles of sustainable urban drainage (SUDs) and will ensure that surface water run-off will not increase the risk of flooding. In addition, the layout has paid particular attention to surface water flows within the site, to ensure that buildings do not obstruct natural flows and lead to localised flooding issues for residents.
38. The concern raised by the resident of Clay Road relates to an area outside of this application. However, the issues raised do warrant serious consideration when the details of the footpath/cycleway linking with the Howard Estate are submitted for consideration.
39. All matters relating to archaeological investigation are addressed by the conditions already attached to the outline planning permission and the developer is working closely with Suffolk County Archaeology. It is incorrect to say that conditions cannot be discharged until other archaeological conditions have been discharged. The archaeological conditions have their own triggers which are not dependant upon the discharge of other conditions. For information, the archaeological information included as appendices with the objector's letter, allegedly not reported to the Development Control meeting were included within the Environmental Impact Assessment forming part of the application presented to the Committee.

Conclusion:

40. 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:

It is **RECOMMENDED** that details submitted in pursuance of outline planning permission ref. DC/13/0932/HYB be **Approved** subject to the following condition:

1. 14FP – compliance with 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=NL1PEBPD02E00>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

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