

Item 9:

DC/23/1138/OUT

Erection of 18 x No. dwellings (including 6 affordables) with garaging, parking, accesses and landscaping.

Red House Farm, Bridge Road, Levington, IP10 0LZ

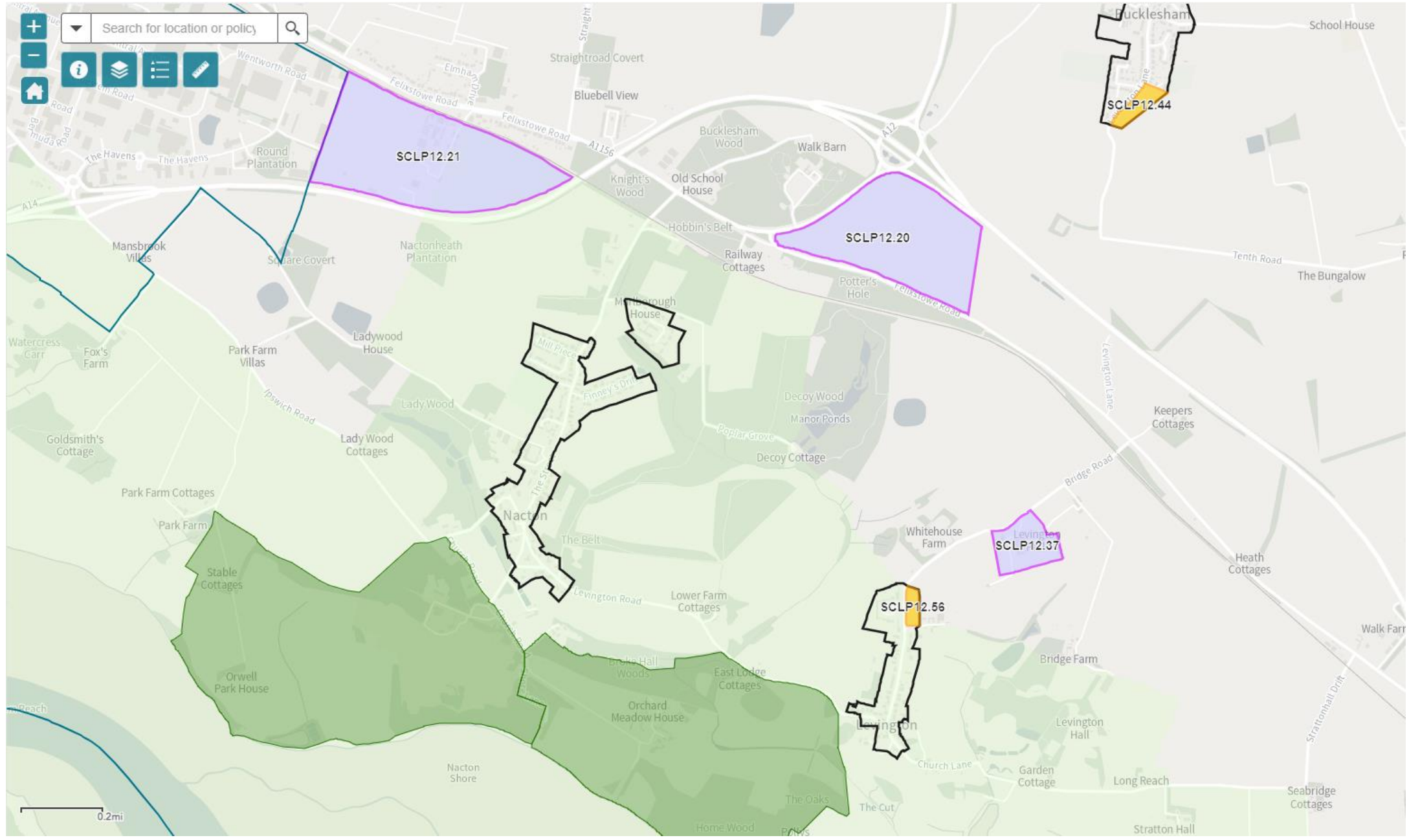


Proposed Development

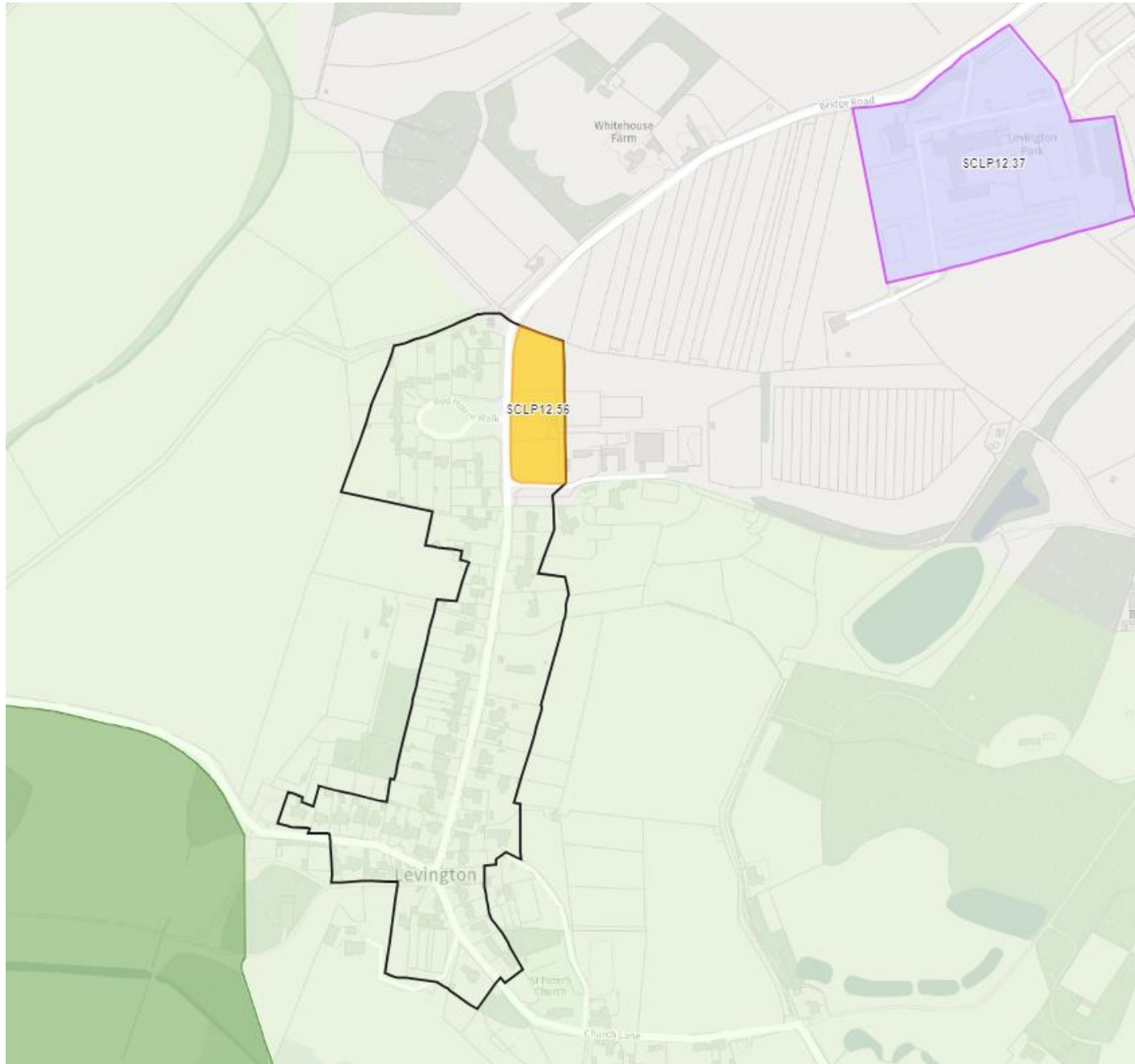
Outline planning permission, with all matters reserved except for access, is sought for:

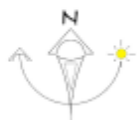
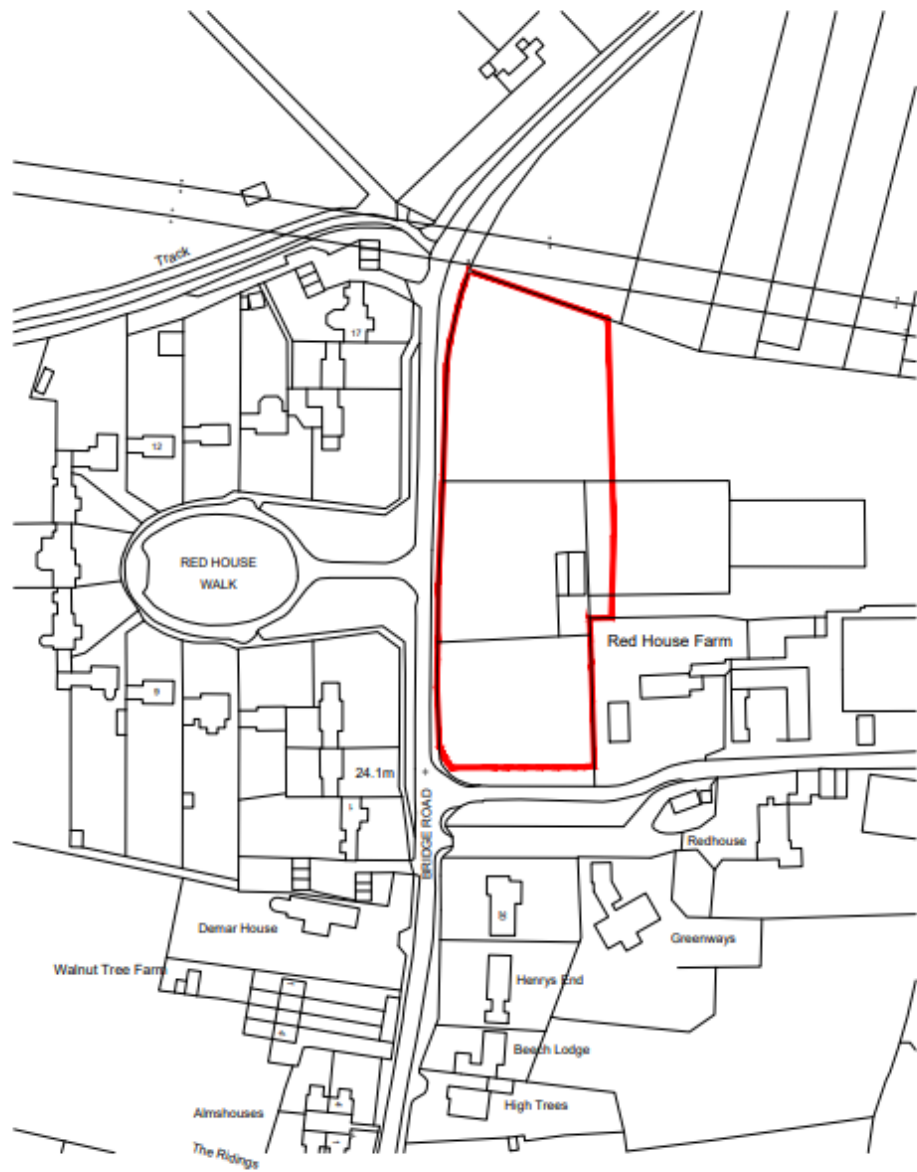
- Eighteen dwellings, including six affordable homes (33%).
- Two points of access off Bridge Road.
- Pedestrian connection point to Public Footpath
- Provision of a new footpath along the site's boundary with Bridge Road.
- Retention of hedge along site frontage with Bridge Road.
- SCLP12.56 allocated site

Local Plan Layers: Settlement Boundary/AONB/Allocations



Local Plan Layers: Settlement Boundary/AONB/Allocations





Aerial image taken from Google Earth Pro (imagery dated 03/2022)

LEVINGTON



Population
259

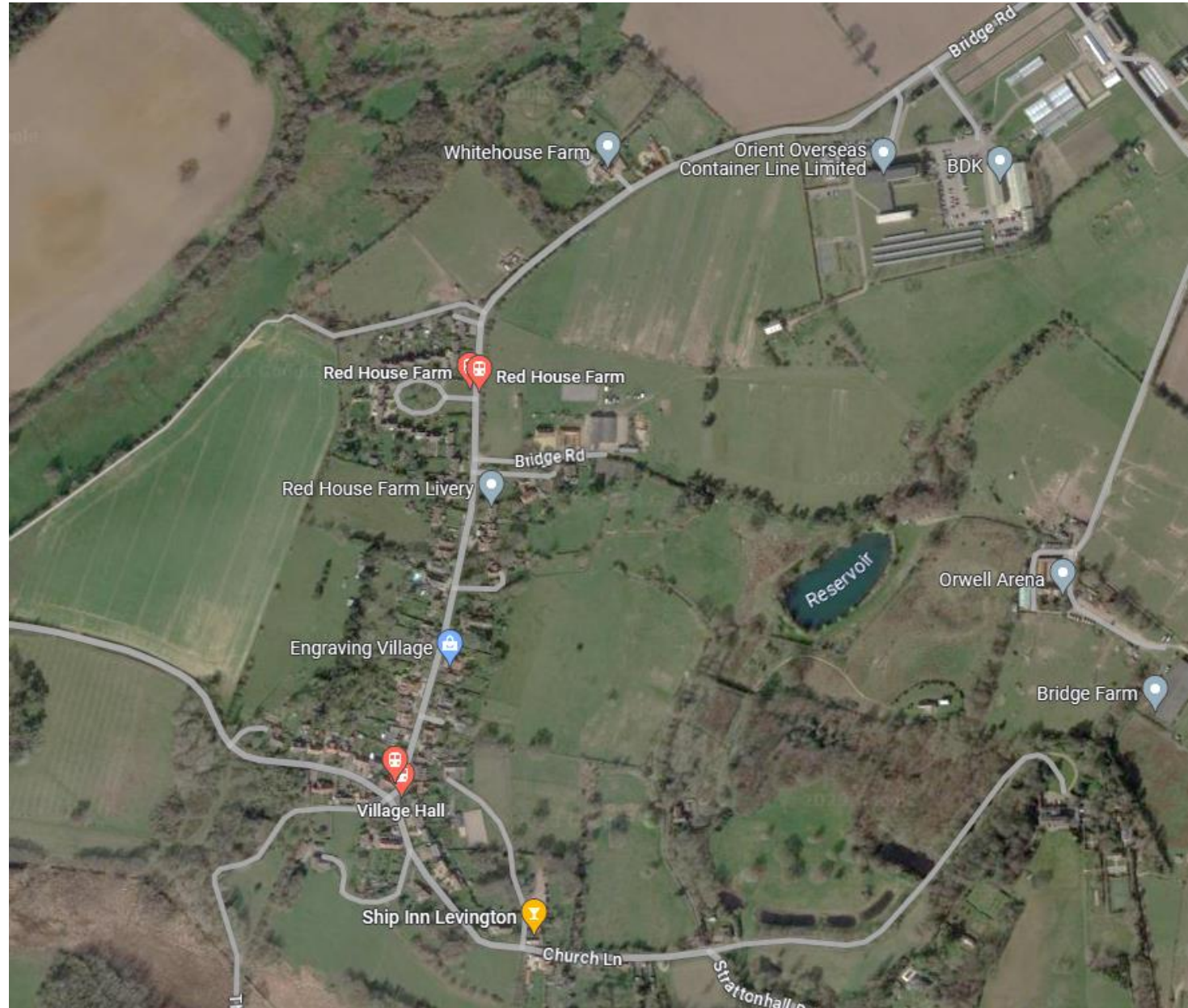


Dwellings
122

+ 18 = 15% increase in No. of homes

Policy SCLP3.2 “Settlement Hierarchy” Small Village

- One new home permitted since 2008/2009.
- No major residential developments since the 1950’s.
- Six socially rented properties.
- Employment uses at Levington Park.
- Facilities:
 - Village Hall
 - Public House
 - Bus service to Ipswich and Felixstowe



Policy SCLP3.2: Settlement Hierarchy

The Settlement Hierarchy enables the Council to achieve its vision for the plan area, meeting the scale of development required and enhancing the quality of the built, natural, historic, social and cultural environments whilst sustaining the vitality of communities.

The development requirements for Major Centres, Market Towns, Large Villages and Small Villages will be delivered through site allocations in the Local Plan or in Neighbourhood Plans, plus through windfall development in accordance with other policies in this Local Plan.

The development requirements in the Countryside will come forward through Neighbourhood Plans and windfall sites in accordance with other policies in this Local Plan.

Policy SCLP3.2 “Settlement Hierarchy”

Table 3.5 within the supporting text outlines anticipated housing growth over the period 2018 to 2036 as follows:

- 51% of housing growth will be in Major Centres (5,819 homes)
- 24% of housing growth will be in Market Towns (2,678 homes)
- 14% of housing growth will be in Large Villages (1,574 homes)
- **10% of housing growth will be in Small Villages (1,140 homes)**
- <0.5% of housing growth will be in Shottisham and Aldringham (50 homes)
- 0.8% of housing growth will be in the Countryside (92 homes)

Based upon the current application, Levington is contributing 18 homes to the District, including the one dwelling previously permitted in the Village, representing less than 0.5% of total housing growth.

Settlement Type	Communities	
Major Centre	Felixstowe East of Ipswich ¹⁸ - Kesgrave, Martlesham Heath, Brightwell Lakes ¹⁹ , Purdis Farm, Rushmere St Andrew (excluding village)	
Market Towns	Aldeburgh Framlingham Leiston Saxmundham Woodbridge ²⁰	
Large Villages	Bramfield Earl Soham Grundisburgh Hollesley Knodishall Martlesham (village) Melton (village) Nacton	Orford Otley Rendlesham Snape Trimley St Martin Trimley St Mary Wickham Market Yoxford
Small Villages	Alderton Badingham Bawdsey Benhall Blythburgh Brandeston Bredfield Bucklesham Campsea Ashe Charsfield	Levington Little Bealings Middleton Newbourne Peasenhall (with part of Sibton) Pettistree Rendham Rushmere St. Andrew (village) Sutton Heath Theberton

Settlement Type	Communities	
	Clopton Darsham Dennington Easton Eyke Great Glemham Hacheston Hasketon Kelsale Kettleburgh Kirton (including part of Falkenham)	Thorpeness Tuddenham Tunstall Ufford Walberswick Waldringfield Wenhaston Westerfield Westleton Witnesham
Countryside	Aldringham Blaxhall Boulge Boyton Brightwell Bromeswell Bruisyard Burgh Butley Capel St Andrew Chediston Chillesford Cookley Cransford Cratfield Cretingham Culpho Dallinghoo Debach Dunwich Falkenham Farnham Foxhall Friston Gedgrave Great Bealings Hemley Heveningham	Hoo Huntingfield Iken Letheringham Linstead Magna Linstead Parva Little Glemham Marlesford Melton Park Monewden Parham Playford Ramsholt Saxtead Shottisham Sibton Sizewell Sternfield Stratford St Andrew Stratton Hall Sudbourne Sutton Sweffling Swilland Thorington Ubbeston Walpole Wantisden

Policy SCLP12.56: Land at Bridge Road, Levington

0.75ha of land adjacent Levington Park, Bridge Road, Levington, as shown on the Policies Map, is identified for the development of approximately 20 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of affordable housing provision on site;
- b) Retention of existing hedgerows and trees on the boundaries of the site;
- c) Design and layout of the development to respond to the site's location close to the AONB;
- d) A project level Habitats Regulations Assessment will be required; and
- e) Provision of pedestrian connectivity to the footpath on Bridge Road.













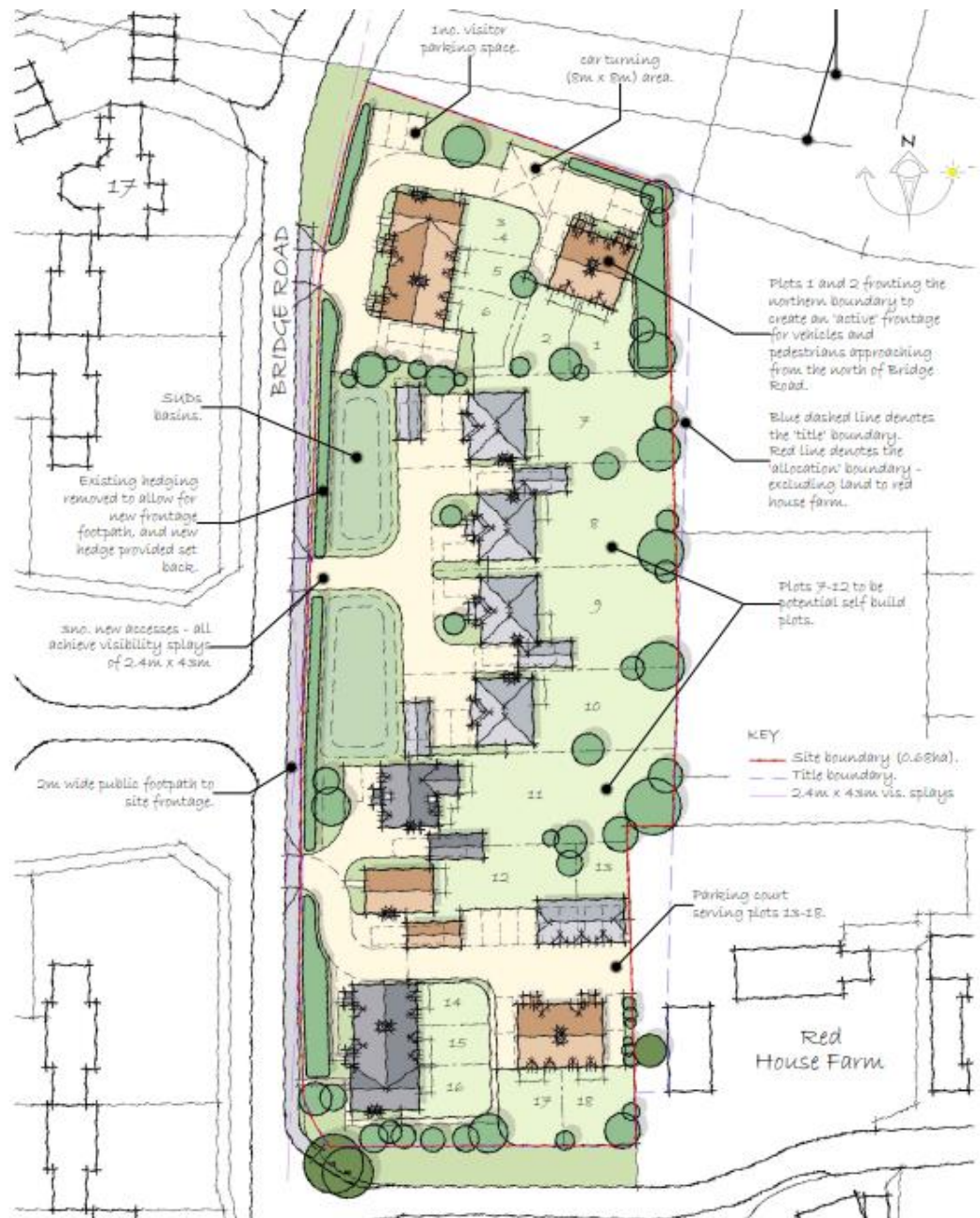








Originally proposed Indicative Site Layout



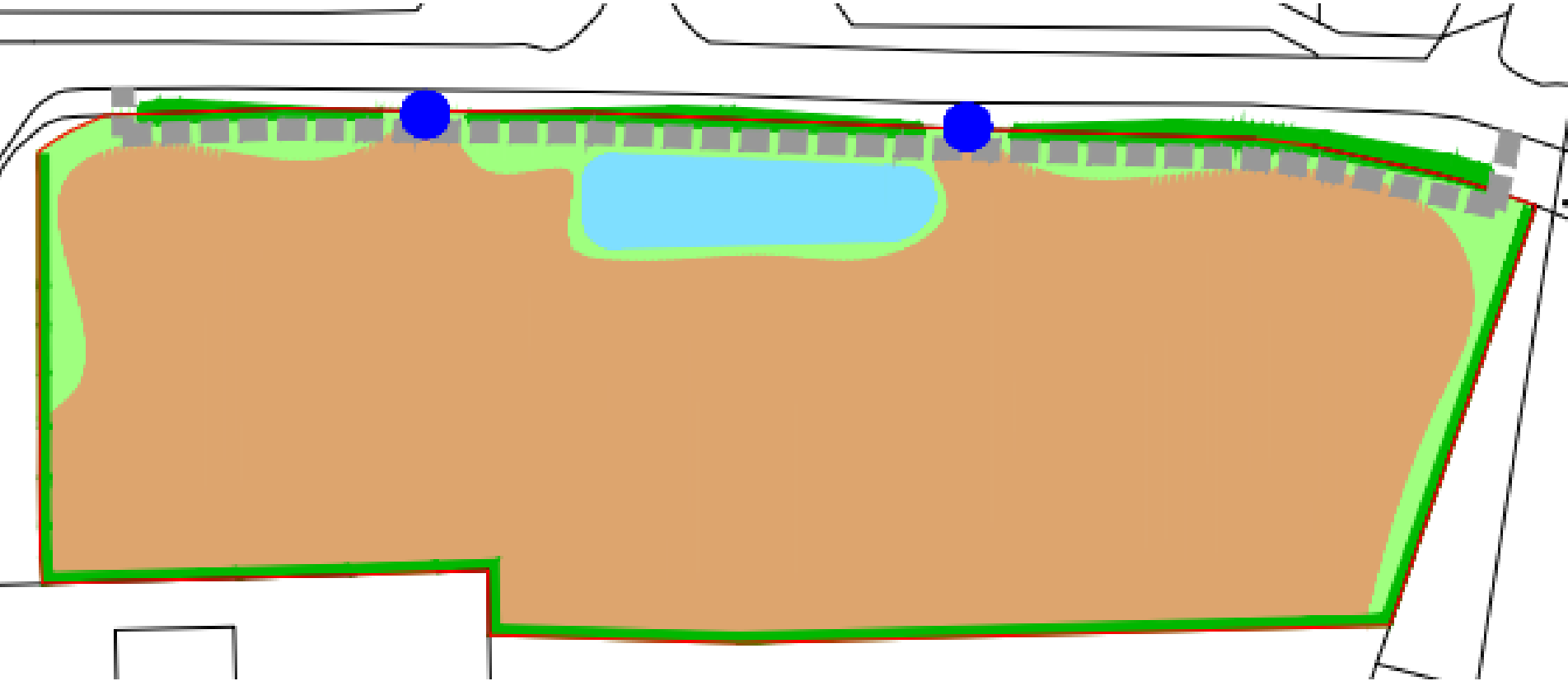
Updated proposed Indicative Site Layout



Rights of Way Definitive Map



Parameters Plan



- Application boundary
- Vehicular accesses
- SuDS
- New public footpath
- Existing and Proposed landscaping
- General amenity green space
- Residential development (2 storey max.).

Material Considerations and Key Issues

- Principle of development (Policy SCLP12.56)
- Access and highway matters
- Design and character of the area
- Housing mix
- Landscape character
- Trees
- Ecology
- Residential amenity
- Flood risk and drainage
- Land contamination
- Archaeology
- Infrastructure requirements

Recommendation:

Authority to approve planning permission subject to conditions, as listed in the report/update sheet, and the completion of a S.106 legal agreement.

Section 106 – Draft Heads of Terms

- Provision of Affordable Housing at a rate of one in three dwellings in accordance with the house types and tenures agreed with the Council.
- A Secondary School Transport Contribution to be used to fund school transport provision for a minimum of five years for secondary-age pupils.
- Financial contribution to mitigate in-combination effects on European designated sites in accordance with the Suffolk Recreational Avoidance and Mitigation Strategy.
- Arrangements to secure the footpath proposed within the site as a Permissive Path for use by members of the public in perpetuity.