

Item 7

DC/20/1001/OUT

Outline application (some matters reserved) -
Construction of up to 33 dwellings, open space,
landscaping, visitor car park and site access from School
Road.

Land to the north of School Road, Ringsfield Corner



Proposal

This application seeks planning permission for:

- The construction of **up to 33 dwellings**, together with open space, landscaping and visitor car parking.

It is an outline application with all matters reserved *except* access, which comprises:

- A vehicular and pedestrian access from School Road to the south west of the site;
- Agricultural access from School Road to the south east of the site; and
- Pedestrian access via a footpath to School Road.

Other key considerations that have been explored in the preparation of the illustrative scheme include:

- A 24-space school visitor car park;
- Enhanced boundary landscaping; and
- A drainage strategy.

Update from February Committee

Application deferred from committee to enable officers to have discussions to include the 'blue' land within the application site.

The applicant has confirmed they are unwilling to increase the red line site area as set out in the officers report.

It is now the Council's position, that a reduced size of the application site relative to the site allocation (a reduction of 0.7 hectares) would represent poor design and lead to a cramped form of development which would be out of character with the surrounding character, especially noting the rural edge of the village.

Reference is drawn to a recent appeal decision (reference 3256221) where this issue is discussed (see appendices one and two to this report). The appeal decision sets out the importance of a local planning authority (at outline stage) being satisfied that that level of housing can be accommodated on the site in an acceptable manner. If there is not that level of confidence then, as noted in the appeal decision, (paragraph 10 refers) permission should have been refused as it is not appropriate to deal with that issue at a reserved matters submission stage when the outline has endorsed that level of housing in its decision (reference paragraph 11 of the costs claim decision).

The application is returned to Committee with a recommendation of refusal.

Local Plan Extract



Site photos



Site photos



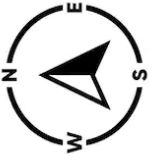
Site photos



Site photos



Site photos



Site photos



Site photos



Site location plan










Policy WLP7.14

Indicative site plan

Layout and design to be agreed at reserved matters stage



KEY

- | | | | |
|---|-------------------------|---|-------------------------------------|
|  | Existing Tree |  | Existing Boundary Planting Retained |
|  | Proposed Tree |  | Hedges |
|  | Road |  | Patio |
|  | Driveway |  | Path |
|  | Private Drive |  | Road |
|  | Tree/Hedges Removed |  | Existing Pond |
|  | Site Boundary |  | Benches |
|  | Site Ownership Boundary | | |

Density

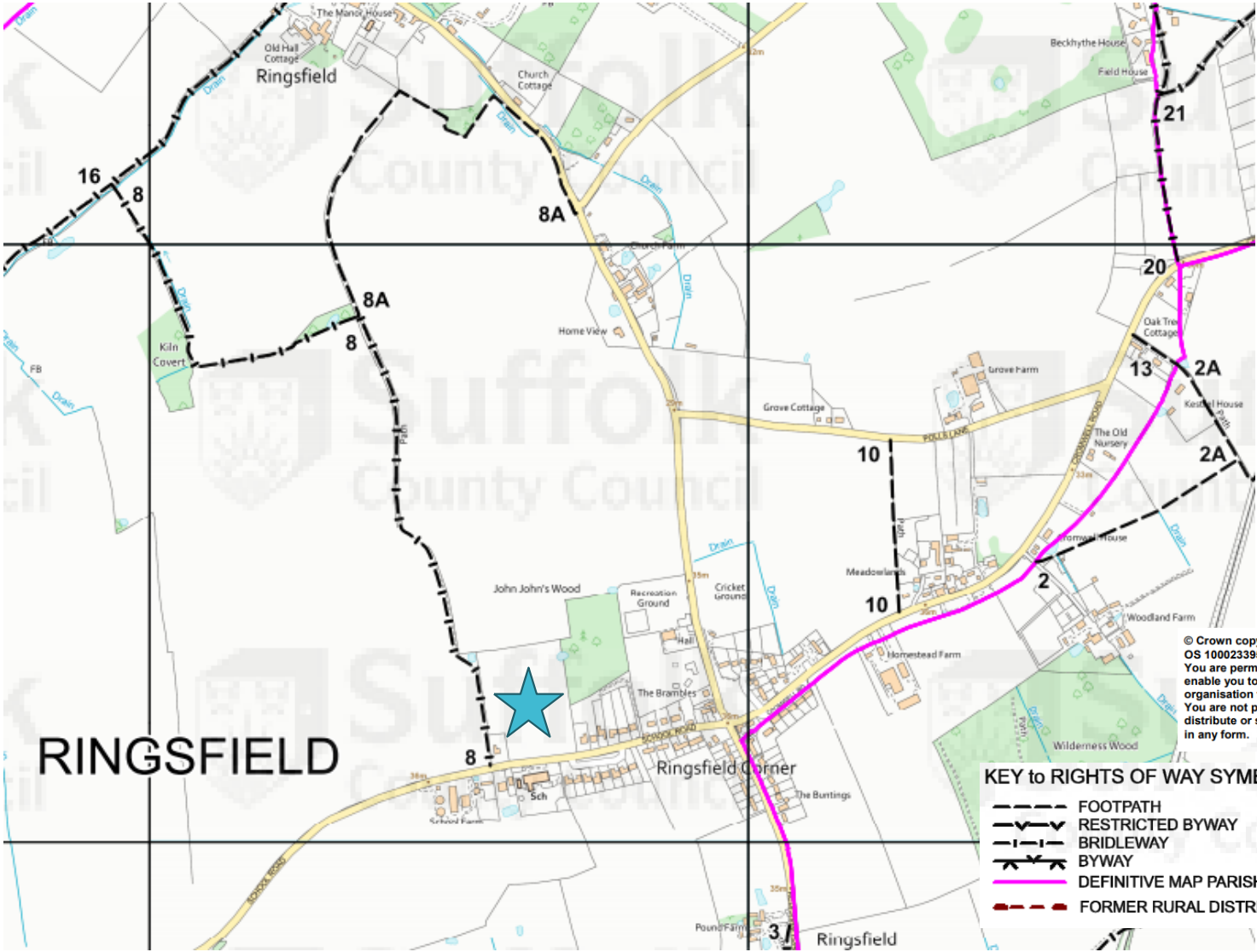
Policy requirement 20 dwellings per hectare (dph)



33 dwellings/1.86 hectares = 18dph

Connectivity

Condition proposed to ensure connection of the site to Bridleway #8

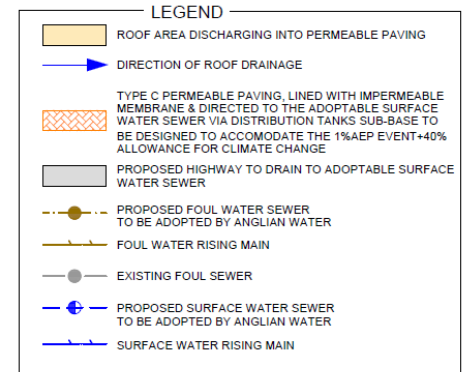


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- KEY to RIGHTS OF WAY SYMBOLS**
- FOOTPATH
 - RESTRICTED BYWAY
 - BRIDLEWAY
 - BYWAY
 - DEFINITIVE MAP PARISH BOUNDARY
 - FORMER RURAL DISTRICT BOUNDARY



Flood risk assessment and drainage strategy



Lead Local Flood Authority (Suffolk County Council) recommend approval subject to conditions requiring a surface water drainage scheme and incorporation of sustainable drainage system components.

Policy overview

Policy WLP7.14 Waveney Local Plan

Policy WLP7.14 – Land North of School Road, Ringsfield

Land north of School Road, Ringsfield (2.56 hectares) as identified on the Policies Map is allocated for a residential development of approximately 30 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes and types.
- A landscaped car park of at least 24 spaces must be provided on the site opposite the primary school. The car park should be secured and funded through a Section 106 planning obligation.
- The footway on the north side of School Road should be extended to connect the site to the existing development.
- Hedgerows and trees located along the north and west boundaries should be protected and reinforced with additional planting. A landscaping scheme will be required to support any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

The proposed development of 33 dwellings within 1.86 hectares is 18dph.

Policy overview

Policy WLP7.14 Waveney Local Plan

Policy WLP7.14 – Land North of School Road, Ringsfield

Land north of School Road, Ringsfield (2.56 hectares) as identified on the Policies Map is allocated for a residential development of approximately 30 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes and types.
- A landscaped car park of at least 24 spaces must be provided on the site opposite the primary school. The car park should be secured and funded through a Section 106 planning obligation.
- The footway on the north side of School Road should be extended to connect the site to the existing development.
- Hedgerows and trees located along the north and west boundaries should be protected and reinforced with additional planting. A landscaping scheme will be required to support any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

Detail of housing mix, type, size, design and layout is to be agreed at reserved matters.

Affordable housing to be secured by S106 legal agreement.

Policy overview

Policy WLP7.14 Waveney Local Plan

Policy WLP7.14 – Land North of School Road, Ringsfield

Land north of School Road, Ringsfield (2.56 hectares) as identified on the Policies Map is allocated for a residential development of approximately 30 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes and types.
- A landscaped car park of at least 24 spaces must be provided on the site opposite the primary school. The car park should be secured and funded through a Section 106 planning obligation.
- The footway on the north side of School Road should be extended to connect the site to the existing development.
- Hedgerows and trees located along the north and west boundaries should be protected and reinforced with additional planting. A landscaping scheme will be required to support any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

24 car parking spaces provided and secured through S106 legal agreement.

Further detail to be agreed at reserved matters.

Policy overview

Policy WLP7.14 Waveney Local Plan

Policy WLP7.14 – Land North of School Road, Ringsfield

Land north of School Road, Ringsfield (2.56 hectares) as identified on the Policies Map is allocated for a residential development of approximately 30 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes and types.
- A landscaped car park of at least 24 spaces must be provided on the site opposite the primary school. The car park should be secured and funded through a Section 106 planning obligation.
- The footway on the north side of School Road should be extended to connect the site to the existing development.
- Hedgerows and trees located along the north and west boundaries should be protected and reinforced with additional planting. A landscaping scheme will be required to support any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

Secured within Section 106 legal agreement - detail to be agreed at reserved matters.

Policy overview

Policy WLP7.14 Waveney Local Plan

Policy WLP7.14 – Land North of School Road, Ringsfield

Land north of School Road, Ringsfield (2.56 hectares) as identified on the Policies Map is allocated for a residential development of approximately 30 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes and types.
- A landscaped car park of at least 24 spaces must be provided on the site opposite the primary school. The car park should be secured and funded through a Section 106 planning obligation.
- The footway on the north side of School Road should be extended to connect the site to the existing development.
- Hedgerows and trees located along the north and west boundaries should be protected and reinforced with additional planting. A landscaping scheme will be required to support any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

Western boundary
hedgerow retained.

Additional hedgerow for
northern boundary and
landscape scheme
requirements secured by
condition.

Policy overview

Policy WLP7.14 Waveney Local Plan

Policy WLP7.14 – Land North of School Road, Ringsfield

Land north of School Road, Ringsfield (2.56 hectares) as identified on the Policies Map is allocated for a residential development of approximately 30 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes and types.
- A landscaped car park of at least 24 spaces must be provided on the site opposite the primary school. The car park should be secured and funded through a Section 106 planning obligation.
- The footway on the north side of School Road should be extended to connect the site to the existing development.
- Hedgerows and trees located along the north and west boundaries should be protected and reinforced with additional planting. A landscaping scheme will be required to support any planning application.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

Ecological survey
submitted – additional
enhancement strategy
and lighting plan secured
by condition.

Recommendation

Permission be refused for the following reason:

The site is allocated within the Waveney Local Plan (Policy WLP7.14) as a sustainable location for the development of approximately 30 dwellings. However, due to the condensed site area of 1.86 hectares, and the proposed maximum quantum of housing at 33 dwellings, the proposal represents an over-development of the application site. The planned approach to development of this site places great emphasis on a low-density development with spacious front and rear gardens, landscaping for street frontages, and a high-quality landscaping scheme to allow this development site to integrate well with its edge-of-settlement location and the surrounding countryside. The reduced site area, when compared to the allocation extent, would see an unacceptable compromise on these key design principles and result in a poor-quality layout. Granting outline planning permission for an 'up to' position prohibits the Council requiring a lower number of homes reserved matters stage in order to achieve good design appropriate for its location.

Whilst this application is in outline, with detailed matters reserved for future determination, the local planning authority needs to be satisfied that the proposed site area can accommodate the quantum of dwellings proposed in addition to all other works and infrastructure required to comprise a high-quality development in accordance with the local plan. As the proposed development fails in this regard, the application is contrary to Policy WLP7.14 of the local plan. As required by paragraph 127 of the National Planning Policy Framework (NPPF), the proposal does not optimise the potential of the site (as in the allocated site) to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and the result of this would be a conflict between the maximum granted number of homes and the ability to achieve good design. As indicated by paragraph 130 of the NPPF, where the design outcome of the development would be poor permission should be refused.

Photos
submitted by
Ringsfield
Parish Council



Photos
submitted by
Ringsfield
Parish Council

