

Item: 6

DC/22/3748/FUL

Residential Development for 25no. New
Dwellings

Address: Land Off Keightley Way, Tuddenham St.
Martin, Suffolk



Reason for Committee

The application is being presented to Planning Committee South for determination at the request of the Head of Planning and Coastal Management due to its significant public interest from members of the public, the Parish Council, a neighbouring Parish Council and Ward Member.

The application is being re-considered following a resolution to carry out a site visit at Planning Committee South in January.

Site Location Plan





Population
353



Dwellings
175



Total number of new homes
2008/09 to 2018/19

Tuddenham St. Martin Village Profile

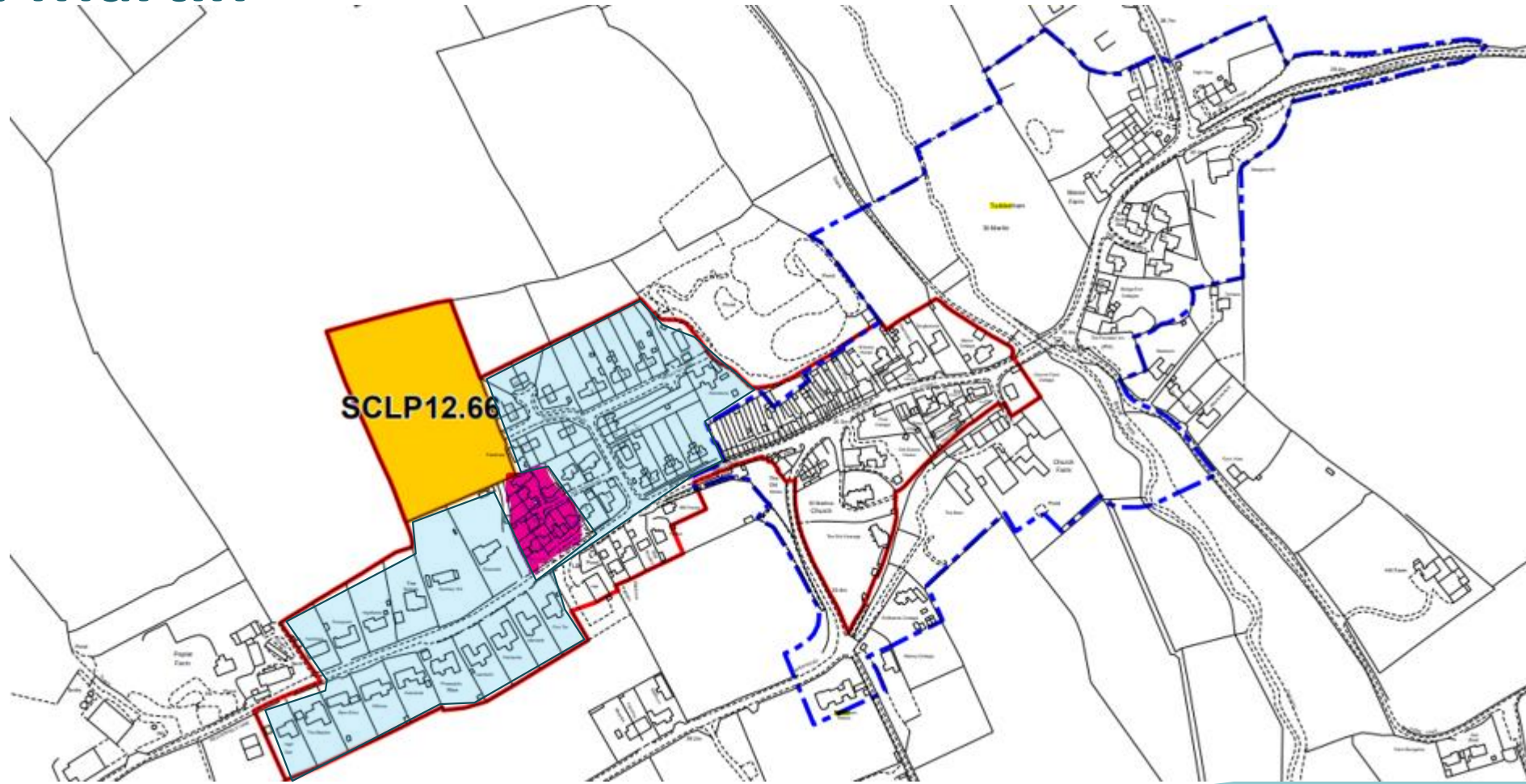
2000s – C05/1732

Development of 10
properties at The
Oaks/The Paddocks

Area of development first
permitted in the 1950's
and 1960's

Facilities:

- Public House
- Village Hall
- Bus Service
- Mobile Library
- Play ground
- Church











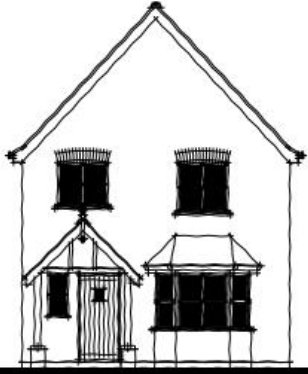




Proposed Site Layout Plan

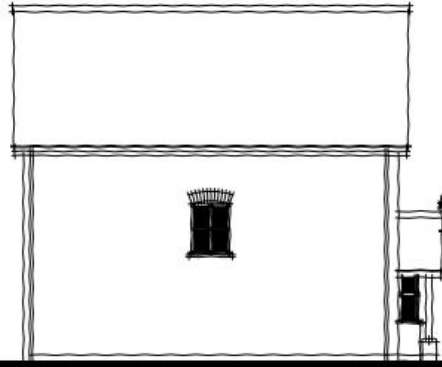


Example 3 bedroom, detached



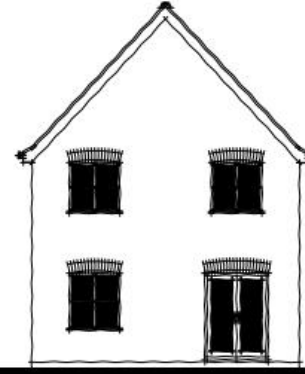
Proposed Front Elevation

1:100



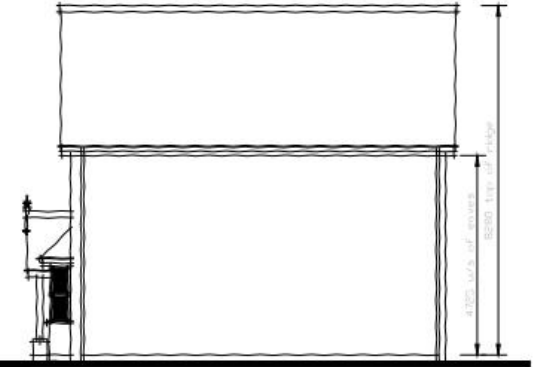
Proposed Side Elevation

1:100



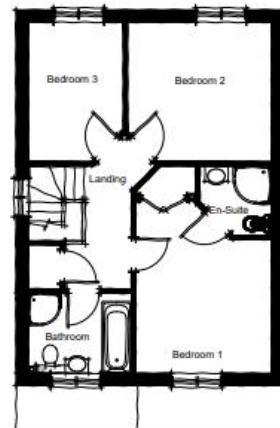
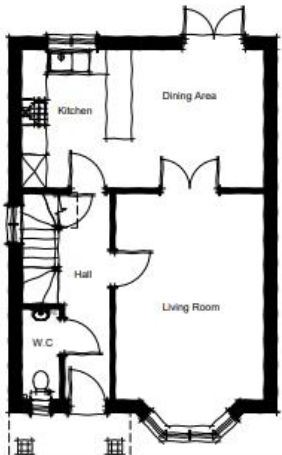
Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100



Dwelling Summary

Type	Detached Houses
Bedrooms	3
Size (GIA)	1,044ft ²

Note - areas shown are gross internal areas

Plot Numbers

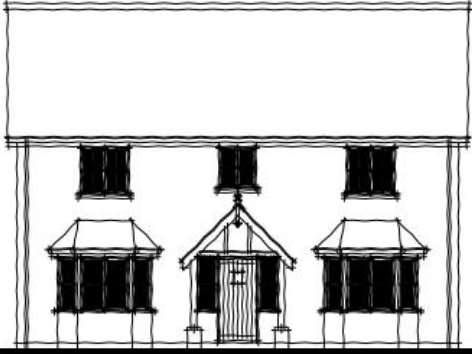
9, 15, 24 & 25

Notes

Refer to the proposed site layout and materials plan for plot specific handing, finishes and details.

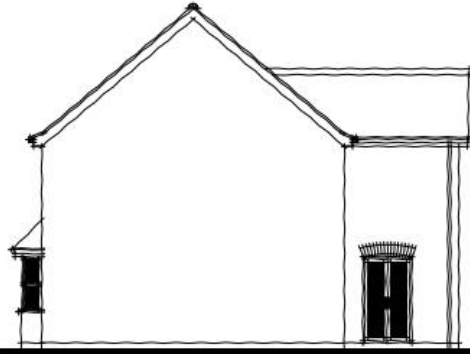
Dimension shown in relation to building heights are taken from plot FFL, not ground levels. This is due to the variation in ground levels throughout the site.

Four bedroom detached



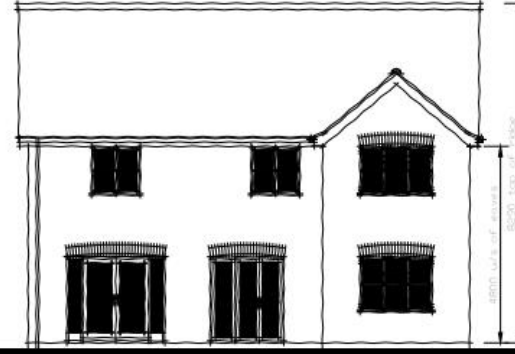
Proposed Front Elevation

1:100



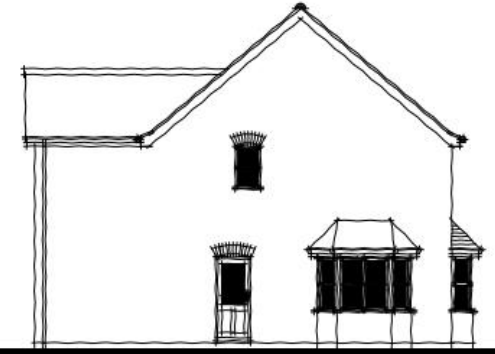
Proposed Side Elevation

1:100



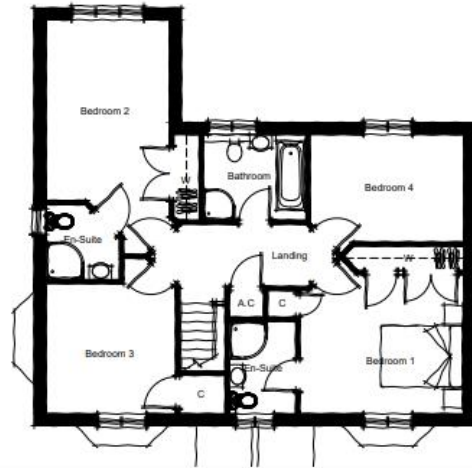
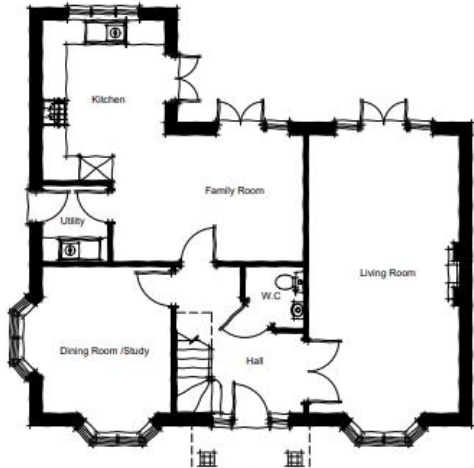
Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100



Dwelling Summary

Type	Detached House
Bedrooms	4
Size (GIA)	1,695ft ²

Note - areas shown are gross internal areas

Plot Numbers

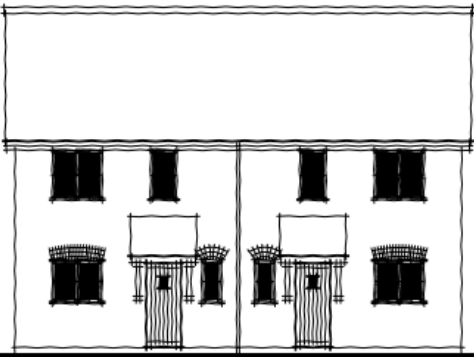
1, 12 & 14

Notes

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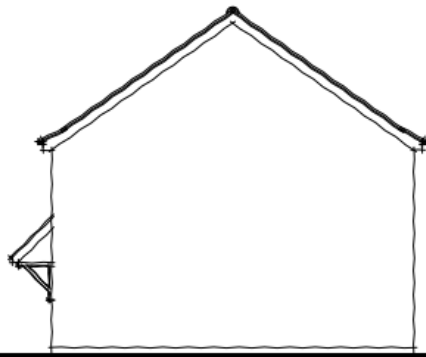
Dimension shown in relation to building heights are taken from plot FFL, not ground levels. This is due to the variation in ground levels throughout the site.

Two-bedroom, semi-detached, affordable properties



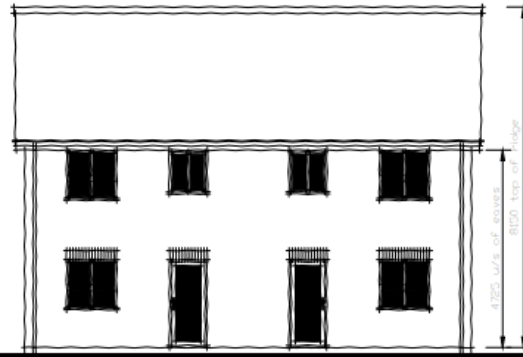
Proposed Front Elevation

1:100



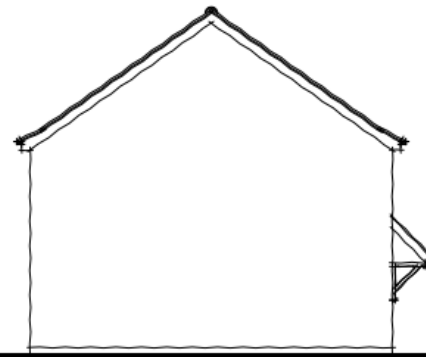
Proposed Side Elevation

1:100



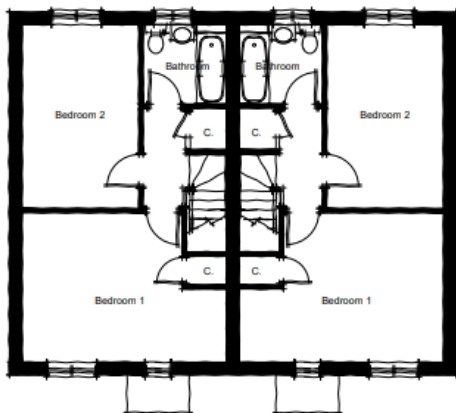
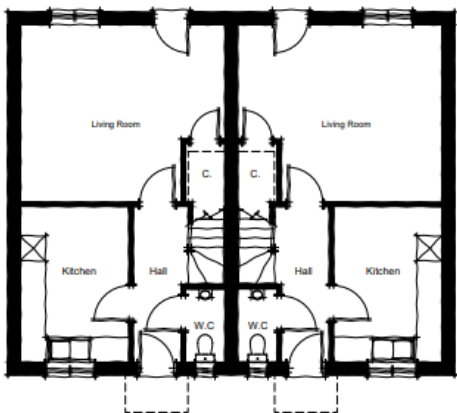
Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100



Dwelling Summary

Type	Semi Detached Houses
Bedrooms	2
Size (GIA)	850ft ²

Note - areas shown are gross internal areas

Plot Numbers

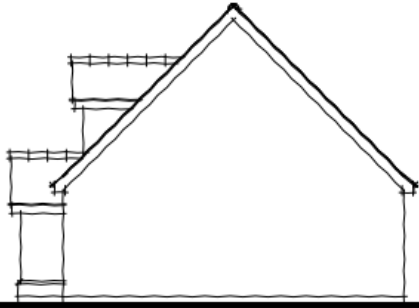
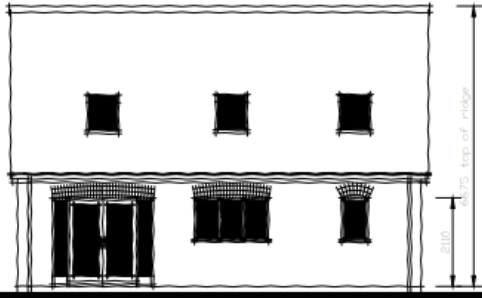
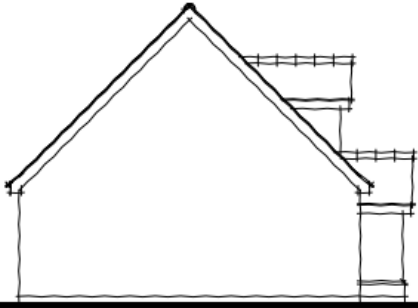
18 & 19

Notes

Refer to the proposed site layout and materials plan for plot specific handing, finishes and details.

Dimension shown in relation to building heights are taken from plot FFL, not ground levels. This is due to the variation in ground levels throughout the site.

Three-bedroom detached, chalet-style properties



Proposed Front Elevation

1:100

Proposed Side Elevation

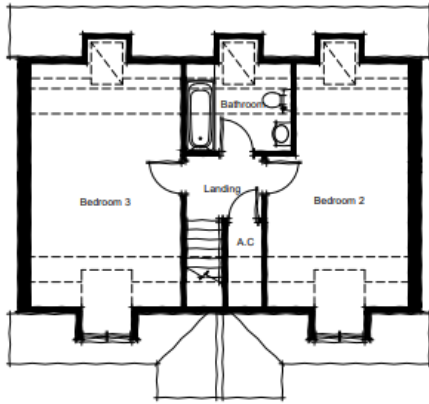
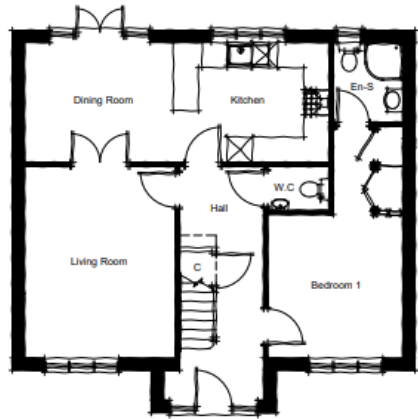
1:100

Proposed Rear Elevation

1:100

Proposed Side Elevation

1:100



Dwelling Summary

Type	Detached Chalet Bungalows
Bedrooms	3
Size (GIA)	1,245ft ²

Note - areas shown are gross internal areas

Plot Numbers

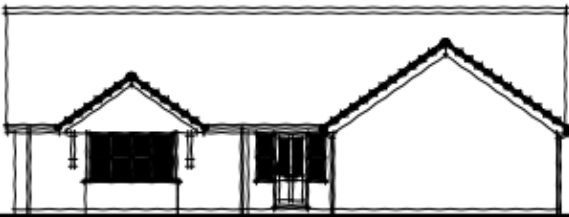
2 & 3

Notes

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Three-bedroom detached bungalow



Proposed Front Elevation

1:100



Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100



Proposed Ground Floor Plan

Dwelling Summary

Type	Detached Bungalows
Bedrooms	3
Size (GIA)	1,345ft ²

Note - areas shown are gross internal areas

Plot Numbers

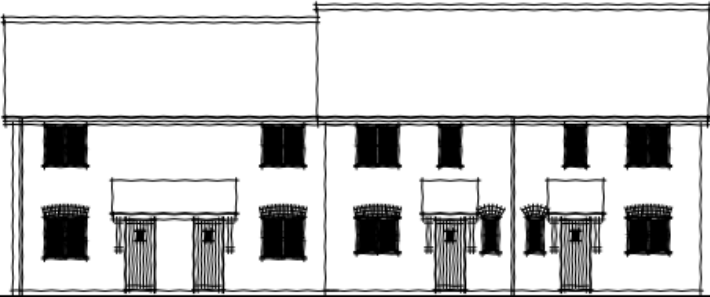
4, 16 & 17

Notes

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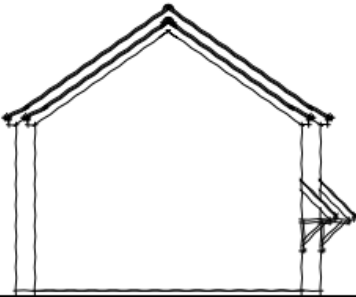
Dimension shown in relation to building heights are taken from plot FFL, not ground levels. This is due to the variation in ground levels throughout the site.

Terrace of one and two-bedroom affordable dwellings



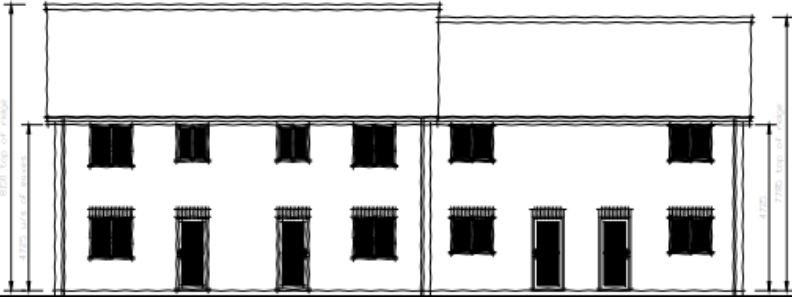
Proposed Front Elevation

1:100



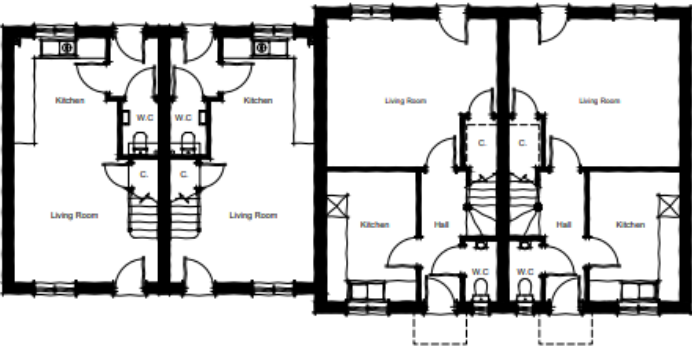
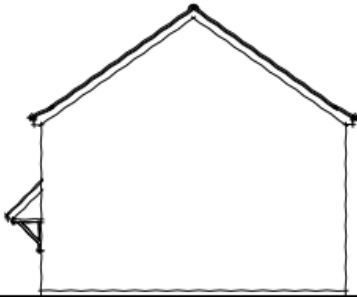
Proposed Side Elevation

1:100



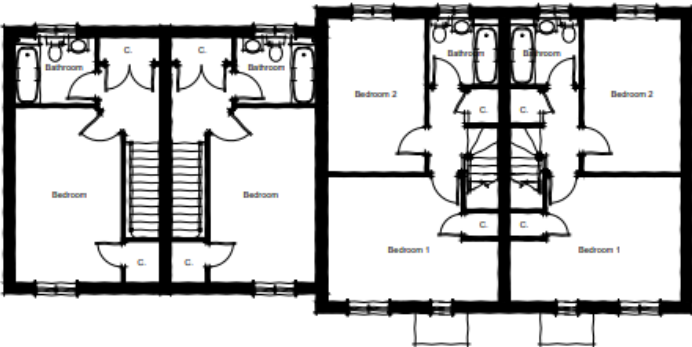
Proposed Rear Elevation

1:100



Proposed Ground Floor Plan

1:100



Proposed 1st Floor Plan

1:100

Dwelling Summary

Type	Mid & End Terraced Houses
Bedrooms	1 & 2
Size (GIA)	624ft ² / 850ft ²

Note - areas shown are gross internal areas

Plot Numbers

20, 21, 22 & 23

Notes

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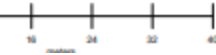
Housing mix plan



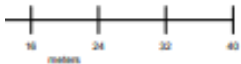
Legend

Housing Mix

- 1 bedroom house
- 2 bedroom house
- 3 bedroom house
- 4 bedroom house



Materials Plan



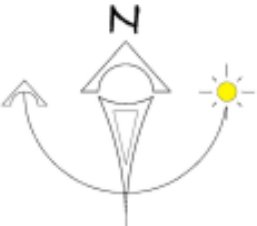
Legend

Wall Finishes


- Projecting Brickwork Plinth (TBS - Grantchester and Henley Blend)
- Brickwork (TBS - Grantchester and Henley Blend)
- Boarding (Hardie Plank Cladding - Midnight Black)
- Render (to front elevations and 750mm side returns only) - (Smooth - cream)

Roof Finishes

- Paniles (Redland Slate Grey)
- Paniles (Redland Fenland Terracotta)
- Paniles (Redland Farmhouse Red)



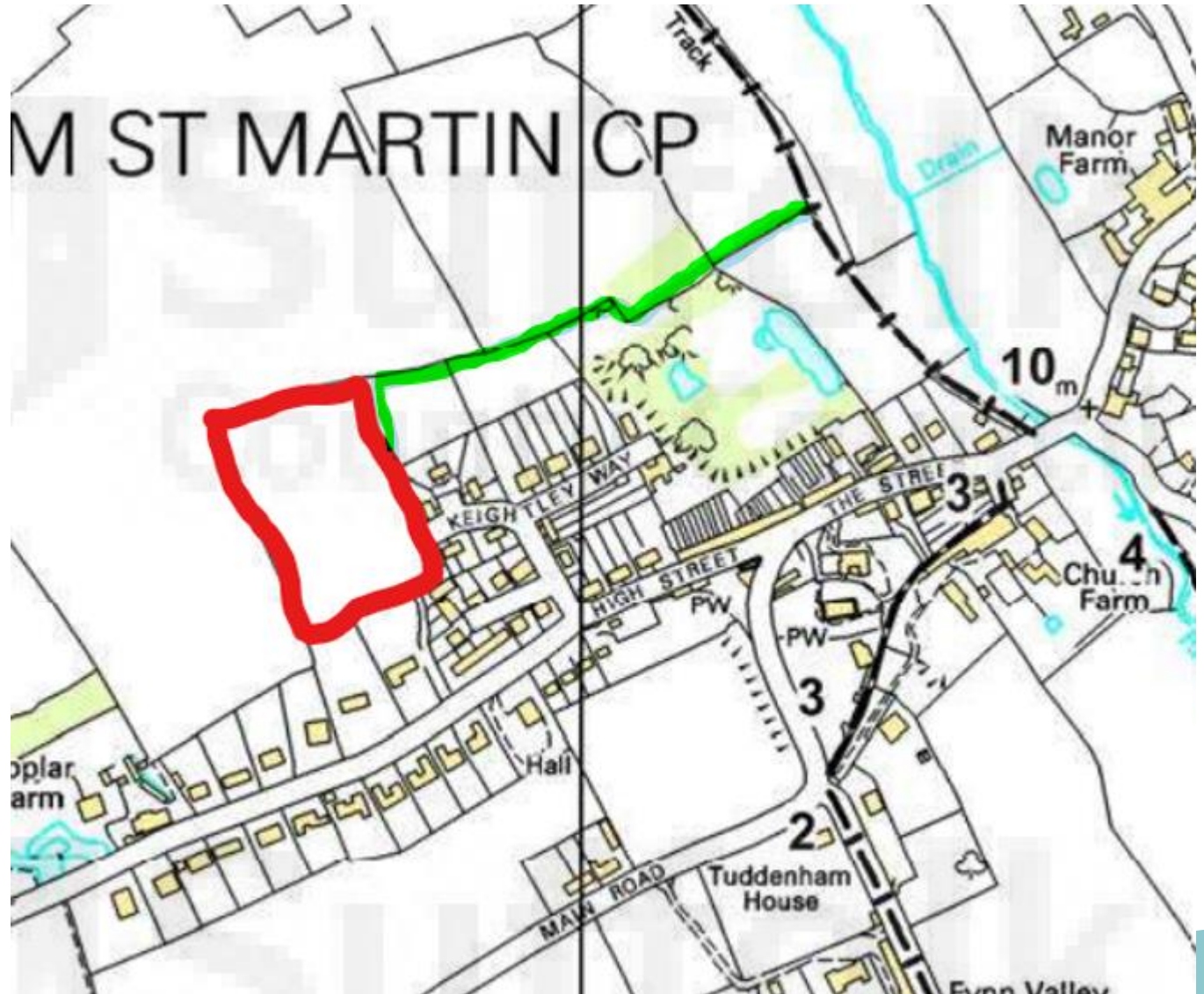
Material Planning Considerations and Key Issues

- Principle of development – Allocated site, has been through the Local Plan preparation process, considered by an Inspector and found sound.
 - Proposal complies with the requirements of the allocation policy
 - Design, layout and landscaping proposals are considered acceptable subject to final details on landscaping being controlled by condition
 - Surface Water Drainage Strategy
 - Highways – concerns regarding local access are noted. Highway movements would increase but on-street parking off the site shouldn't increase.
- 

Draft S106 to secure pedestrian improvements

Discussions have taken place with SCC in relation to securing some connectivity improvement. This would be secured within a S106 Agreement. This is not a requirement of the allocation policy.

To secure up to £100,000 in funding to enable the delivery of a public right of way connection through a Creation Agreement or Creation Order process to be paid to ESC or SCC prior to the commencement of development. In the event that this is not achieved, then subject to a proposal from SCC to deliver highway, footway or public transport infrastructure, the funds may be spent on such works.



Recommendation

Authority to Approve subject to controlling conditions as drafted below plus the inclusion of a condition requiring access to the play area to be secured and completed prior to occupation of any dwelling and completion of a S106 Agreement to secure a contribution to RAMS, provision of Affordable Housing, a contribution to primary school places and primary and secondary school transport and a contribution to improving pedestrian facilities, subject to further clarification from Suffolk County Council.

- Time limit
- Plans
- Materials
- Programme of archaeological work
- Site investigation and post investigation assessment to be completed
- A scheme for the provision of fire hydrants
- Unexpected contamination
- Construction Management Plan
- Hours of working during construction
- Surface water disposal strategy
- Construction Surface Water Management Plan
- Surface water drainage verification report
- Details of the estate roads and footpaths
- Storage and presentation for collection/emptying of refuse and recycling bins
- Manoeuvring and parking areas
- Cycle storage
- Development to be undertaken in accordance with the ecological avoidance, mitigation
- and enhancement measures identified within the Preliminary Ecological Appraisal
- Lighting design strategy for biodiversity
- Construction environmental management plan for biodiversity
- Ecological Enhancement Strategy,
- Landscape and ecological management plan
- Confirmation of meeting water efficiency standard
- 50% dwellings to meet M4(2)
- Precise details of a scheme of landscape
- Implementation of landscaping scheme
- Tree protection measures
- Retention of existing hedgerows and trees
- Ground works in the RPA of T10
- Management plan for maintenance of all communal areas

Slides from Mr Ward, objector

Residents' Material Considerations

1. Safe Pedestrian Access to The Village

After 'numerous rounds of consultation' Local Highways are said to have removed their holding objection to the development but, there is still 'no specific plan' to achieve safe pedestrian access. Officers conclude that 'proposed connections to existing routes are acceptable'. The PC has been told by Highways 'it would not be possible to extend pedestrian facilities on The Hill'.

Also, how do we know £100k is the correct amount required to achieve compliance for pedestrian access? Without any details or estimates, we are likely to be subjected to a development with no safe access to the village.

- We want a fully costed plan for safe access to the village before any development can start.

2. Access to the Play Area

The two new accesses & the cycle route to the play area are speculative. Multiple accesses to a children's play area is a contentious proposal and unlikely to be agreed by the community. This is fundamental to the plan.

- Agreement of any new access to the play area should be gained from the PC before development can start.

3. The Parking Allocation is Not Compliant with the NPPF and Suffolk Technical Guidance

There are significant difficulties with existing on-street parking on Keightley Way & The Hill. Eg An Ambulance, a Fire Engine and many Deliveries vehicles have failed to get through in recent times. Four new houses rely on lay-by parking. There is no parking for the play area and no allowance for on-street parking lost at the site entrance.

- The parking allocation must be compliant with NPPF 111&116d and Suffolk Technical Guidance 4.2.2

4. Proposed site plan

'Community engagement is essential for effective planning' The latest version of plan does not suit our setting.

- We need a Q&A session for residents about the site plan before development can start.

Agent's slides



Thursday 25th January 2024 at 8:30am



Tuesday 6th February 2024 at 2:00pm



Tuesday 6th February 2024 at 5:00pm





- Layers
- ITS Assets
- Drainage Assets
- Structure Assets
- Rights of Way
- Flood Management
- Assets
- Winter Maintenance
- Collisions (20K)
- Address Point (2K)
- Customer Service
- Highways Records (2K)
 - HIGHWAYRECORDS_jir
 - HIGHWAYRECORDS_p
- Condition Data
- Index Groups
- Licences
- Streetworks
- General Maintenance
- ASD Designations
- Gazetteer
- Parish
- Sections
- Maps



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