



## PLANNING COMMITTEE SOUTH - UPDATE SHEET

20 DECEMBER 2022

**Item 6 – DC/22/0998/FUL – Residential development of 32 dwellings, together with areas of new public open space and the provision of a new access to the site from the B1077 on land east of Mow Hill/B1077, Witnesham, IP6 9EH**

Revised Plans were received on 14 December 2022 which sought to overcome matters raised within the officers report:

- 004 E – Proposed Layout
- 005 E – External Works Layout
- 007 A – Street Scene

The changes to the plans are limited and comprised of:

- A reduction in the amount of footway around the agricultural access adjacent to plot 7 as requested by the Landscape Officer. This allows for a less engineered and softer approach to the field boundary. There is a crossing point so there is a continuous footway for pedestrian connectivity within the site.
- The area to the south of the basin is shown as part of the development site; the post and rail fence has been removed on the boundary. This is also shown on the external works layout.
- Updated housing mix which integrates First Homes into the affordable housing mix. Of the ten affordable units the mix will comprise of:  
3 no. First Homes (plots 8, 9 and 10), 5 no. affordable rent (plots 11, 12, 13, 14 and 15) and 2 no. shared ownership (plots 16 and 17). A commuted sum will also be provided for the additional percentage of an affordable unit, as set out in the Committee report.

In addition to the plans. Denbury Homes also provided a 'Key Points' sheet in respect of the proposed development. This does not form part of the submission of the application, but officers are aware that this has been circulated to members ahead of the committee meeting. This is included below:

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT  
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ  
DX: 41220 Lowestoft



**Denbury Homes** is proposing a development of 32 homes at the Local Plan allocated development site off Mow Hill, Witnesham.

The application for full Planning Permission is being recommended for approval by Planning Officers subject to a detailed Section 106 Planning Obligation and in conformity with a range of planning conditions.

To assist Members of Planning Committee (South), the key elements of the proposed development are summarised below:

-  Proposed in line with adopted Local Plan Policy SCLP12.70 and Design Guidance
-  Community Infrastructure Levy (CIL) of £740,000 for schools, GPs and Council services with £111,000 going to Parish Council projects
-  A range of resource efficiency measures achieving min 25% reduction in CO<sub>2</sub> emissions
-  A broad mix of housing including bungalows and family homes and "lifetime homes"
-  33% Affordable Housing including First Homes. All reserved for those with a Local Connection to Witnesham
-  Infiltration Drainage Basin designed for a 1 in 1000-year storm capacity
-  Development managed with a comprehensive Construction Management Plan
-  Landscape, Open Space and Ecology maintained and enhanced via a Landscape Management Plan
-  School Transport Contribution of £36,150 and Bus Stops Contribution of £20,000
-  Electric Vehicle Charging points throughout the development
-  Contribution of over £10,000 to manage recreation impacts on nature conservation sites



Denbury Homes have also confirmed that they will be seeking to achieve a minimum of 25% reduction of CO<sub>2</sub>; which exceeds what is currently required within the Local Plan Policy SCLP9.2 and Sustainable Construction SPD.

Denbury Homes have also expressed support of the Parish Council's comments that there should be no street lighting within the development; subject to SCC Highways agreement as part of any adoption requirements.

*Suffolk County Council as Local Highways Authority made further representation on 19 December 2022. Following on from their response dated 03 November 2022, SCC have received further comments from SCC Passenger Transport team and it is recommended that the bus stop(s) improvements on The Street, Witnesham are put forward as a condition rather than a request as part of a S106 Contribution. The improvements have yet to be submitted and therefore a condition is recommended, in accordance with NPPF (July 2021), Para. 55. The suggested condition reads:*

*“Prior to the occupation of the new development, the two local bus stops known as 'Village Sign' shall be improved to provide easy access for pedestrians, bus stop shelters, DDA kerbs and Real Time Passenger Information (RTPI) screens details of which previously shall have been submitted to and approved in writing by the Local Planning Authority. These works should include a pole for a flag adjacent to the Village Sign and a new bus shelter with hardstanding and RTPI screen will be required on the opposite side of the road at a suitable location, with any additional footway that is required. Reason: To promote and facilitate access to sustainable transport modes and to provide safe and suitable access for all users in accordance with NPPF (July 2021) Para. 110 and Para. 112.”*

Where applicable the other recommended conditions have been updated to refer to the revised plans.