

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.

Land east of B1077/Mow Hill, Witnesham, IP6 9EH



Reason for Committee

Request by the Head of Planning and Coastal Management for the application to be determined by Planning Committee due to significant public interest as a major allocated site

Updates

Revised Plans were received on 14 December 2022:

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

Denbury Homes also provided a 'Key Points' sheet in respect of the proposed development, which is included within the Update Sheet.

The changes are limited and relate to:

- Reduction in the amount of footway around the agricultural access adjacent to plot 7 as requested by the Landscape Officer
- The area to the south of the basin is shown as part of the development site – fence removed on boundary
- Updated housing mix to include 3 no. First Homes (minimum 25%) (in addition to 5 no. affordable rent and 2 no. shared ownership)
- SCC Highways requested bus stop improvements by condition or included in the s106 agreement
- Condition wording updated to reflect revised plans

Proposal

This is a **full planning application** for the 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.

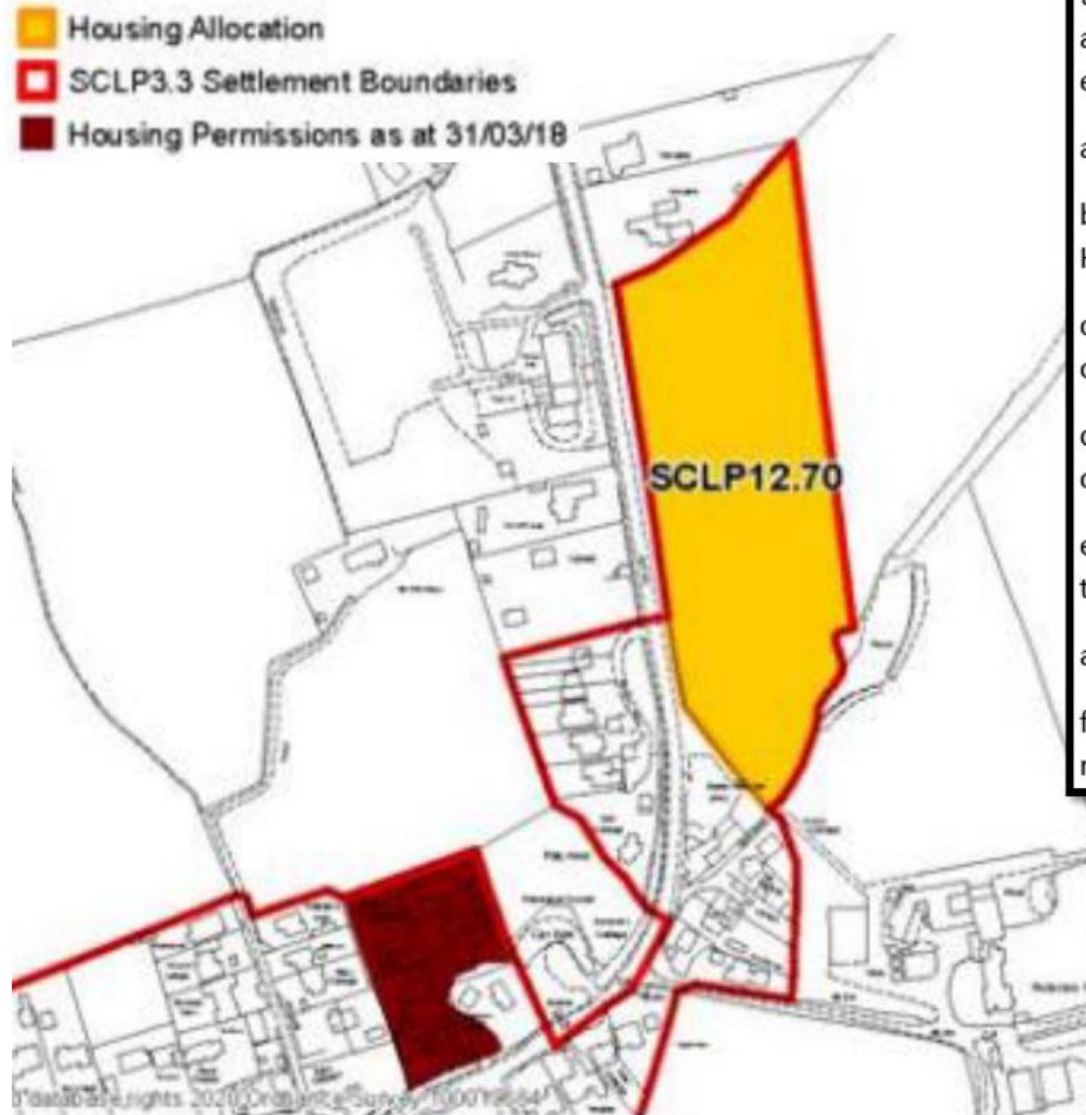
The proposal includes:

- Erection of 32 dwellings (including 10 affordable dwellings);
- Access/junction created from B1077/Mow Hill;
- Pedestrian crossing points from the development to the existing footway on Mow Hill;
- Open space, including connection to PROW 26 to the south-east.

Principle of development

The site is located within the settlement boundary for Witnesham and is identified within the Local Plan as an allocated site for residential development.

The Principle of residential development on the site is therefore established.



Policy SCLP12.70: Mow Hill, Witnesham

1.5ha of land at Mow Hill, Witnesham, as shown on the Policies Map, is identified for the development of approximately 30 dwellings. Development will be expected to accord with the following criteria:

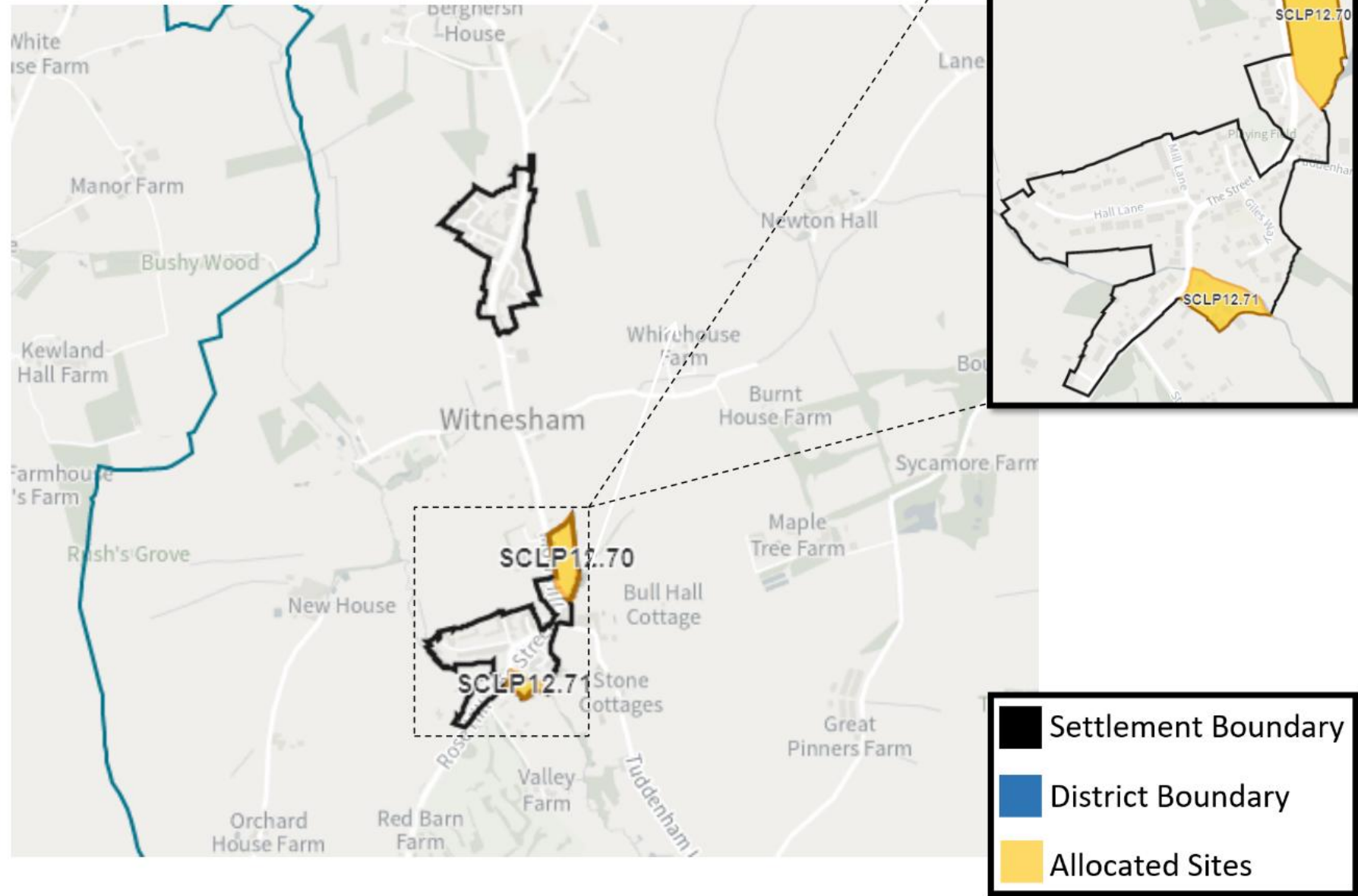
- a) Provision of affordable housing on site;
 - b) Retention of the hedgerow which borders Mow Hill, except where removal is required for access;
 - c) Provision of a pedestrian connectivity southwards on Mow Hill;
 - d) Design and layout to be sympathetic to the setting of the nearby Grade II Listed Buildings;
 - e) Provision of landscaping to create a 'soft' edge to the eastern and northern boundaries of the site;
- and
- f) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided

There is currently no adopted Neighbourhood Plan for Witnesham.

Site context

The site comprises the western-most 1.98ha portion of a larger, broadly rectangular, 6.8ha agricultural field on the north-eastern edge of the southern part of the village, immediately to the east of the B1077/Mow Hill and north of the car park for the Barley Mow Public House.

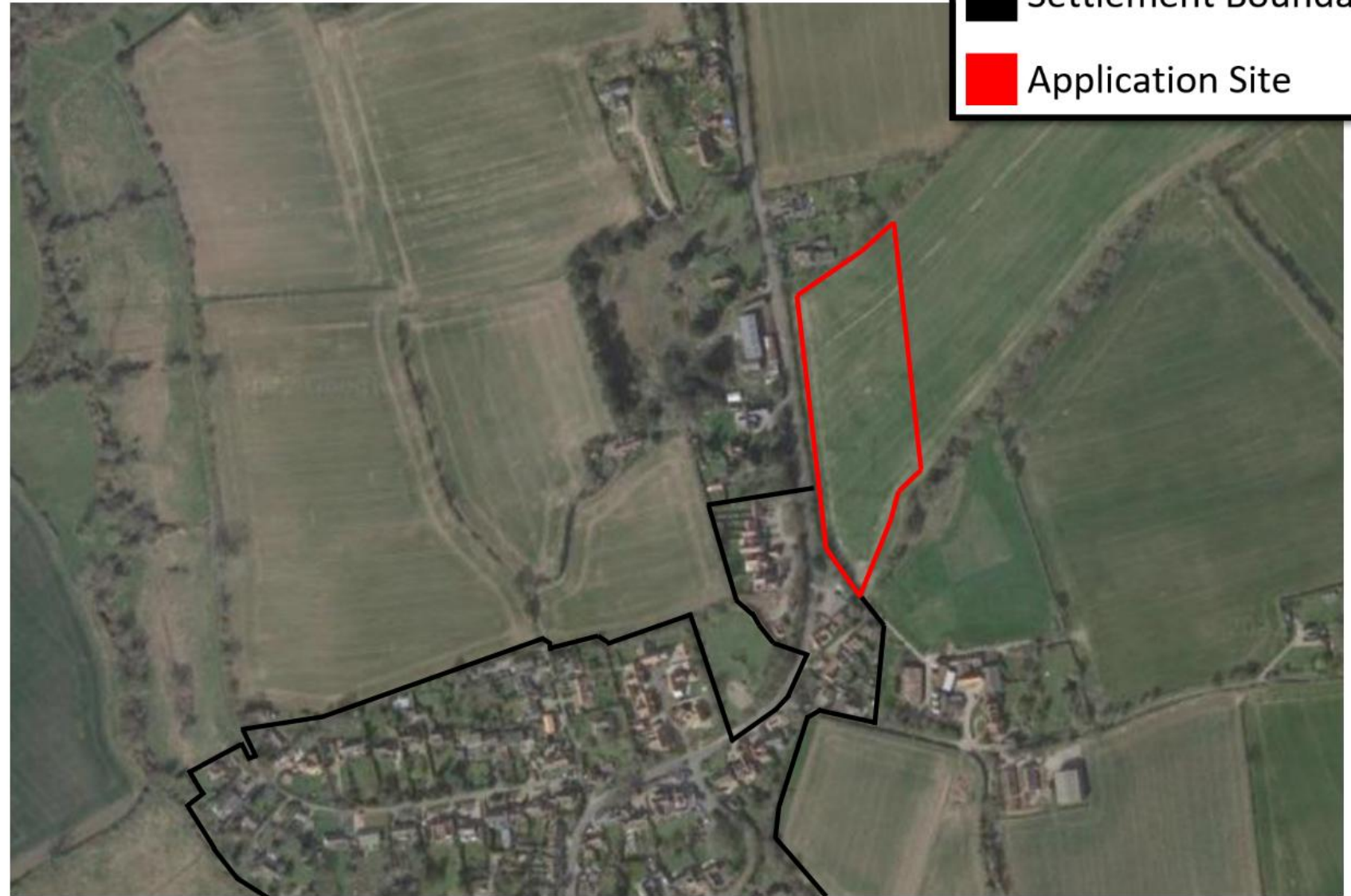
The site is currently in agricultural use and is allocated for development under Local Plan Policy SCLP12.70.



Site context

The site is enclosed by a combination of deciduous trees and hedging along its western roadside boundary and along both its northern and southern boundaries. The eastern boundary is currently open.

There are residential dwellings to the north and west of the site, with the Barley Mow Public House to the south. Agricultural fields abut the site to the east.



Site context

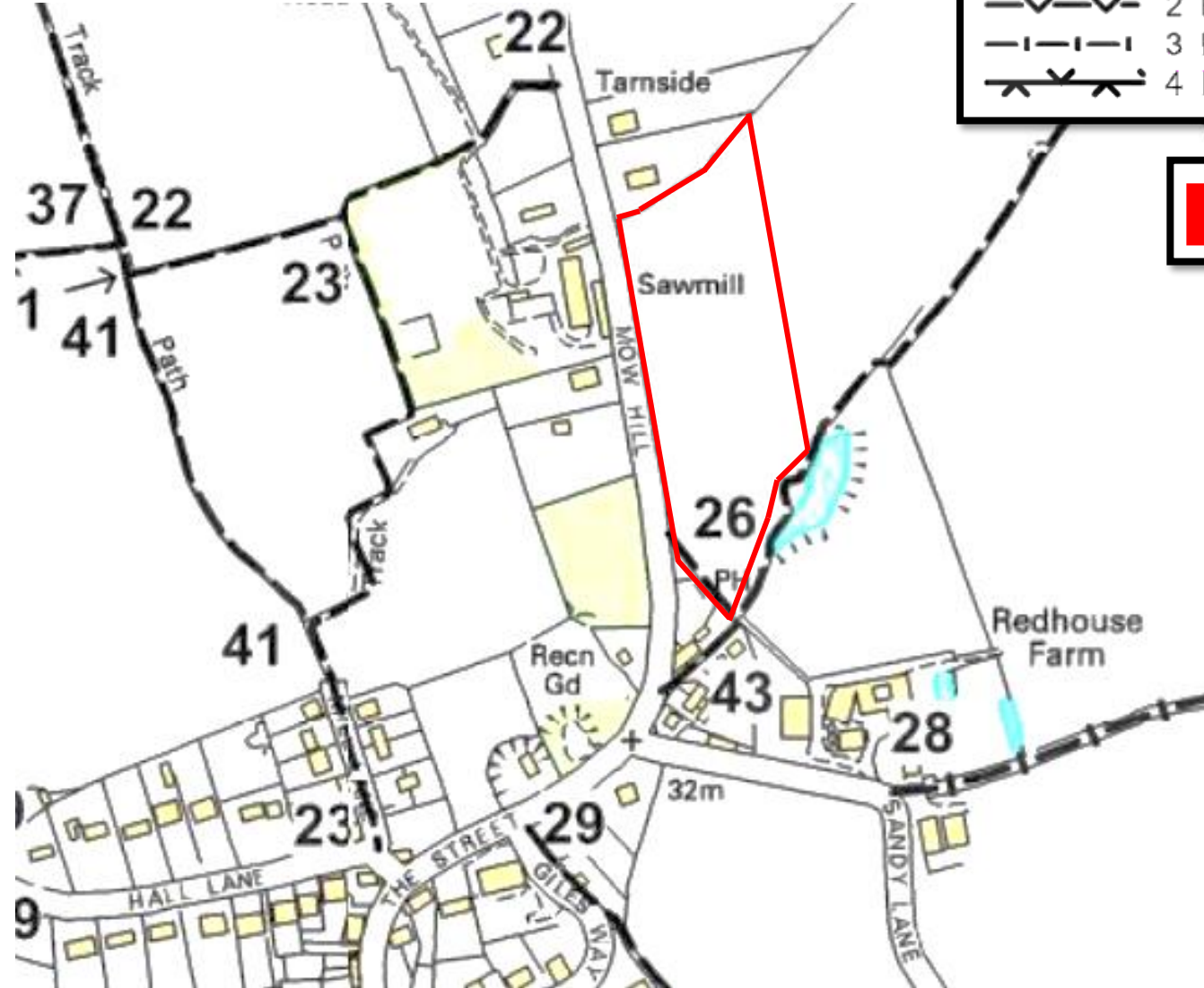
Grade II listed Wood House to the immediate north-west of site.

Grade II* and two Grade II listed buildings at Redhouse Farm, are offset to the south-east of the site



Site context

The contains Public Right of Way 26 which runs along the south-western boundary of the site.



KEY to RIGHTS OF WAY SYMBOLS

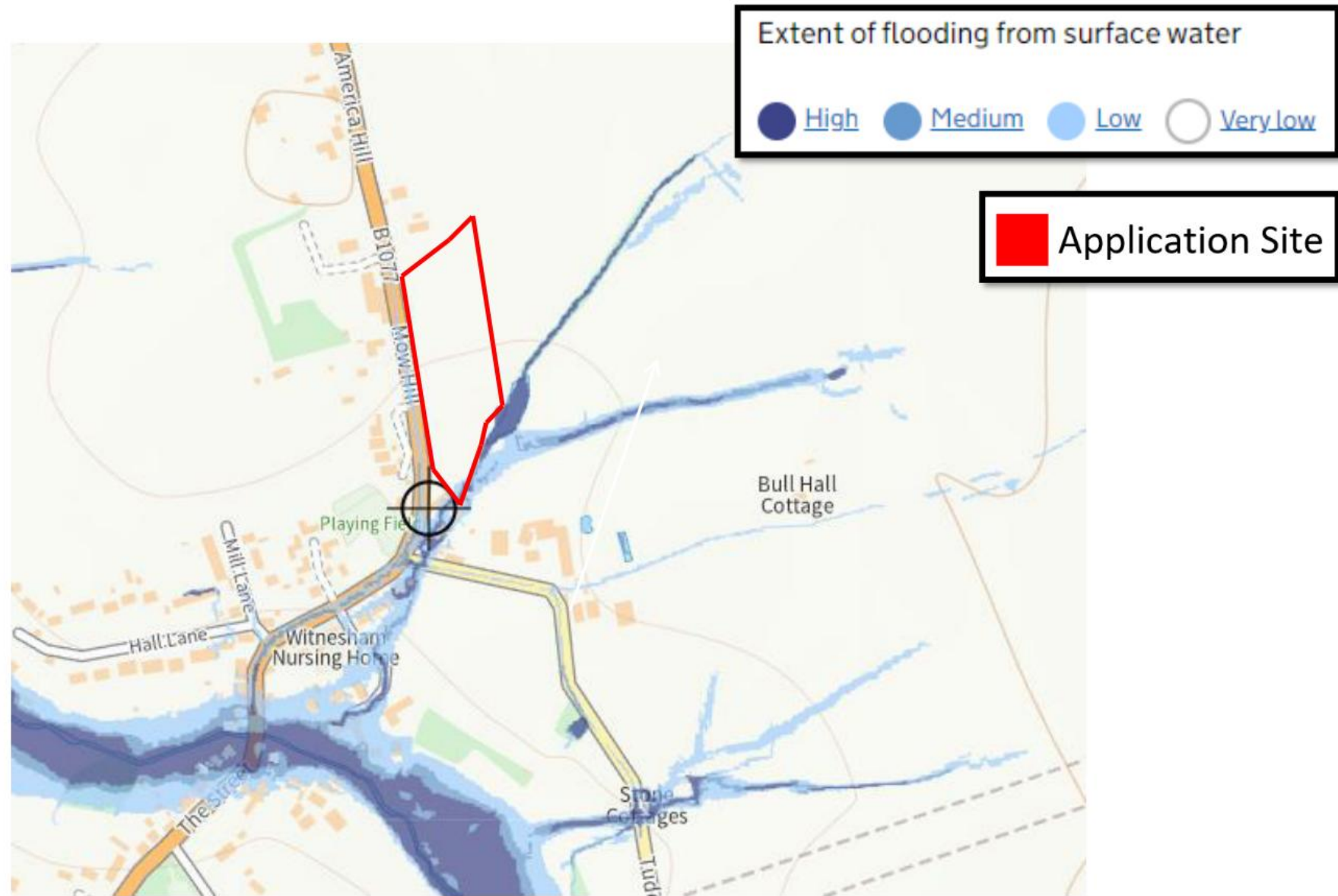
- 1 Footpath
- v-v- 2 Restricted Byway
- |-|- 3 Bridleway
- x-x- 4 Byway Open to All Traffic

Application Site

Site context

The site is not located in flood zones 2 or 3. The site is within flood zone 1 which has a very low probability of flooding from rivers or the sea.

An area of surface water flooding is recorded along in the south-eastern part of the site.



Proposed Site Layout



Site photos



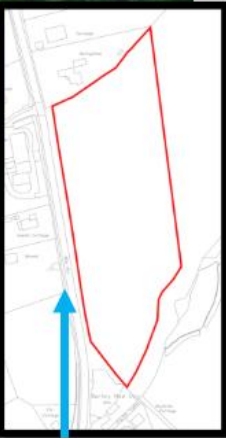
Looking north-east on Mow Hill (corner of Barley Mow PH car park)



Site photos



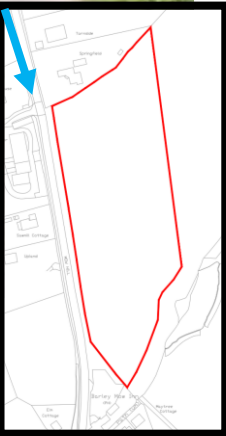
Looking north on Mow Hill towards proposed access point



Site photos



Looking south on Mow Hill

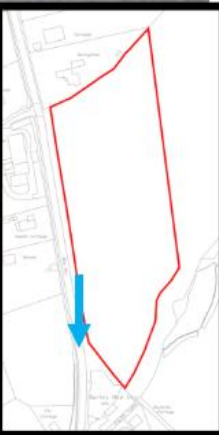




Site photos

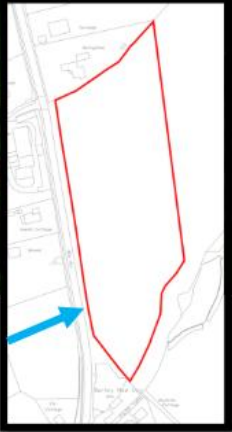


Looking south on Mow Hill towards the Barley Mow PH



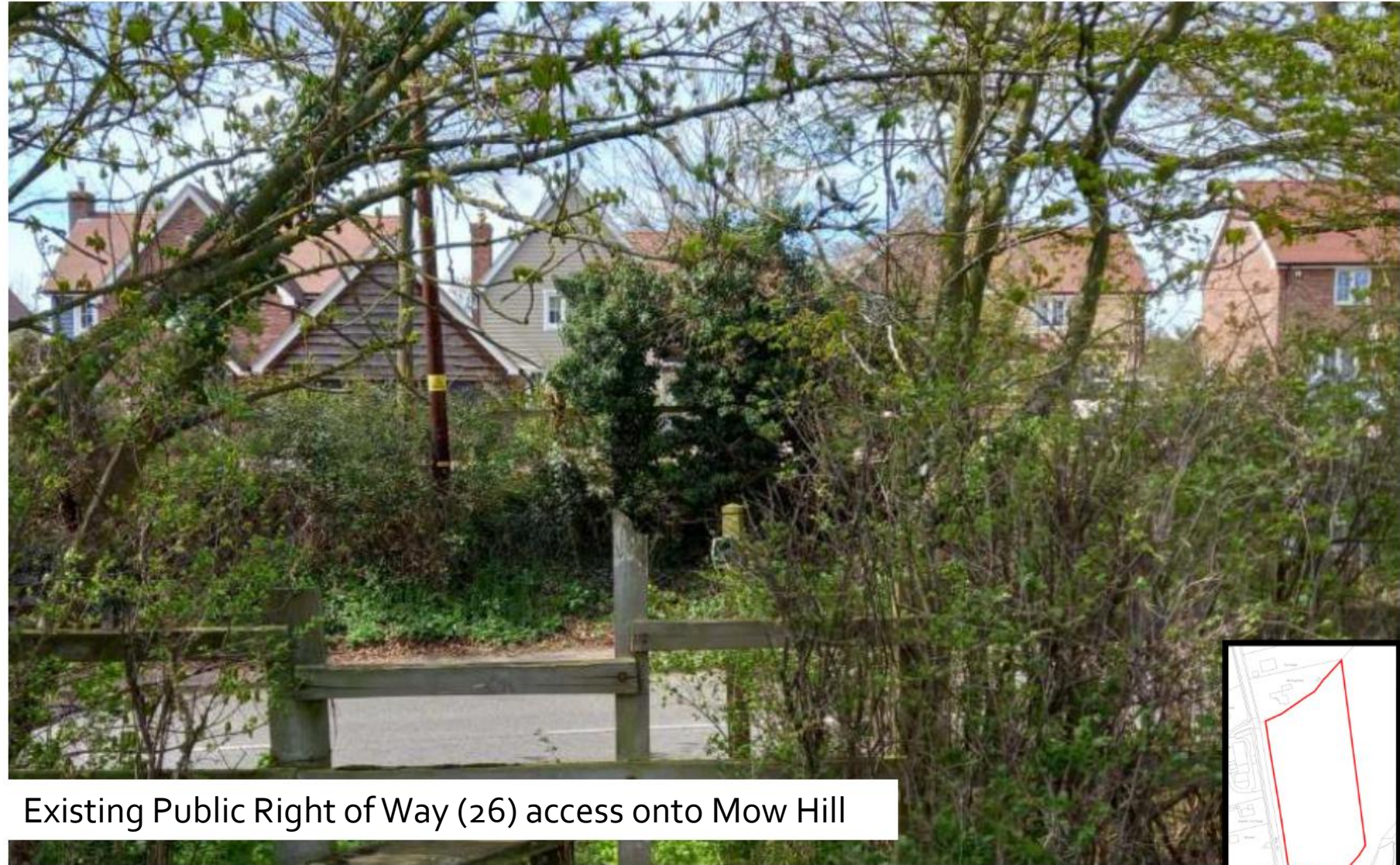


Site photos

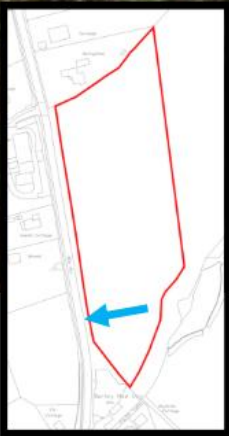




Site photos



Existing Public Right of Way (26) access onto Mow Hill





Site photos

Springfield





Site photos



Looking east – illustrating change in levels across site



Site photos





Redhouse Farm



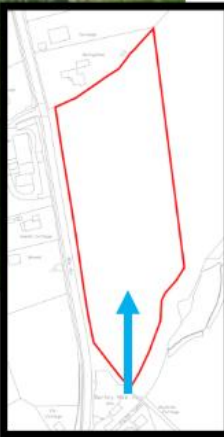
Looking south towards Grade II* and two Grade II listed buildings at Redhouse Farm



Site photos

Site photos

Springfield



Site photos

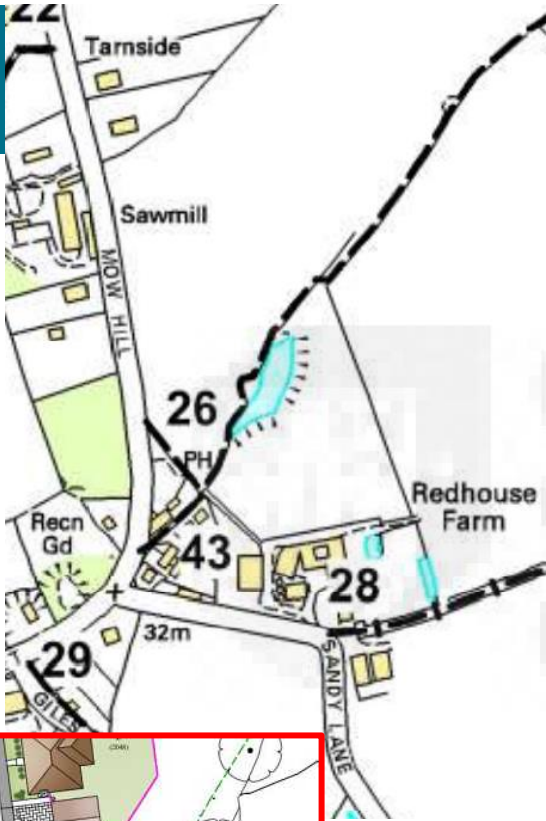


Proposed Site Layout (rotated)

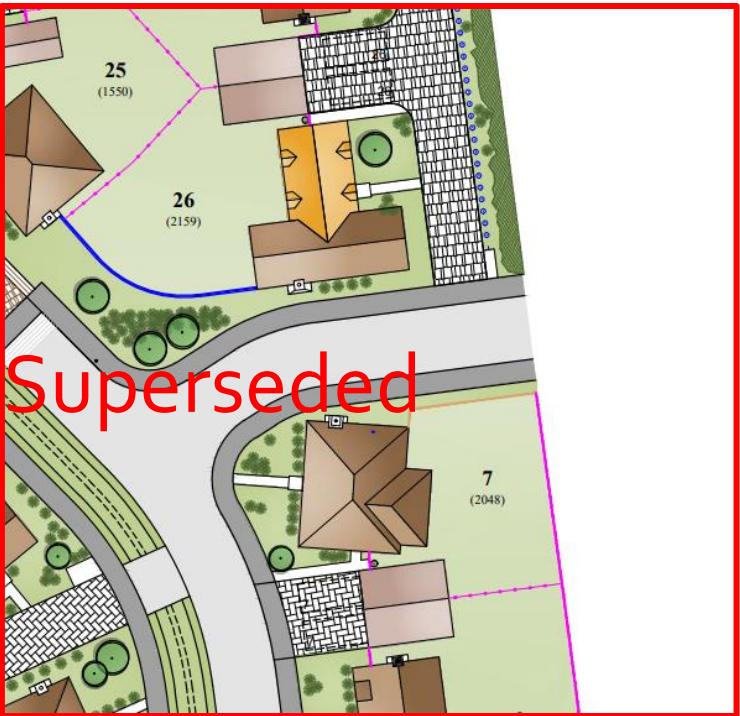


● Purple Dots indicate M4(2) house types

Proposed Site Layout



Superseded



Superseded



Access Layout and Crossing Points

SCC SECTION 278 AGREEMENT KEY

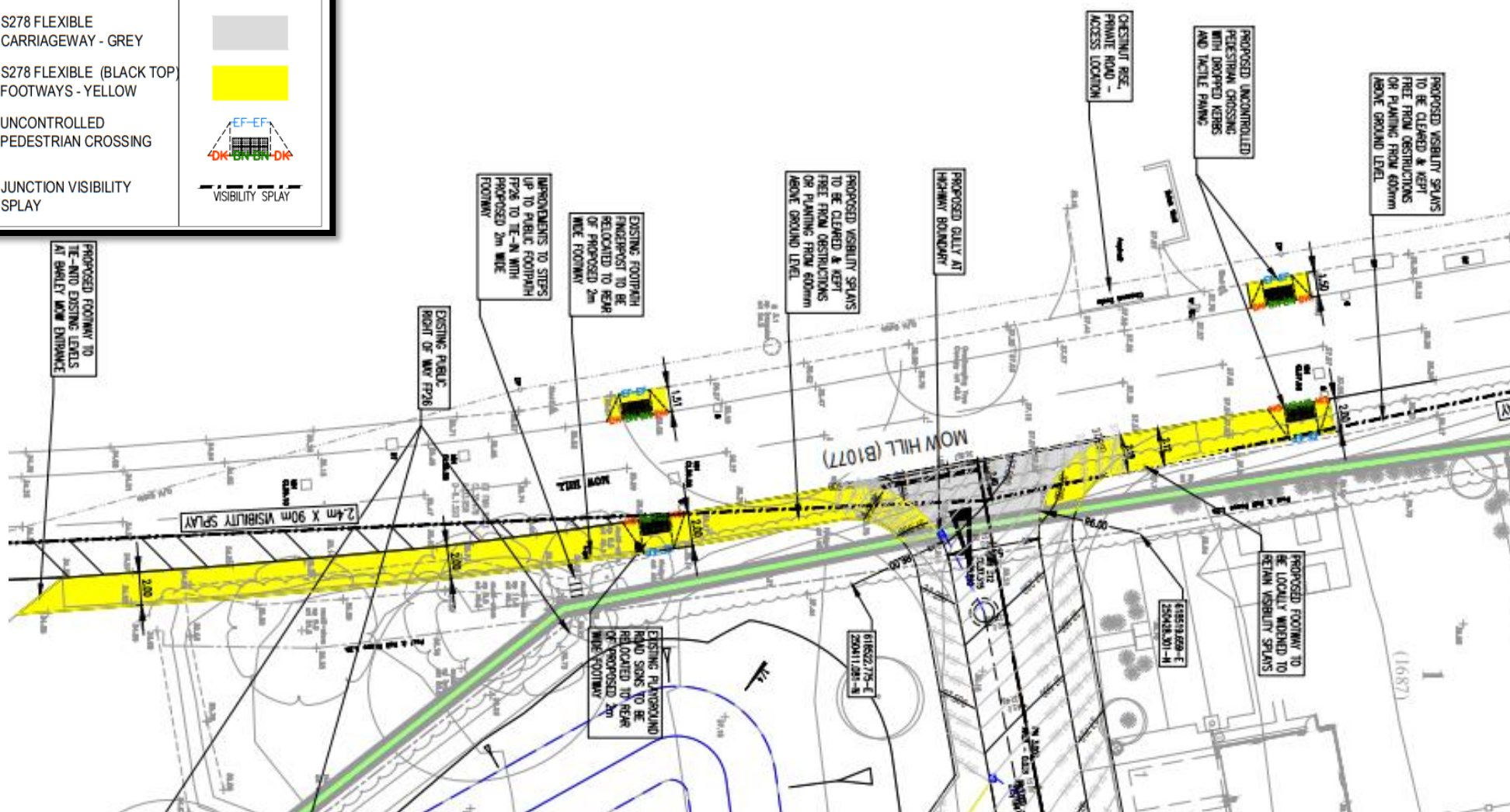
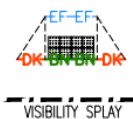
DEVELOPERS
OWNERSHIP BOUNDARY

S278 FLEXIBLE
CARRIAGEWAY - GREY

S278 FLEXIBLE (BLACK TOP)
FOOTWAYS - YELLOW

UNCONTROLLED
PEDESTRIAN CROSSING

JUNCTION VISIBILITY SPLAY



Hedgerow retained to ensure character
of Mow Hill is maintained.

Proposed Native Trees:



Acer campestre, *Betula pendula*, *Carpinus betulus*,
Malus sylvestris, *Prunus avium*, *Sorbus aucuparia*,
Quercus robur



Landscaping Plan



Proposed Streetscenes/Cross Sections



Within the north of the site – plots 29, 30, 31 and 32



Estate road through the proposed development from north to south

Housing Mix *(Updated on 14 December 2022)*

Open Market

House type Description		Sq.Ft	No.
754	2 Bed house (2 storey)	754	4
777	3 Bed house (2 storey)	777	2
1317	3 Bed house (2 storey)	1317	1
1550	3 Bed house (2 storey)	1550	3
1687	4 Bed house (2 storey)	1687	1
1764	4 Bed house (2 storey)	1764	1
2048	4 Bed house (2 storey)	2048	2
2101	5 Bed house (2 storey)	2101	2
2159	4 Bed house (2 storey)	2159	2
1102	2 Bed bungalow (1 storey)	1102	2
1208	2 Bed bungalow (1 storey)	1197	2

TOTAL 22 PLOTS

Affordable Rent



House type Description		Sq.Ft	No.
631	1 Bed house - 1b2p (2 storey)	631	2
859	2 Bed house - 2b4p (2 storey)	859	2
904	2 Bed house - 2b4p (2 storey)	904	1

TOTAL 5 PLOTS

Shared Ownership



House type Description		Sq.Ft	No.
1009	3 Bed house - 3b5p (2 storey)	1009	2

TOTAL 2 PLOTS

First Homes



House type Description		Sq.Ft	No.
859	2 Bed house - 2b4p (2 storey)	859	3

TOTAL 3 PLOTS

Material Schedule *(rotated)*



Walls

- Brickwork - Renaissance Red
- Brickwork - Buffburn Buff
- Brickwork - Aldbury Multi Brick
- Brickwork - Olde Cranleigh Brick
- Render - Gardenia

Roofs

- Redland Fenland Pantile Farmhouse Red
- Redland Fenland Pantile Black
- Eternit Slate with lead rolled ridges & hips Black

Boarding

- Black Horizontal Weatherboarding
- Cream Horizontal Weatherboarding
- White Horizontal Weatherboarding

Diaper Work

- Diaper Work

Plinths

- Brick or Render Quoins (Colour relates to walls key)
- Projecting Plinth (Colour relates to walls key)
- Flush Plinth (Colour relates to walls key)
- Flush Painted Plinth (Black)

Drainage Strategy (north)



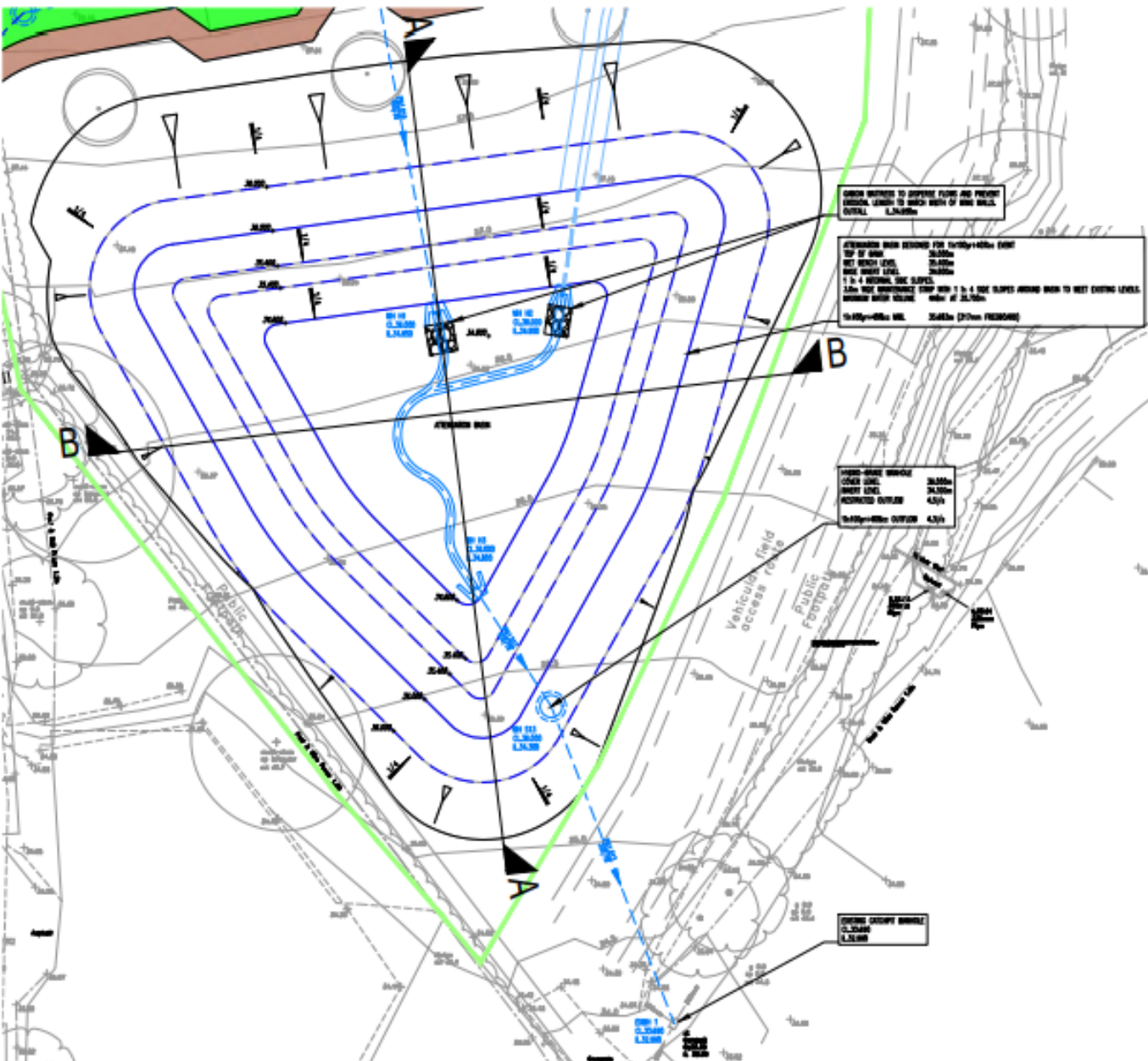
DRAINAGE STRATEGY

SITE BOUNDARY- RED	
PRIVATE ROOFS AREA 3270 m ²	
PRIVATE HARDSTANDING AREA 2329 m ² (Incl. Below)	
PRIVATE PERMEABLE PAVING AREA 1054 m ²	
ADOPTABLE CARRIAGEWAY AREA 1658 m ²	
ADOPTABLE FOOTWAYS & SERVICE AREA 856 m ²	
ADOPTABLE SURFACE WATER - BLUE	PN 1.001 225/167
ADOPTABLE FOUL WATER - BROWN	PN 1.001 150/150
PRIVATE SURFACE	150/150

Drainage Strategy (south)



Drainage Basin



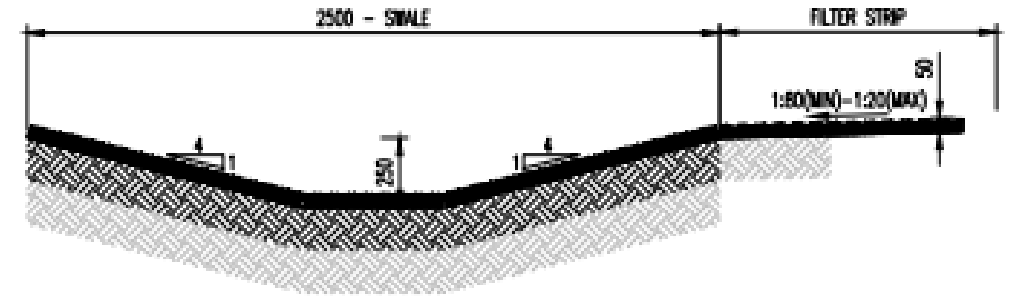
Datum: 33.000M AOD

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Datum: 33.000M AOD

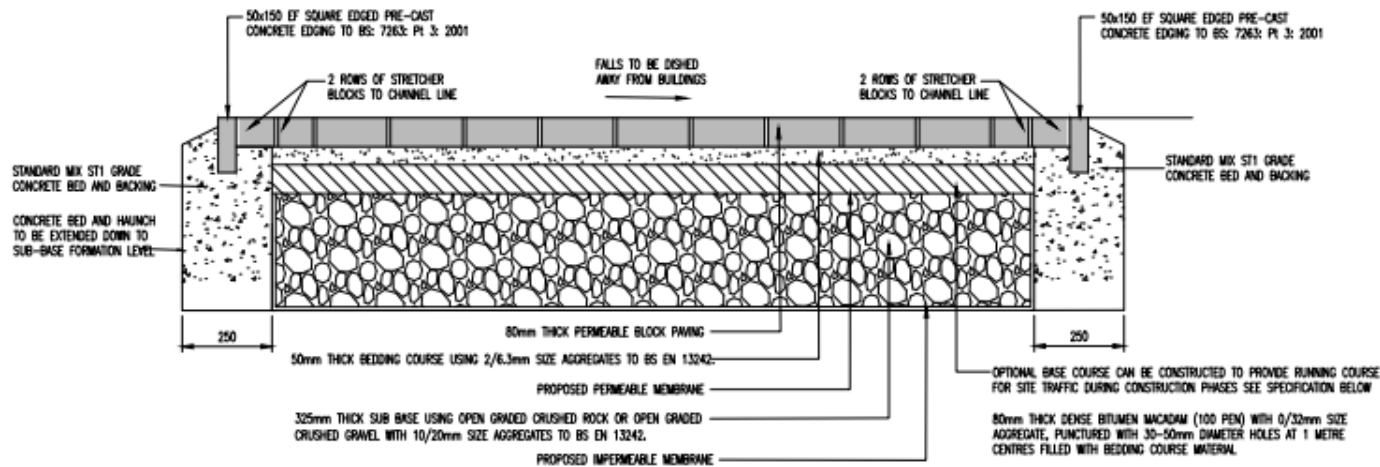
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Permeable Paving & Swale Details



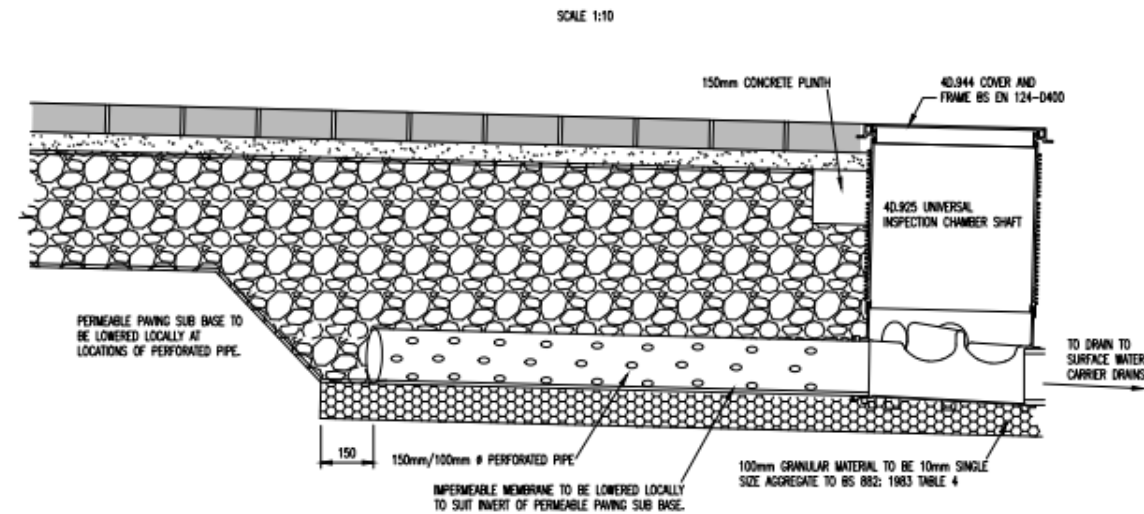
TYPICAL DETAIL OF SWALE AND FILTER STRIP

SCALE 1:10



PERMEABLE PAVING INDIVIDUAL PRIVATE DRIVE CONSTRUCTION DETAIL

SCALE 1:10



DRAINING OF PERMEABLE PAVING SUB BASE DETAIL

SCALE 1:10

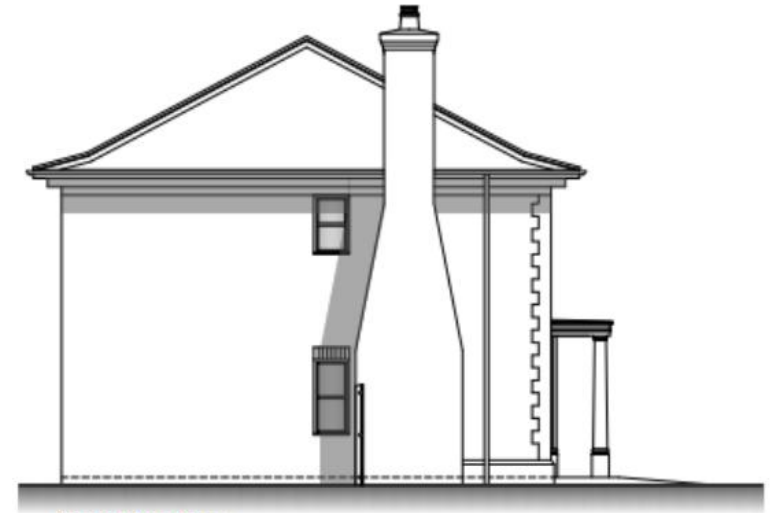
The Chiltern Plot 1



The Appleton Plot 2



Front Elevation



Side Elevation



Rear Elevation

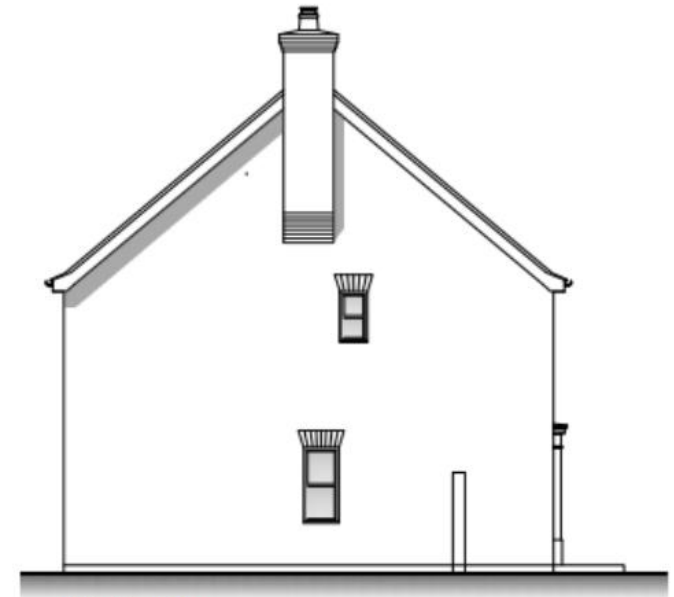


Side Elevation

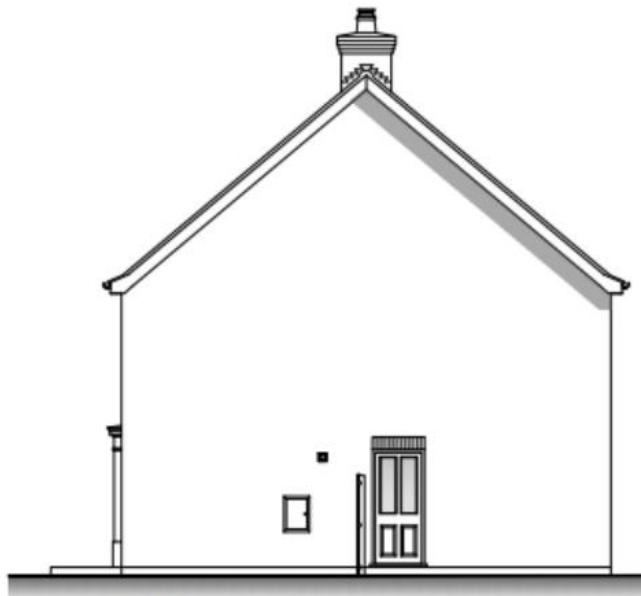
The Heacham Plot 3



Front Elevation



Side Elevation

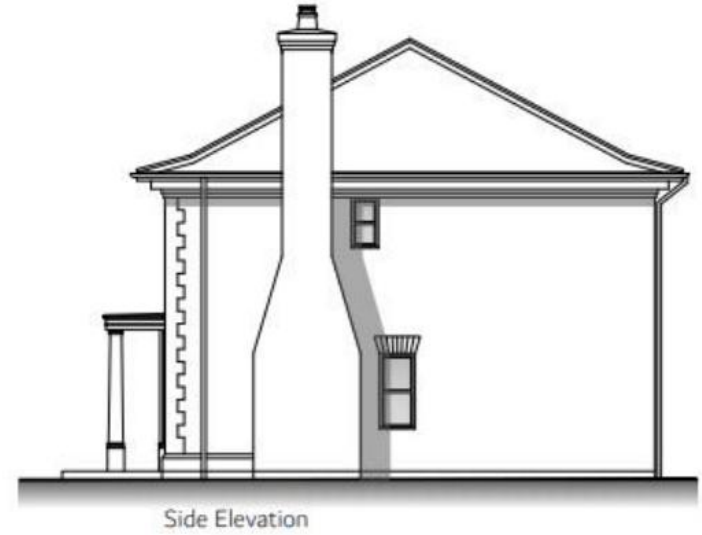


Side Elevation

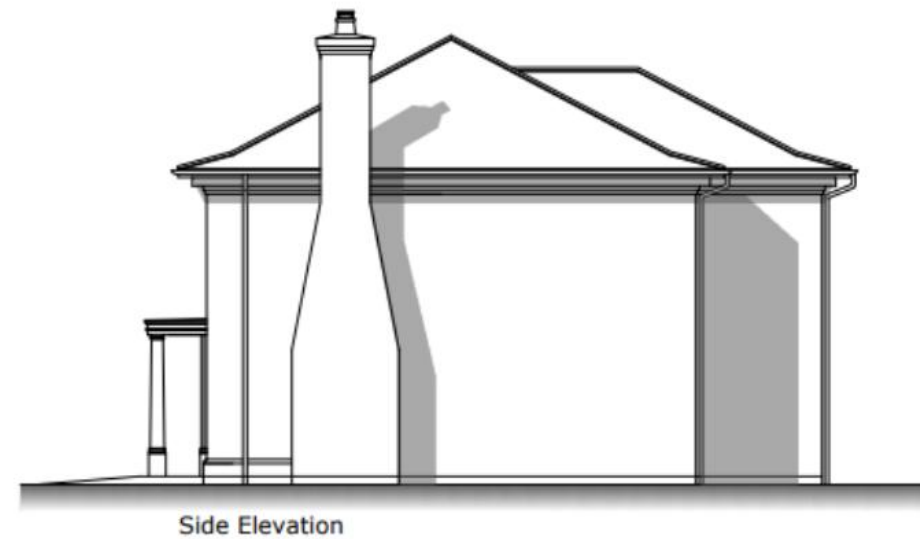


Rear Elevation

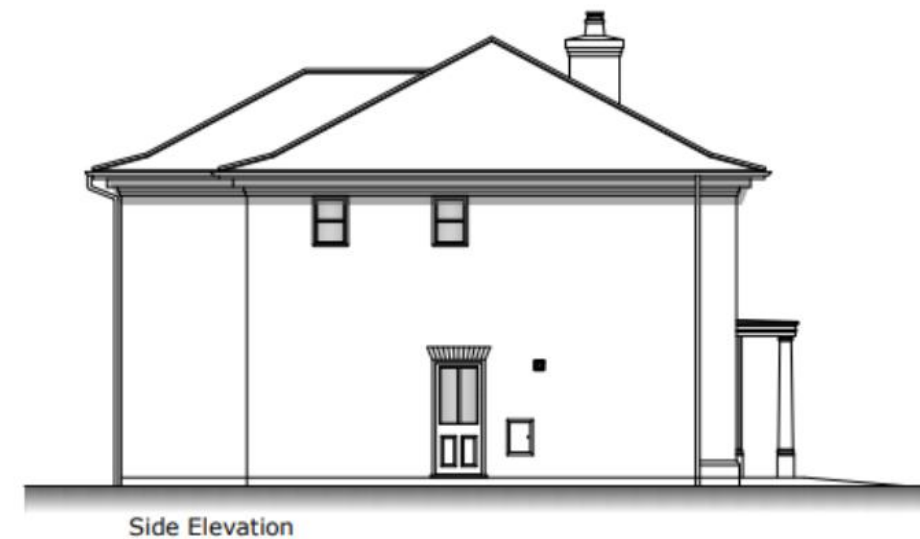
The Heacham Plot 4



The Denton Plots 5 & 7



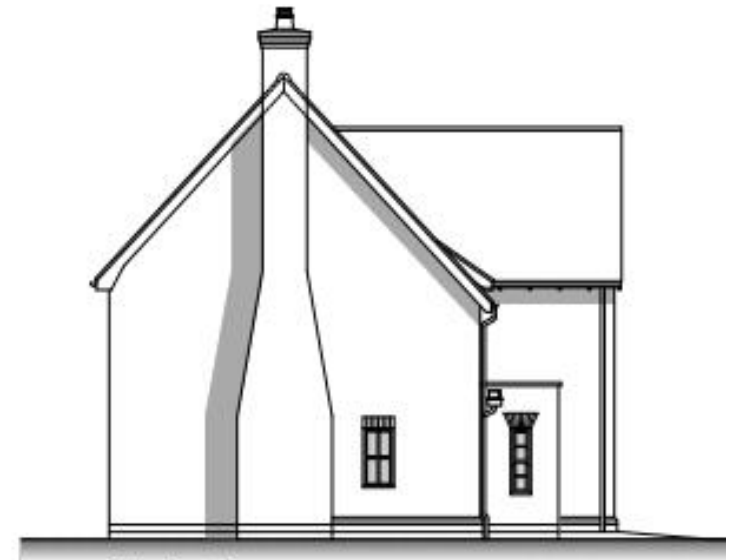
Note. Plot 7 handed



The Wolterton Plot 6 & 27



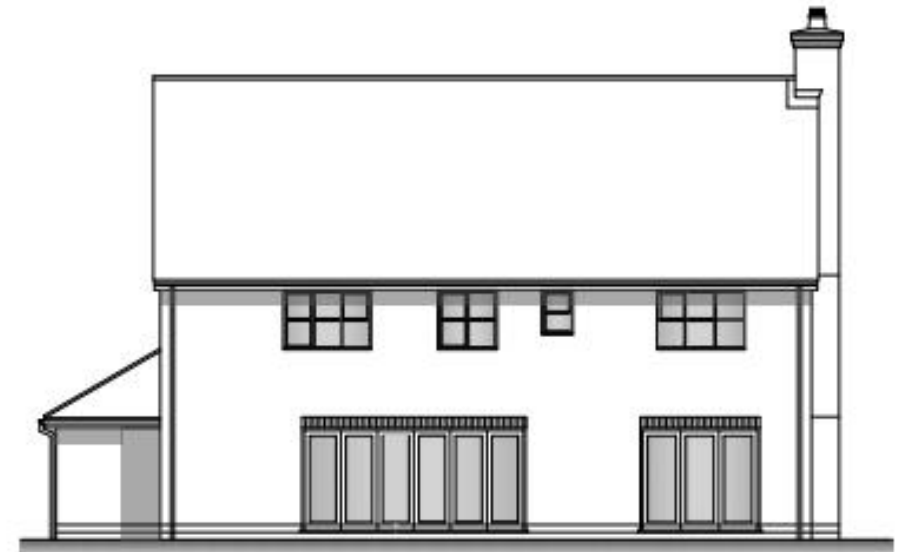
Front Elevation



Side Elevation

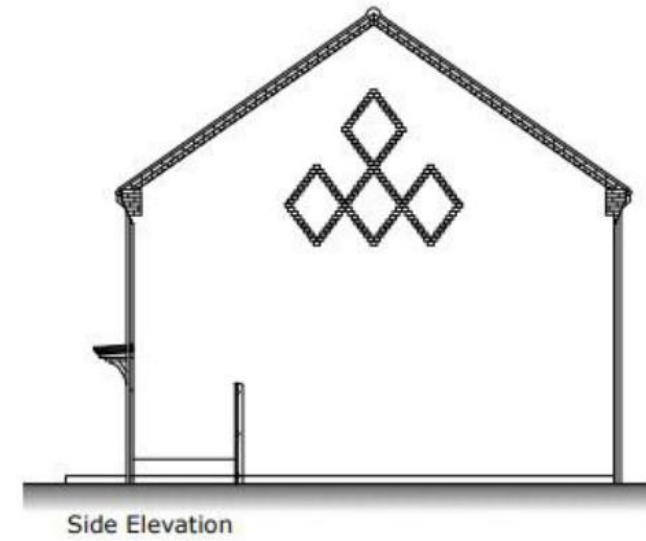
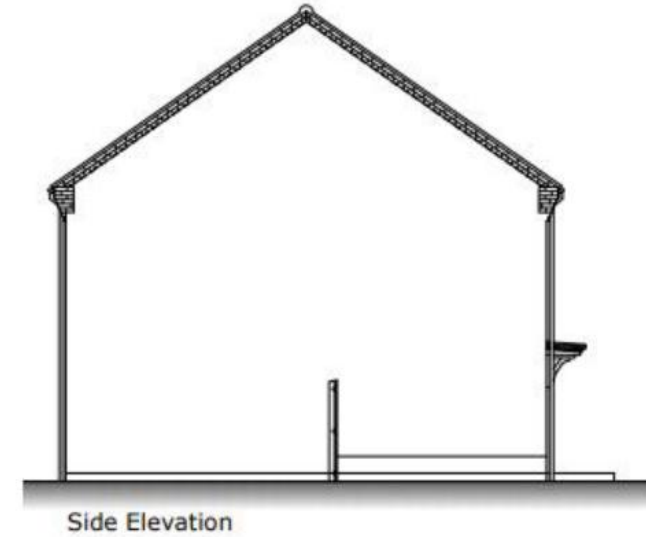


Side Elevation



Rear Elevation

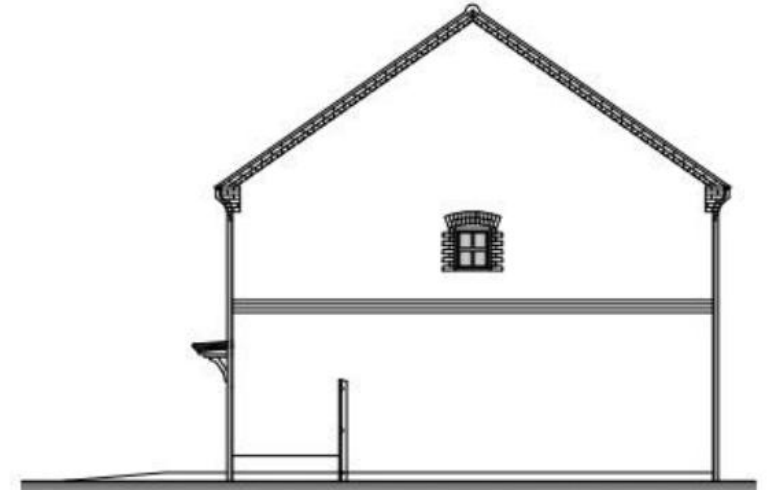
Plots 8, 9 & 10 Affordable Housing



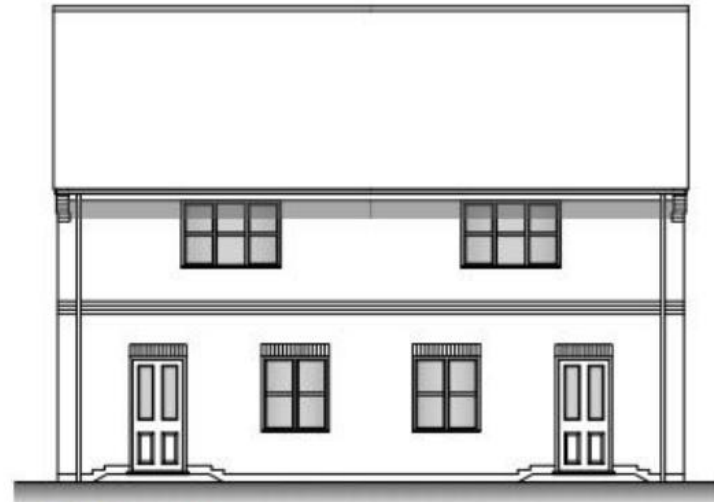
Plots 11 & 12 Affordable Housing



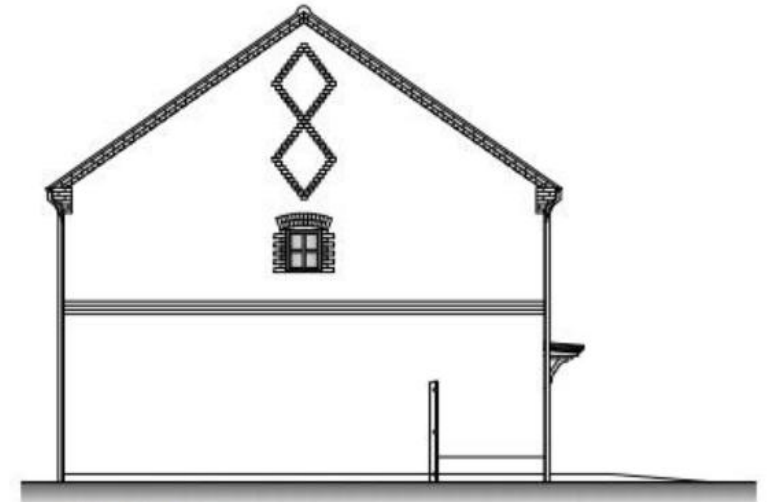
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

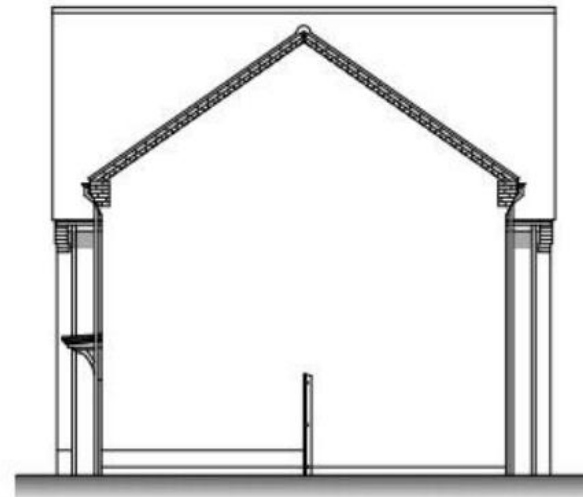
Plots 13, 14 & 15 Affordable Housing



Front Elevation - Plot 13



Side Elevation - Plot 13, Front Elevation Plots 14-15



Side Elevation - Plot 14

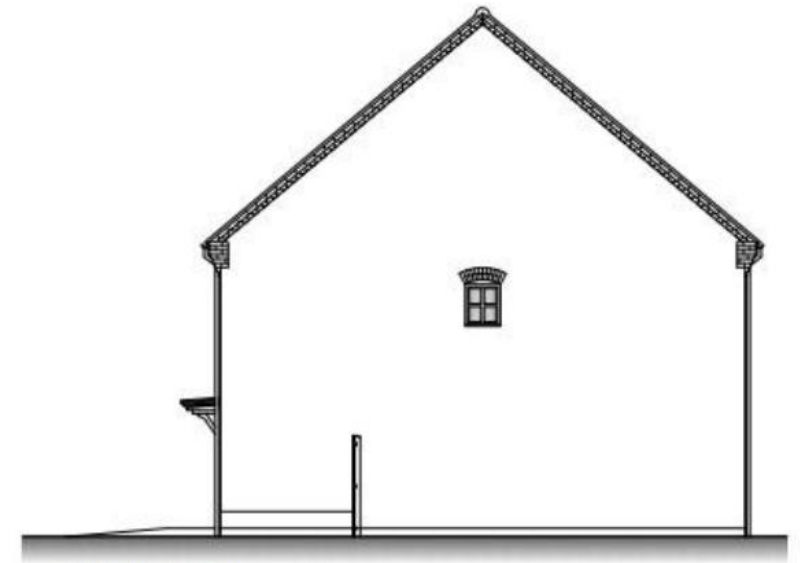


Rear Elevation

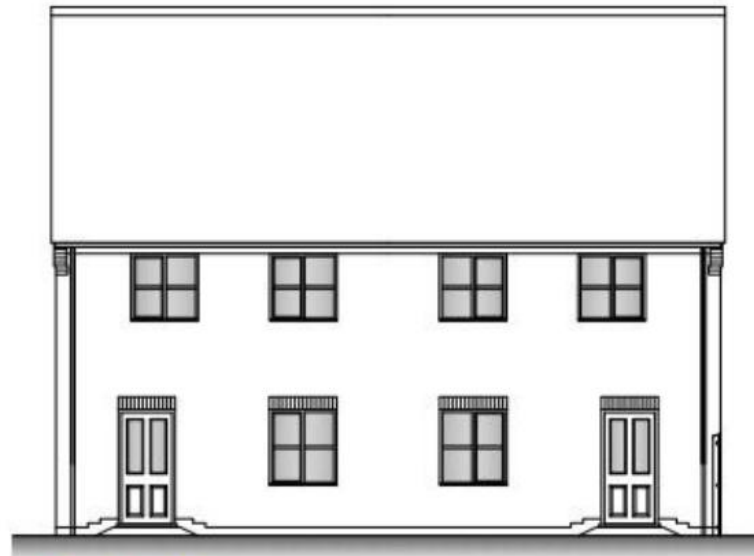
Plots 16 & 17 Affordable Housing



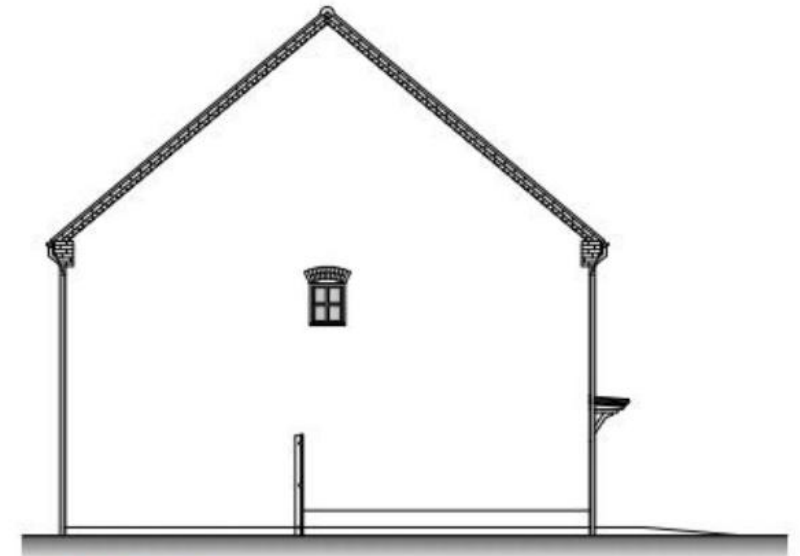
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

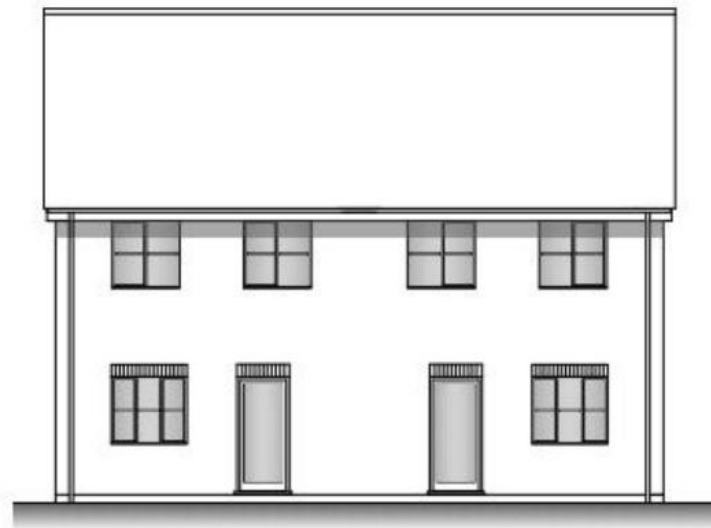
The Brett Plots 18 & 19



Front Elevation



Side Elevation



Rear Elevation

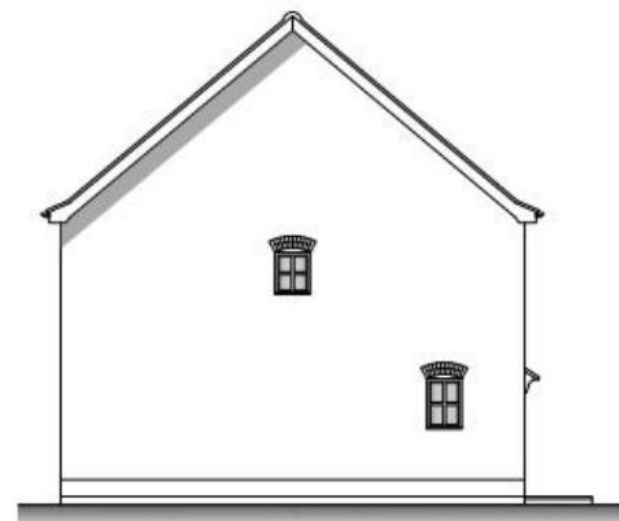


Side Elevation

The Ness Plots 20, 21, 23 & 24



Front Elevation



Side Elevation

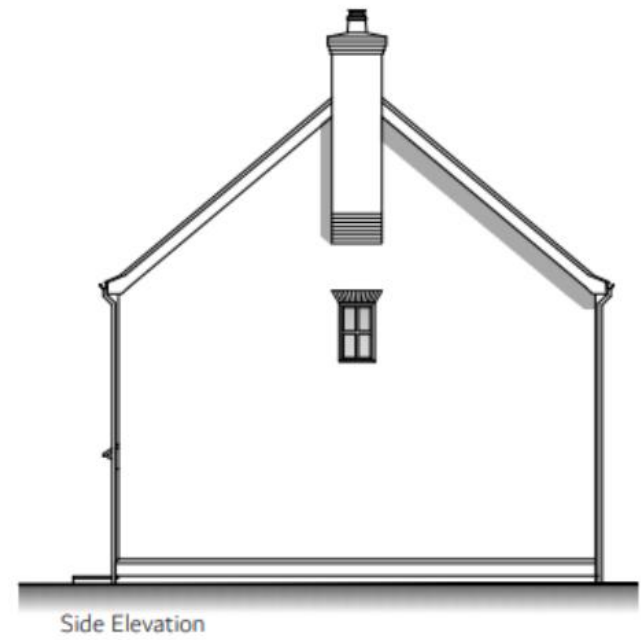


Rear Elevation



Side Elevation

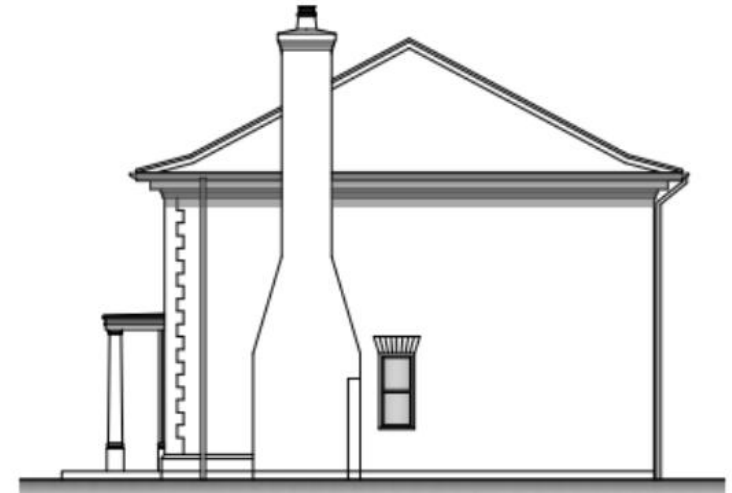
The Keswick Plot 22



The Heacham Plot 25



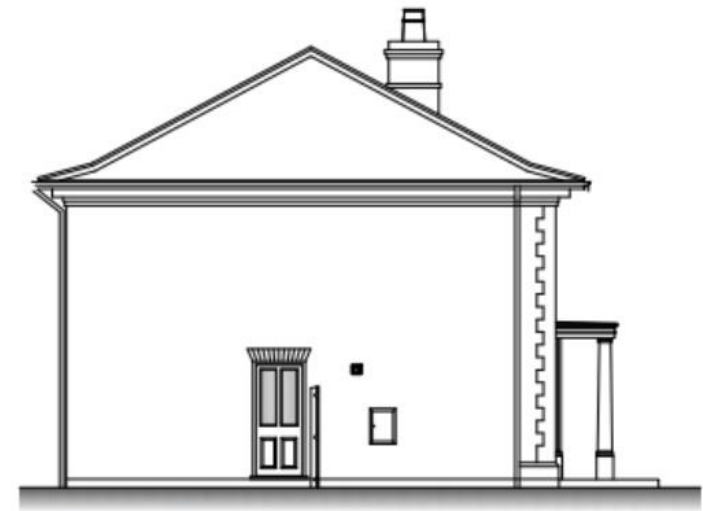
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

The Bayfield Plot 26(H) & 28



Front Elevation

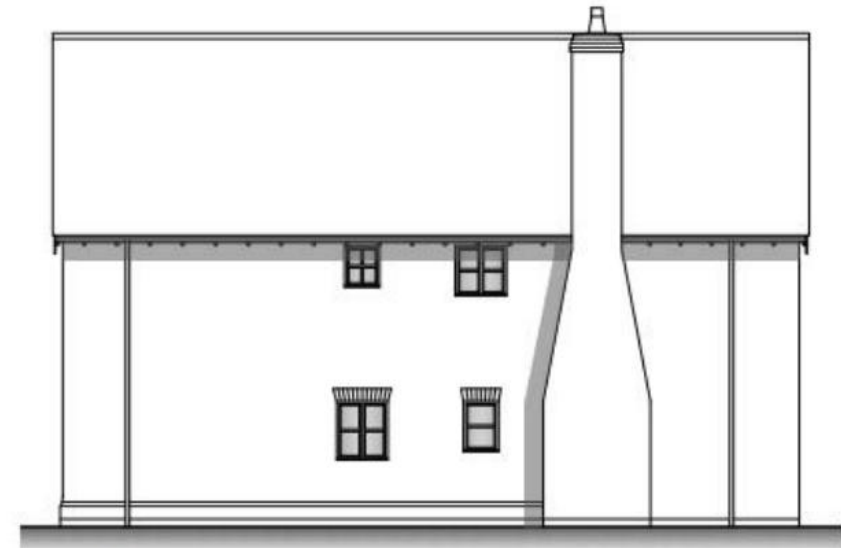


Side Elevation

Note. Plot 26 handed



Rear Elevation



Side Elevation

The Ashby Plot 29



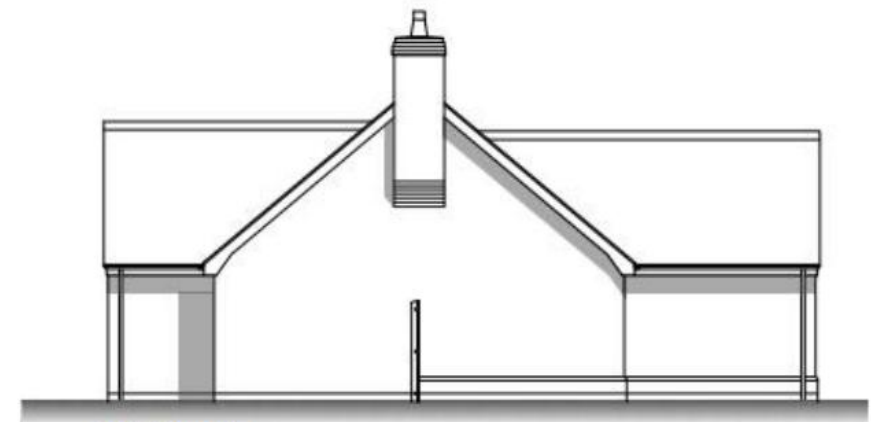
Front Elevation



Side Elevation



Rear Elevation

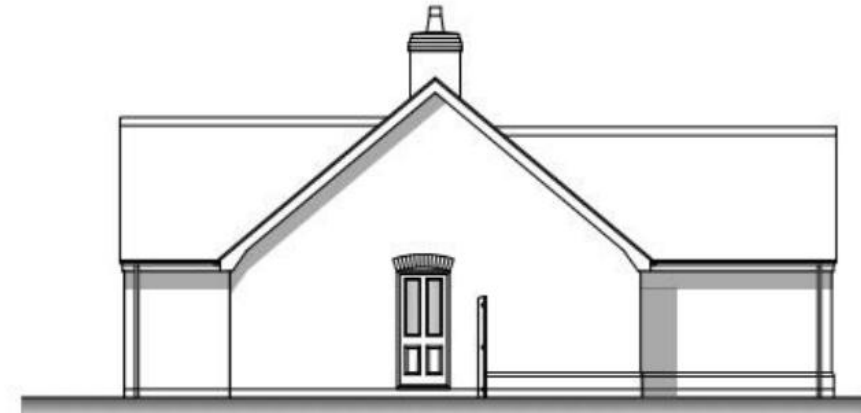


Side Elevation

The Ashby Plot 30



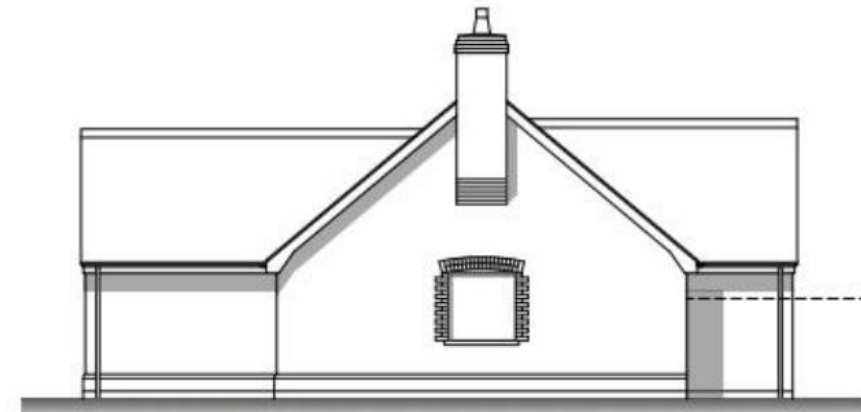
Front Elevation



Side Elevation

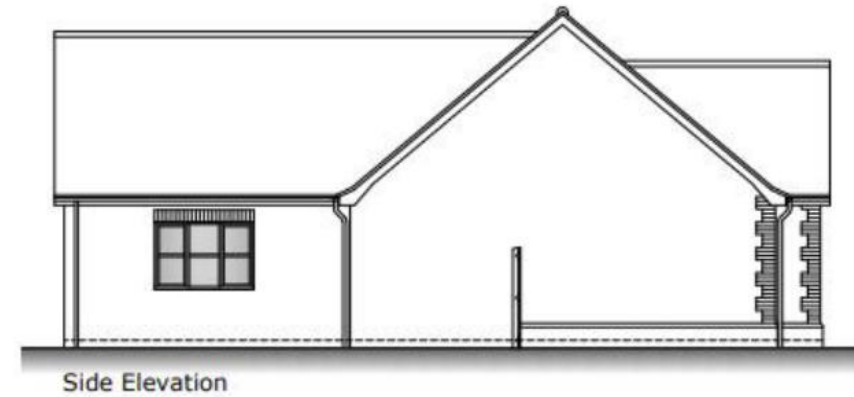
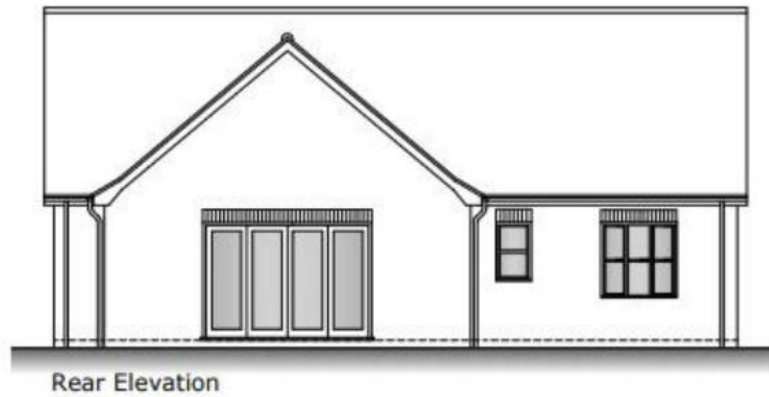


Rear Elevation



Side Elevation

The Bourn Plot 31



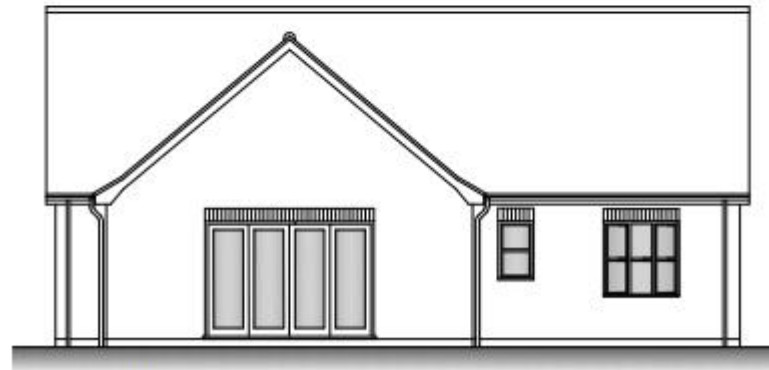
The Bourn Plot 32



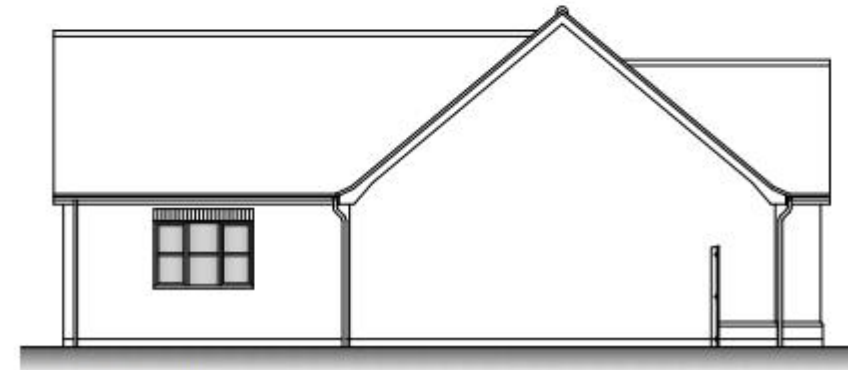
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Garage Plans & Parking Schedule



Front Elevation
Plots 22, 25, 29h



Front Elevation
Plots 27-28



Front Elevation
Plots 3-4, 30-31



Front Elevation
Plots 1, 2, 5, 6, 7, 26, 32

All with up and over garage doors and a single personal door

Parking Schedule

Plot No.	House Type	Beds	Parking
1	1687	4	DG + 2 spaces
2	1764	4	DG+ 2 spaces
3	1550	3	SG + 2 spaces
4	1550	3	SG + 2 spaces
5	2048	4	DG + 2 spaces
6	2101	5	DG + 2 spaces
7	2048	4	DG + 2 spaces
8	859	2	2 spaces
9	859	2	2 spaces
10	859	2	2 spaces
11	859	2	2 spaces
12	859	2	2 spaces
13	904	2	2 spaces
14	631	1	1 spaces
15	631	1	1 spaces
16	1009	3	2 spaces
17	1009	3	2 spaces
18	777	3	2 spaces
19	777	3	2 spaces
20	754	2	2 spaces
21	754	2	2 spaces
22	1317	3	SG+ 2 spaces
23	754	2	2 spaces
24	754	2	2 spaces
25	1550	3	SG + 2 spaces
26	2159	4	DG + 2 spaces
27	2101	5	DG + 2 spaces
28	2159	4	DG + 2 spaces
29	1102	2	SG + 2 spaces
30	1102	2	SG + 2 spaces
31	1208	2	SG + 2 spaces
32	1208	2	DG + 2 spaces

Visitor Parking

8 spaces

Planning considerations

The following considerations have been addressed within the officers report:

- Principle of Development & Site Allocation (SCLP12.70)
- Design and Layout
- Affordable Housing and Mix
- Sustainable Construction
- Landscape & Visual Impact
- Biodiversity & Ecology
- Residential Amenity
- Highways, Sustainable Transport and Public Rights of Way
- Flood Risk and Surface Water Drainage
- Archaeology
- Financial Contributions

Policy SCLP12.70: Mow Hill, Witnesham

1.5ha of land at Mow Hill, Witnesham, as shown on the Policies Map, is identified for the development of approximately 30 dwellings. Development will be expected to accord with the following criteria:

- a) Provision of affordable housing on site;
 - b) Retention of the hedgerow which borders Mow Hill, except where removal is required for access;
 - c) Provision of a pedestrian connectivity southwards on Mow Hill;
 - d) Design and layout to be sympathetic to the setting of the nearby Grade II Listed Buildings;
 - e) Provision of landscaping to create a 'soft' edge to the eastern and northern boundaries of the site;
- and
- f) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided

Accordance with development plan

The proposed development is considered to be in accordance to the following policies, subject to compliance with conditions/obligations as applicable:

- SCLP3.1 – Strategy for Growth
- SCLP3.2 - Settlement Hierarchy
- SCLP3.3 - Settlement Boundaries
- SCLP5.2 - Housing Development in Small Villages
- SCLP5.8 - Housing Mix
- SCLP5.10 - Affordable Housing on Residential Developments
- SCLP7.1 - Sustainable Transport
- SCLP7.2 - Parking Proposals and Standards
- SCLP9.2 - Sustainable Construction
- SCLP9.5 - Flood Risk
- SCLP9.6 - Sustainable Drainage Systems
- SCLP10.1 - Biodiversity and Geodiversity
- SCLP10.4 - Landscape Character
- SCLP11.1 - Design Quality
- SCLP11.2 - Residential Amenity
- SCLP11.3 - Historic Environment
- SCLP11.4 - Listed Buildings
- SCLP11.7 - Archaeology
- SCLP12.70 - Mow Hill

Conditions

Proposed conditions (as detailed in section 11 of the report):

- Time limit
- Compliance with approved plans
- Materials as submitted
- Means of enclosure as submitted
- Fire hydrants
- Written scheme of Investigation and post investigation evaluation
- Energy Statement
- Requirement for M4(2) dwellings
- Removal of permitted development
- Ecological avoidance, mitigation, compensation and enhancement
- No removal of trees/hedges between 01 March and 31 August
- No removal of any trees or hedging shown to be retained
- Tree protection fencing
- Lighting strategy for biodiversity
- Further ecological surveys for dormouse and badgers
- Ecological enhancement strategy
- Unexpected discovery of contamination
- Working hours – noisy construction
- Construction management plan – for surface water, environmental protection and highways mitigation.
- Disposal of surface water
- Verification of SuDS system
- Highways details – visibility, gradient, parking, access layout, details of estate roads and footways, EV infrastructure, cycle storage, refuse and refusing storage and presentation areas.
- Bus Stop Improvements (if not in s106).

Section 106 Agreement

The draft s106 heads of terms includes:

- Affordable housing provision.
- Contribution towards Habitats Regulations Mitigation (RAMS).
- Open space (including management company).
- A financial contribution towards school transport.
- Bus stop improvements (if not conditioned)

Recommendation

Authority to approve planning permission subject to agreement of planning conditions as summarised above and noted in full within section 11 of the Committee Report and the completion of a Section 106 Legal Agreement for (and not limited to) the provision of affordable housing, open space, SCC contributions including bus stop improvements and a contribution to the Suffolk Coast RAMS.

External Works Layout *(rotated)*



External Works Key



TARMAC

NON PERMEABLE PAVING

Brett Alpha Tumbled Paving

Size : 3no sizes 105 x 140mm, 140 x 140mm & 210 x 140mm

Colour : Charcoal

Laying Pattern : Stretcher Course Random



PERMEABLE PAVING

Brett Alpha Flow Tumbled Permeable Paving

Size : 3no sizes 105 x 140mm, 140 x 140mm & 210 x 140mm

Colour : Charcoal

Laying Pattern : Stretcher Course Random



Brett Omega Flow Permeable Paving

Size : single size

Colour : Charcoal

Laying Pattern : 90 deg Herringbone

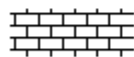


Brett Omega Flow Permeable Paving

Size : single size

Colour : Charcoal

Laying Pattern : Stretcher Course



PRIVATE GARDENS TO PLOTS

GRASS / SOFT LANDSCAPING

For details of all soft areas, proposed trees, shrub and hedge planting refer to Landscape drawing.



Informal footpath with hogglin finish



Parking Spaces within parking courts - To be delineated with 80 x 80mm granite sets ('L' shaped to corners).



Rows of granite sets



BUFF RIVEN PAVING SLABS

600x600x38mm or 450x450x38.

Level threshold entrance paths & bin access paths to be 900mm wide. All other paths to be 600mm wide.



Square patio to private dwellings, size as shown on site layout.

Min 6sqm patio to affordable dwellings.



Proposed trees shown INDICATIVE. Refer to Landscape drawing for exact locations and type.



Existing trees & hedges to be removed



Existing trees & hedges to be retained.



1800mm high timber panel fencing.



1800mm high close boarded fencing.



1800mm high Jackson woven panel fencing.



1200 or 1800mm high, 215mm thick feature brick wall with 440mm sq pier with pier cap Ref: PC 2B.



Timber post & galvanised chain-link (600mm high), Type R13 as HH. DET 09.27.



1500mm high entrance brick piers, 552mm thick with 1350mm black railings



Timber post & 2no. rail fencing (800mm high), Type R19 as HH. DET 09.08.



900mm wide by 1800mm high timber gate. Gate within fence to match and be fitted with B.J.ee hinges and Suffolk latch.



900mm wide by 1800mm high timber gate. Gate within fence to match and be fitted with slam shut mechanism.



Bin collection point (on collection day only). Recycling & Refuse waste collected on an alternate week basis. Paving slabs / hard-standing to be provided.

Landscaping Plan

