



Committee Report

Planning Committee South – 28 May 2024

Application no DC/21/2710/OUT

Location

Land North Of Conway Close And
Swallow Close
Felixstowe
Suffolk

Expiry date 2 September 2021

Application type Outline Application

Applicant Generator Optima (Ferry Road II) Ltd.

Parish Felixstowe

Proposal Outline Planning Permission With Some Matters Reserved - a phased development to create up to 150 new homes, associated infrastructure and open space.

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1. Summary

- 1.1. This application seeks outline planning permission to create up to 150 dwellings, associated infrastructure and open space. Details of the access into the site have been submitted for approval whilst appearance, landscaping, layout and scale are reserved matters for future determination.
- 1.2. 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 public interest from members of the public and the Town Council and the significance of the site in its relevance to the wider North Felixstowe Garden Neighbourhood allocation.
- 1.3. The East Suffolk Council (Suffolk Coastal) Local Plan Policy SCLP12.4 allocates the site for the development of approximately 150 dwellings. The allocation was carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017). It lies immediately adjacent to the North Felixstowe Garden Neighbourhood proposed by Local Plan Policy SCLP12.3.
- 1.4. Although the description of development states this is for up to 150 homes (consistent with the allocation policy) in reality the site is more likely to deliver 50-75 homes, based upon the constraints and expectations of the proposed 'Parameter Plan'.
- 1.5. The proposal is for Development Plan-led housing and would deliver substantial public benefits that outweigh any harms arising. The number of dwellings proposed, at up to 150, accords with the plan-led approach to deliver sustainable housing growth in Felixstowe. The proposal is therefore in accordance with the Local Plan and the NPPF.
- 1.6. The application is recommended for approval subject to conditions and the completion of a Section 106 legal agreement to secure the necessary obligations.

2. Site Description

- 2.1. The site comprises 3.8 hectares (9.4 acres) of land and is currently in agricultural use. It is immediately to the north of the existing built-up area of Felixstowe. To the south, the site is bounded by the existing properties in Ferry Road, Conway Close and Swallow Close - two storey houses in Ferry Road are placed side-on to the site, whilst the two storey houses in Conway Close and bungalows in Swallow Close back on to the boundary. A public footpath runs across the southern side of the site, immediately to the rear of the gardens of the properties to the south, linking Ferry Road to Hyem's Lane and appears to be well-used. There is a hedge along the Gulpher Road and Ferry Road frontages and a small row of semi-mature trees along Ferry Road.
- 2.2. To the east, Ferry Road marks the eastern edge of the site. On the opposite side is Laureate Fields, a recent residential development of 196 new homes. To the west is land that is also in agricultural use, although it is allocated for development in the Suffolk Coastal Local Plan. Policy SCLP12.3 secures the creation of the North Felixstowe Garden Neighbourhood, containing leisure uses, green infrastructure, community facilities, a primary school and employment uses alongside 2000 new homes. 560 homes in the centre of the site already benefit from planning permission and are currently under construction.

- 2.3. Gulper Road forms the northern boundary of the site and is a designated "quiet lane" It will become the new northern edge of Felixstowe and will mark the boundary between the built-up area of the town and the countryside. The site is relatively flat, with the land dropping gently to the west and sloping away to the north towards the Suffolk and Essex Coast and Heaths National Landscape and the Deben estuary. There are no distinctive landscape features within the site, other than the public footpath and some trees on the edges that are remnants of former field boundaries.
- 2.4. There are no designated heritage assets on the site although Park Farm Cottages, which is a Grade 2 listed building, and its associated complex of agricultural buildings are located adjacent to the north western boundary of the site.
- 2.5. Within the Suffolk Coastal Local Plan (September 2020) the site is allocated under Policy SCLP12.4 for the development of approximately 150 dwellings.

3. Proposal

- 3.1. This application for outline planning permission proposes to create up to 150 new homes, associated infrastructure and open space. All matters are reserved except for the access.
- 3.2. Details of the layout, scale and appearance of the development and its associated landscaping (the "Reserved Matters") are not submitted for approval as part of this application. Should outline planning permission be granted, these matters would be subject of further application(s) for approval of reserved matters before development could proceed.
- 3.3. A single point of vehicle access is proposed to be fixed, on the frontage to Ferry Road and offset to the north of the new junction with Ranson Road, with a footway to be added on the west side of the street to match the new provision already in place on the east side, delivered as part of the scheme for Laureate Fields. The internal road layout is reserved for further consideration.
- 3.4. Whilst this is an outline application with all matters (apart from the access) reserved for future determination, the principle of development on the site is largely established through the allocation in the Local Plan under policy SCLP12.4 for approximately 150 dwellings. Since the application was submitted officers have worked closely with the applicant's agent to establish development parameters and principles of design to fix certain aspects of the layout to guide any future reserved matters applications, should outline planning permission be granted. These aspects are shown on a Development Parameters Plan which has been submitted for approval. In addition, an illustrative Concept Plan has been submitted.
- 3.5. The Parameter Plan includes the following development principles:
 - main vehicular access from Ferry Road extending to the western boundary thereby securing a future vehicle connection into the North Felixstowe Garden Neighbourhood
 - cycleway alongside the main vehicular access connecting into a new cycleway long the west side of Ferry Road.

- The existing public footpath along the southern boundary in a wide corridor allowing space to be upgraded to a cycleway in the future.
- Pedestrian access points onto Gulpher Road and Ferry Road allowing connections to the wider public footpath network.
- The areas of residential development (maximum two storey height).
- Green infrastructure, to include landscaped areas adjacent to Gulpher Road and surface water drainage basins which will be located in the eastern part of the site to the north and south of the vehicular access point.

3.6. The application is accompanied by the following supporting documents:

- Design and Access Statement
- Planning Statement
- Site Entrance General Arrangement plan
- Concept Layout
- Parameter Plan
- Transport Assessment
- Interim Residential Travel Plan
- Landscape and Visual Appraisal
- Preliminary Ecological Assessment
- 'Shadow' Habitat Regulations Assessment
- Tier 1 Contamination Risk Assessment
- Heritage Statement
- Flood Risk Assessment and Drainage Statement
- Archaeological Desk Based Assessment
- Arboricultural Impact Assessment
- Detailed Air Quality Assessment
- Utility Services Report
- Health Impact Assessment
- Statement of Community Involvement
- Form 1 - CIL Additional Information

3.7. Following submission, the application was screened in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The site was considered, for all intents and purposes, to form part of the proposed North Felixstowe Garden Neighbourhood and as such was considered to be EIA development. The Council issued a Scoping Opinion in January 2022 and an Environmental Statement was submitted in October 2022, in accordance with the EIA Regs.

3.8. On the basis of the Scoping Opinion the topics that are included in the ES are:

- (a) Landscape and visual effects
- (b) Biodiversity and ecology
- (c) Transport and access

4. Consultations/Comments

Third Party Representations

4.1. 46 representations have been received objecting to the application on the following grounds:

- Overdevelopment of the site.
- Ferry Road is excessively busy, and 150 dwellings would add further strain.
- A more sympathetic development is required.
- The development is too close to Kingsfleet primary school.
- Extra traffic and lack of infrastructure in the area.
- Inappropriate location for young families; too far from the town centre.
- Lack of doctor's surgeries, dentists and schools in the area.
- Large numbers of houses are already being built in Felixstowe. These houses aren't needed.
- Lack of employment opportunities in the area.
- This application should be delayed until the Garden Neighbourhood "Masterplan" has been produced.
- Piecemeal development will not deliver coherent infrastructure.
- High density inappropriate to the rural setting.
- Local transport and other infrastructure (e.g. drainage) will be unable to cope.
- Massive increase in traffic on Ferry Rd and surrounding roads.
- Harmful impact on countryside and the AONB.
- Loss of agricultural land.
- The development should be incorporated into the Garden Neighbourhood.
- Gulpher Road can't sustain the amount of traffic likely to be generated.
- Loss of natural habitat and wildlife.
- The development will harm the amenities of existing residents.
- The proposal is out of keeping with the surrounding area.
- There is insufficient detail within the application.
- The application is similar to Laureate Fields development which has had a significant impact.
- Loss of hedgerows and trees.
- The buildings will infringe on the setting of a listed building Park Cottages.
- The Application does not meet the criteria set down in the Local Plan.
- The two local schools are already full.
- The area is poorly served by bus services.
- The over-development of the Laureate Fields site by the same developer.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	16 June 2021	28 June 2021
<p>Summary of comments: Committee recommended REFUSAL.</p> <p>In particular, Committee had concerns about another development commencing whilst development is still ongoing at laureate fields; the foul water and surface drainage capacity and the consequential impact on highways from developing 150 homes on this site.</p> <p>Committee was also concerned that the indicative site illustrations only shows approximately half the homes that are being proposed under this outline approval.</p>		

Consultee	Date consulted	Date reply received
Natural England	12 January 2023	1 February 2023
<p>Summary of comments: No objection, subject to appropriate mitigation being secured.</p>		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	16 June 2021	17 June 2021
<p>Summary of comments: A condition is required for fire hydrants.</p>		

Consultee	Date consulted	Date reply received
SCC Cycling Officer	16 June 2021	No response
<p>Summary of comments: No response.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Economic Development	16 June 2021	24 June 2021
<p>Summary of comments: No comment.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	16 June 2021	30 June 2021
Summary of comments: Internal response; see report.		

Consultee	Date consulted	Date reply received
East Suffolk Design And Heritage	16 June 2021	30 June 2021
Summary of comments: Internal response; see report.		

Consultee	Date consulted	Date reply received
SCC Rights Of Way	16 June 2021	24 June 2021
Summary of comments: No objection. FP12 must be accommodated in a wide green corridor. We would like to see a sealed surface put down on that part of FP12 within the site.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	16 June 2021	6 July 2021
Summary of comments: No objection subject to conditions.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	16 June 2021	8 December 2022
Summary of comments: To ensure that good green infrastructure and recreational walking connections (as required by the HRA) can be achieved it is recommended that parameters for these are defined and secured as part of this Outline application. Conditions recommended.		

Consultee	Date consulted	Date reply received
Network Rail Property (Eastern Region - Anglia)	16 June 2021	22 June 2021
Summary of comments: No objection.		

Consultee	Date consulted	Date reply received
SCC Section 106 Officer	16 June 2021	5 July 2021
Summary of comments: Section 106 and CIL contributions advice given (updated) .		

Consultee	Date consulted	Date reply received
East Suffolk CIL	16 June 2021	29 July 2021
Summary of comments: Internal consultation.		

Consultee	Date consulted	Date reply received
East Suffolk Housing Development Team	16 June 2021	5 July 2021
Summary of comments: Advice on affordable housing mix and tenure.		

Consultee	Date consulted	Date reply received
Disability Forum	16 June 2021	16 June 2021
Summary of comments: Advice on housing accessibility and adaptability given.		

Consultee	Date consulted	Date reply received
Suffolk Police Design Out Crime Officer	16 June 2021	31 August 2021
Summary of comments: It is appreciated that this is an outline application and that further details will be forthcoming at the Reserved Matters Stage, but without further details I do not have enough information to be able to fully comment on or support this proposed development.		

Consultee	Date consulted	Date reply received
Ipswich & East Suffolk CCG & West Suffolk CCG	7 July 2021	30 June 2021
Summary of comments: No objection. Impacts to be mitigated by a request for CIL funding.		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	8 July 2021	12 July 2021
Summary of comments: No objection subject to conditions.		

Consultee	Date consulted	Date reply received
East Suffolk Drainage Board	15 December 2022	22 December 2021
Summary of comments: Advisory comments.		

Consultee	Date consulted	Date reply received
Anglian Water	15 December 2022	21 December 2022
Summary of comments: No objection.		

Consultee	Date consulted	Date reply received
Water Management Alliance	N/A	21 December 2022
Summary of comments: No further comment.		

Consultee	Date consulted	Date reply received
SCC Highways Department	30 January 2024	11 March 2024
Summary of comments: Pending final response		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	23 October 2023	21 November 2023
Summary of comments: Recommend approval subject to conditions.		

Consultee	Date consulted	Date reply received
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East Suffolk Design And Heritage	15 March 2024	5 April 2024
Summary of comments: Internal consultation; see report.		

Publicity

The application has been the subject of the following press advertisement:

Publication	Published date	Expiry date	Reason
East Anglian Daily Times	24 June 2021	15 July 2021	Major Application Affects Setting of Listed Building Public Right of Way Affected

Site notices

Site Notice Type	Date Posted	Expiry date	Reason
General Site Notice	16 July 2021	6 August 2021	Affects Setting of Listed Building In the Vicinity of Public Right of Way Major Application

5. Planning policy

National Planning Policy Framework 2021

SCLP3.1 - Strategy for Growth (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.8 - Housing Mix (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.9 - Self Build and Custom Build Housing (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.10 - Affordable Housing on Residential Developments (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.1 - Sustainable Transport (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP8.2 - Open Space (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.2 - Sustainable Construction (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.5 - Flood Risk (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.6 - Sustainable Drainage Systems (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.7 - Holistic Water Management (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.2 - Visitor Management of European Sites (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.3 - Environmental Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.7 - Archaeology (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.3 - North Felixstowe Garden Neighbourhood (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.4 - Land North of Conway Close and Swallow Close, Felixstowe (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

Sustainable Construction Supplementary Planning Document (East Suffolk Council, Adopted April 2022)

Affordable Housing Supplementary Planning Document (East Suffolk Council, Adopted May 2022)

Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (SPD) adopted May 2021

6. Planning Considerations

Principle of Development

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, determination must be made in accordance with the plan unless material considerations indicate otherwise. The relevant policies are set out above.
- 6.2. The Local Plan was adopted in September 2020 and sets out the level of growth which needs to be planned in the area and identifies where that growth should be located for the period up to 2036.
- 6.3. The site is allocated in the Local Plan under Policy SCLP12.4 for approximately 150 residential units and the application seeks outline consent for up to 150 dwellings. The principle of residential development on the site is therefore accepted, however officers are of the view that a more realistic number of dwellings that can be accommodated is 50 – 75, as explained in more detail in paragraphs 6.26-6.28 below
- 6.4. The allocation of the site in the local plan forms part of the delivery of the strategy of the Local Plan as set out in Policy SCLP3.1 - Strategy for Growth, which sets out the plans for growth during the plan period which includes not only the ambition to significantly boost the supply of housing but also to support appropriate growth in the rural areas to help sustain and support existing communities.

Affordable Housing, Housing Mix and Self-Build

- 6.5. Policy SCLP5.10 (Affordable Housing on Residential Developments) of the Local Plan states that proposals for residential development with capacity for ten units or more or sites of 0.5ha or more will be expected to make provision for 1 in 3 units to be affordable dwellings. Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.
- 6.6. The Planning Statement states that the scheme will be compliant with the policy. The Council's Housing Enabling Manager has provided guidance on the appropriate mix for this development proposal based on local housing need, which, on the basis of 150 houses,

would provide 50 affordable homes. The exact number of affordable homes will be subject to a reserved matters application but the tenure and mix can be secured by a S106 legal agreement based on 50% for affordable rent, 25% for shared ownership and 25% for shared equity (discount market sale or first homes). The affordable housing provision is a public benefit of the scheme that should carry substantial weight in the planning balance.

- 6.7. Policy SCLP5.8 of the Local Plan states that proposals for new housing development will be expected to deliver the housing needed for different groups in the community as identified in the Strategic Housing Market Assessment. There should be a mix of housing tenures, types and sizes with a focus on smaller dwellings (1 and 2 bedrooms). As the application is submitted in outline form the housing mix will be determined through a future Reserved Matters application, should this application be approved. However, the requirement for a housing mix that accords with Policy SCLP5.8 can be secured by condition.
- 6.8. Policy SCLP5.9 of the Local Plan requires that developments of 100 or more dwellings will be expected to provide a minimum of 5% self or custom build properties on site through the provision of serviced plots. This provision can be secured in the S106 legal agreement to be triggered if a future reserved matters application achieves more than 100 homes (which appears unlikely).

Highway Considerations

- 6.9. Chapter 9 of the Environmental Statement considers the environmental impact of the proposed development with regard to traffic, pedestrians, cycle movements and public transport. It does not cover junction capacity assessments, as these are dealt with in the Transport Assessment. In summary, the ES identifies no significant adverse impacts arising from the proposed development.
- 6.10. Sustainable transport is promoted in the NPPF, which sets out that in assessing applications for development it should be ensured (inter alia) that:
- Paragraph 114 - a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location; b) safe and suitable access to the site can be achieved for all users;
 - Paragraph 115 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
 - Paragraph 116 - Within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport
- 6.11. In accordance with the NPPF, Policy SCLP7.1 states that development proposals should be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.
- 6.12. Site allocation Policy SCLP12.4 provides site specific criteria in relation to transport and highway matters:

- A Transport Assessment should be submitted as part of a planning application.
 - Highway design which provides for appropriate access to the Garden Neighbourhood for vehicles, pedestrians and cyclists.
- 6.13. A Transport Assessment and Interim Travel Plan have been submitted and reviewed by the County Council Highways Authority (SCC Highways) in their role as statutory consultee. The application is also supported by an illustrative Concept Plan and a Parameters Plan (both revised during the course of the application in response to SCC Highways comments). These plans provide for:
- Vehicle and cycle access from Ferry Road extending westwards to the boundary with the Garden Neighbourhood.
 - A cycleway on the west side of Ferry Road.
 - Provision of space for the existing public footpath along the southern boundary to be upgraded into a 3m cycleway in the future.
 - Pedestrian access points onto Gulpher Road allowing connections to the wider public footpath network.
- 6.14. The Transport Assessment confirms that the design of the estate road and junction can serve more than the 150 new homes that are proposed. It also assesses the traffic impact on the junctions in the Candlet Road - Grove Road - Colneis Road corridor and concludes that no material impact on the highway network around the site is identified.
- 6.15. SCC Highways have given detailed consideration to the proposed access arrangements and highway implications of the proposed development. SCC Highways have indicated that they are satisfied with the proposals as shown on the Parameter and Concept plans, however at the time of writing their formal response has yet to be received.
- 6.16. Should the Highway Authority's formal recommend any off-site highway works these would need to be secured by planning condition and the applicant entering into a Section 278 Agreement with the Highway Authority to undertake the works.
- 6.17. The application includes an Interim Travel Plan that has three main objectives:
- Minimise the number of car-based trips generated by the proposed development - particularly single occupancy car trips;
 - Increase the number of trips made to and from the site by sustainable transport modes; and
 - Address the access needs of residents and visitors by supporting walking, cycling and use of public transport.
- 6.18. The Interim Travel Plan aims to reduce the number of journeys made by car by setting targets that aim for a 10% reduction in the use of private cars over five years. It includes a number of measures to promote sustainable modes of transport and, to ensure that those measures are implemented, a Travel Plan contribution, payable to Suffolk County Council, needs to be secured through a Section 106 Agreement.
- 6.19. The application site is well related to the existing settlement and the proposal secures pedestrian and vehicular access to the proposed Garden Neighbourhood to the west and provides for improvements to and connections to the existing public footpath network

that will not only offset the impacts of the development, but also help deliver improvements that will benefit both existing and new residents. The travel plan measures to be implemented will promote sustainable modes of transport.

- 6.20. Subject to receiving the Highway Authority's formal response on the application, it is considered that the means of vehicle and pedestrian access to and from the site, is acceptable and that the proposal will meet the sustainable transport objectives of the NPPF and local plan policies SCLP7.1 and SCLP12.4.

Design and layout Considerations

- 6.21. The NPPF promotes high quality design in new developments. Paragraph 135 states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 6.22. Policy SCLP12.4 sets down a number of criteria that development of the site will be expected to comply with. Of particular relevance are criterion e) and f) which state:

- e) Maximum building height of 2 storeys;*
- f) Development will need to be high quality and sympathetic to the surrounding character of the area and Listed Building at Park Farm Cottages to the west of the site;*

- 6.23. This application is made with details of appearance, landscaping, layout and scale reserved for future determination. However, the application is accompanied by a Parameter Plan, illustrative Concept Layout and Design and Access statement, which provide the key principles that will guide the detailed design of any future reserved matters application and which is broadly derived from constructive pre-application discussions between officers and the applicant.

- 6.24. The DAS confirms that the maximum building height will be restricted to two storeys (a restriction that is supported by the Landscape and Visual Impact Assessment). The intention at reserved matters stage, is that house types will show variation in the roofscape, to create interest and variety in the street scene. Dwellings are expected to

have a traditional form with materials that will reflect the character of the adjoining residential properties.

- 6.25. The Parameter Plan is helpful in setting out all of the key elements that generate a layout including land use and green infrastructure. It shows the position of the access (extending to the boundary with the Garden Neighbourhood), the main residential area, areas to be set aside as for landscaping and open space, to include surface water drainage infrastructure and play space and pedestrian and cycle access points.
- 6.26. There have been detailed and constructive discussions between the applicant, the Lead Local Flood Authority and the Highway Authority that have resulted in significant improvements to the initially submitted Concept Plan and which are reflected on the Parameters Plan. The most striking of these changes is the reduction of land available for housing development. This reduction has come about primarily to ensure that, when a reserved matters application comes forward, adequate land will be available to satisfactorily accommodate surface water drainage infrastructure, an access road designed to an appropriate standard for connecting into the Garden Neighbourhood, future upgrade of the Public Footpath to a cycle way and open space in the form of off-setting the development from the site boundaries and the listed building to allow for improved landscaping.
- 6.27. Notwithstanding these changes, there has been no change to the description of the application which remains at seeking consent for up to 150 dwellings. If this application is approved any reserved matters application will be required to be substantially in accordance with the Parameter Plan. Consequently, officers are of the view that it is inevitable that it will not be possible to satisfactorily accommodate up to 150 dwellings on the site whilst adhering to the Parameter Plan and restricting building heights to no more than two storeys. A more realistic number of dwellings across the site is likely to be between 50 - 75.
- 6.28. The applicant acknowledges that, as a result of the scheme agreed with the LLFA to deliver sustainable drainage through the use of infiltration basins in the eastern half of the site, the extent of drainage infrastructure is greater than that anticipated by Policy SCLP12.4 or the application as originally submitted. The applicant further acknowledges that a reduction in the number of new homes that can be delivered on the application site is expected, but this cannot be quantified until there is a detailed design for the surface water drainage scheme at reserved matters stage.
- 6.29. In terms of design, the concept plan allows for a variety of interpretations, however the general concepts of providing landscaping and open space on the edges of the site with a central spine road could lead to an appropriately designed layout that is well connected to the existing development and the countryside to the north. The indicative layout plan shows that a soft edge to the northern boundary of the site could be achieved, which would help the transition between the development and the countryside. The layout of a wider central road with landscaping shows the potential for adding character and a sense of hierarchy to the streets.
- 6.30. It is considered that the design principles in the Parameter Plan, Illustrative Concept Plan and Design and Access Statement that will guide the detailed design of any future reserved matters application, demonstrate that the site can be developed in a way that will deliver

a high-quality residential development that respects the setting of the listed Park Farm Cottages and the open countryside to the north, in accordance with Policy SCLP12.4 and the design objectives of the Local Plan and the NPPF.

Landscape and Visual Impact

- 6.31. Chapter 7 of the Environmental Statement assesses the likely significant effects of the proposed development on the environment with regard to landscape and visual effects. The development of the site would result in a minor reduction in the physical buffer between the built-up area of Felixstowe and the Suffolk and Essex Coast and Heaths National Landscape. However, the ES concludes, development would be no closer than recent development to the east (Laureate Fields) and would not result in a direct loss or impact in the natural beauty and special qualities of the National Landscape.
- 6.32. Paragraph 12.64 of the Local Plan says "The properties on Conway Close, Swallow Close and Upperfield Drive currently define the edge of the built up area of Old Felixstowe with countryside to the north. The land to the north of Conway Close and Swallow Close can provide a natural extension to the built form of Felixstowe without causing a detrimental impact on the Area of Outstanding Natural Beauty (now National Landscape) or important views of the Deben Estuary. Understanding the potential impact on the natural beauty and special qualities of this area and identifying appropriate mitigation measures to be delivered on site will be necessary to help conserve and enhance the nationally designated landscape".
- 6.33. The application is accompanied by a landscape and visual impact assessment (LVIA) as required by Policy SCLP12.4. The Site does not lie within any designated or protected areas; the boundary of the Suffolk and Essex Coast and Heaths National Landscape (formerly the Suffolk Coast and Heaths Area of Outstanding Natural Beauty) lies approximately 200m to the east and 500m to the north. As such the development has the potential to be considered to fall within the setting of the National Landscape. Local plan Policy SCLP10.4 (Landscape Character), states that development proposals should be sympathetic to the special qualities and features of the area.
- 6.34. The LVIA recommends a landscape led approach to site design; something that is further endorsed by local plan policy SCLP12.3 para 12.51 for the Garden Neighbourhood, which seeks the introduction of green infrastructure through the development. The report also recognises the need to incorporate a well designed settlement edge to soften the existing somewhat abrupt edge to the urban area.
- 6.35. The LVIA has been considered by the Council's Arboriculture and Landscape Manager. The proposed development would see the conversion of arable land to residential development. Given the sites location and the degree of change in respect of prevailing landscape character, it is considered that the change will have a moderate level of significance of effects, which with maturing new planting, will reduce to minor after 15 years, assuming successful plant establishment. There is visual and physical separation from the more sensitive Deben estuary landscape character area means that there are not anticipated to be any meaningful impacts arising on this area, and nor on the National Landscape.

- 6.36. In terms of visual effects, the main impact will arise for receptors in the immediate vicinity of the site including the PROW on the southern edge of the site, for which open views to the north will be lost by the introduction of development. These impacts will moderate with the maturing of new site boundary vegetation. Views from PROWs to the north would see the development against the existing urban edge of Felixstowe so the magnitude of change in these views is moderated. Views from the Deben estuary/National Landscape areas are moderated by distance and the break in slope that sees the land fall away to the north and north east.
- 6.37. The indicated site layout shows open green space to the NE and NW corners of the site and along the Gulpher Road frontage and this will help soften the edge of the development against the open countryside which is to be welcomed. Elsewhere, other tree planting and boundary hedge planting is indicated and will help moderate the visual impact of the development.
- 6.38. Overall landscape and visual effects of a Moderate scale or worse will be felt in the immediate vicinity of the site, and overall will be minor in the long term. This conclusion is dependent on the agreement of a suitable landscape planting strategy which can be secured by condition.
- 6.39. For the reasons given, officers consider that the proposed development will not have any significant adverse landscape or visual impacts on the surrounding landscape or the National Landscape beyond. It is therefore considered that the proposal accords with the objectives of Policy SCLP10.4 (Landscape Character).

Heritage Considerations

- 6.40. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess. The National Planning Policy Framework identifies protection and enhancement of the historic environment as an important element of sustainable development. Paragraphs 205 and 206 require planning authorities to place 'great weight' on the conservation of designated heritage assets, and state that the more important the asset the greater the weight should be. They also recognise that significance can be harmed by development within the setting of an asset. Paragraph 206 also states that any harm or loss should require clear and convincing justification.
- 6.41. Policy SCLP12.4 criterion f) states "Development will need to be high quality and sympathetic to the surrounding character of the area and Listed Building at Park Farm Cottages to the west of the site."
- 6.42. The application is supported by a Heritage Statement that meets the requirements of the NPPF at paragraph 200. Adjoining the west boundary of the site is Park Farm Cottages (1 and 2) which are listed Grade II. The building has an 'L' shaped plan form with pitched and hipped plain tiled roofs. It consists of a main range and a later crosswing, with a 17th century or earlier timber framed core which was encased in brick during the 18th and 19th centuries. There are a number of single storey outbuildings to the south and east forming a courtyard arrangement which are historically associated with the farm cottages which make a minor contribution to their significance as a group.

- 6.43. The Heritage Statement considers the significance and setting of Park Farm Cottages and the impact of the proposed development. This acknowledges that there will be a degree of change but concludes that the development will not diminish the significance of the heritage asset and that the impact will be neutral.
- 6.44. In assessing the application and Heritage Statement the Council's Design and Conservation Consultant has had regard to the Heritage Impact Assessment undertaken for the North Felixstowe Garden Neighbourhood. This noted that Park Farm Cottages and outbuildings have a long, historic relationship with the use of the surrounding farmland and although residential development along Ferry Road to the east and on the northern fringes of Felixstowe have encroached on its open character, the remaining open setting makes an important contribution to the significance of the group. It was concluded that development immediately to the south and west would enclose the cottages and outbuildings on three sides resulting in some harm to their significance. It was therefore recommended that an area of open space should be retained to form a suitable setting for the cottages to minimise the degree of harm and avoid the creation of continuous development surrounding the cottages.
- 6.45. The amendments to the indicative layout and the submission of a parameter plan have been considered by the Council's Design and Heritage Officer. These plans show more opportunity for a green edge to the west boundary of the site, as well as a 'wedge' of open space around the pumping station. This opportunity to provide additional screening from the development and more breathing room for Park Farm Cottages at reserved matters stage is positive. However, the likelihood of any connecting road into the Garden Neighbourhood passing against the south boundary of Park Farm Cottages without allowing for screening or open space is still high. The development of the site still carries an inherent level of less than substantial harm due to the loss of the open agricultural setting of the listed building, however the level of harm could be reduced at reserved matters stage.
- 6.46. Overall, officers are of the view that the harm to the designated heritage asset will be of a low level that will be less-than-substantial but will need to be given great weight. Paragraph 208 of the NPPF requires the harm to be weighed against the public benefits of the proposal. These benefits include the contribution of up to 150 dwellings on an allocated housing site within the Local Plan (and which forms part of the local plans strategy for growth) including up to 50 affordable dwellings. The proposals will also deliver future access into a part of the Garden Neighbourhood and improvements to the existing footway network, with linkages from the site. Other benefits include including employment during the construction phase of the development, investment in the local economy and increased spend in the local economy. It is considered that these benefits outweigh the identified less than substantial harm.

Ecology

- 6.47. Local Plan Policy SCLP10.1 (Biodiversity and Geodiversity) states that development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and

improvement to linkages between habitats, such as wildlife corridors and habitat 'stepping stones'.

- 6.48. Chapter 8 (Biodiversity and Ecology) of the Environmental Statement, assesses, inter alia, potential impacts and effects upon important ecological features and any ecological mitigation measures. The application is also supported by a Preliminary Ecological Appraisal (PEA) and Shadow Habitat Regulations Assessment.
- 6.49. The Biodiversity and Ecology chapter of the ES identifies that whilst the majority of habitats present on the application site are of relatively low value for biodiversity, the site does contain hedgerows (which are a UK Priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)) and potentially a number of protected and/or UK Priority species including reptiles, foraging and commuting bats, hedgehog, brown hare and several breeding bird species.
- 6.50. With regard to UK Priority habitats, a section of hedgerow along Ferry Road will require removal to create the vehicular access to the site. As identified in the ES, any such loss must be compensated through appropriate replacement planting with the detailed layout of the new development. Replacement planting can be secured by condition, should permission be granted.
- 6.51. The Council's Ecologist has considered the Environmental Statement and is of the view that the mitigation and compensation measures identified are adequate to address the predicted impacts of the development. These measures include the submission of a construction environmental management plan, a landscape and ecological management plan and an Ecological Enhancement Strategy for the site. Planning conditions can secure the submission of these details with any reserved matters application.
- 6.52. The Council's Ecologist is also of the view that the revised Concept Layout and the Parameter Plan secure green infrastructure connections towards the Felixstowe Garden Neighbourhood area which in turn ensures that good green infrastructure and recreational connections (as required by the Habitat Regulations Assessment) can be achieved. Accordingly therefore, the Parameter Plan is complying with Criterion (k) of policy SCLP12.4 which says that the development is expected to deliver "green infrastructure to be complementary to the green infrastructure provided at Felixstowe Garden Neighbourhood".
- 6.53. With regard to a Biodiversity Net Gain, the Environmental Statement (para. 8.226) recommends that Biodiversity Metric calculations are undertaken as part of the application in order to determine what level of BNG can be achieved by the development. As the application was submitted ahead of BNG coming into force, and therefore doesn't have a mandatory BNG requirement, the Council's Ecologist is of the view that the recommendation in the ES can be captured by condition, and submitted with the first reserved matters application.

Habitat Regulation Assessment

- 6.54. The application site is within 13km of the Stour and Orwell Estuaries SPA; the Stour and Orwell Estuaries Ramsar Site; the Deben Estuary SPA; the Deben Estuary Ramsar Site; the

Sandlings SPA; the Alde-Ore Estuary SPA; the Alde-Ore Estuary Ramsar Site; the Alde-Ore and Butley Estuaries SAC and the Orfordness-Shingle Street SAC.

- 6.55. To mitigate the impacts of the development on these sites a financial contribution to the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) will be secured prior to determination of this application in a Section 106 Agreement. Additional mitigation measures recommended by Natural England, includes the provision of circular dog walking routes of 2.7 km within the site and/or with links to surrounding public rights of way (PRoW).
- 6.56. Public footpath 12 also runs along the southern boundary of the site and provides a connection to the public rights of way network (PRoW) to the west and public footpath 7 to the east. Connections to the wider PRoW network are also available to the north via footpath 5 and Gulpher Road. This allows for a variety of offsite walking routes of varying lengths, away from the identified statutory designated sites.
- 6.57. The submitted Parameter Plan for the development also includes areas of onsite open space, which will include high quality informal areas, dog waste bins and signage and leaflets directing residents to recreational opportunities away from statutory designated sites.
- 6.58. A summary of recreational disturbance mitigation package the development will provide is:
- financial contribution to the RAMS strategy;
 - Connections to the public rights of way network via public footpaths 12 and 5. These offer access to a number of circular walking routes, both less than and more than 2.7km in length, which are away from European designated sites;
 - Onsite open space, including high quality informal areas.;
 - Signage and leaflets directing new residents to recreational opportunities away from European designated sites.
 - Production and implementation of a Landscape and Ecological Management Plan (LEMP) will be secured by planning condition.
- 6.59. Natural England have confirmed that in their opinion the proposed development will not result in adverse effects on the integrity of any of the identified European designated sites, subject to the identified mitigation measures being secured and implemented.
- 6.60. Having considered the proposed avoidance and mitigation measures above, the Council's Ecologist concludes that with mitigation the project will not have an Adverse Effect on the Integrity of the European sites included within the Suffolk Coast RAMS. In view of this, officers are content that the proposal is acceptable in accordance with Policy SCLP10.1(Biodiversity and Geodiversity).

Flood Risk and Surface Water Drainage

- 6.61. Local Plan Policy SCLP9.5 states that proposals for new development will not be permitted in areas at high risk from flooding.
- 6.62. Chapter 14 of the NPPF sets out planning for flood risk:

- development should be directed away from areas at highest risk (para. 165).
 - Flood risk should not be increased elsewhere and applications should be supported by a site-specific Flood Risk Assessment (para.173).
 - Major developments should incorporate sustainable drainage systems and should take account of advice from the lead local flood authority (para. 175).
- 6.63. The policy approach at national and local level is to ensure developments are safe for future occupiers and to ensure no adverse local impacts arise from the development by incorporating sustainable drainage systems.
- 6.64. In accordance with paragraph 173 of the NPPF and criterion b) of Policy SCLP12.4, a Flood Risk Assessment and Drainage Statement (FRA) accompanies the planning application. This confirms that the Site is located entirely within Flood Zone 1, the lowest probability risk of fluvial or tidal flooding. The Environment Agency Flood Maps show that the site is not at risk from surface water flooding or reservoir breach flooding.
- 6.65. The Site Specific Flood Risk Assessment uses assumptions that have been agreed with the LLFA to demonstrate that the site can be sustainably drained and there is no off-site flood risk created by the development of the site. The main strategy across the site utilises swales to drain surface water to two surface water storage basins in the eastern part of the site, fronting Ferry Road, either side of the access road. These swales and basins are shown on the indicative concept layout.
- 6.66. As this is an outline application the FRA confirms that all calculations will need to be revisited at the reserved matters stage. As such, the precise design details of the drainage strategy will come forward as part of a reserved matters application. However, the Parameter Plan sets the location of the open space including sustainable drainage infrastructure as a key aspect of the proposal. Therefore, the main element of the drainage strategy would be fixed through the granting of outline planning permission with a condition requiring the development to be substantially in accordance with the approved parameter plan, offering clarity on where the drainage basin would be located.
- 6.67. The LLFA have given detailed consideration to the drainage strategy and recommend approval of the application subject to conditions that require, inter alia, dimensioned plans and drawings of the surface water drainage scheme concurrent with a reserved matters application.
- 6.68. Officers are therefore content that the proposal is acceptable in accordance with the NPPF and Policy SCLP9.5.

Archaeology

- 6.69. This site lies in an area of archaeological potential recorded on the County Historic Environment Record. Archaeological investigations to the east of the application site found archaeology relating to prehistoric occupation and late medieval - early post medieval roadside settlement. Within the application site there is a findspot record dating from the prehistoric to Saxon period and activity has been identified in and around the application site ranging in date from the prehistoric to post-medieval periods. Additionally, to the north of the application site are the cropmarks of four ring ditches, which probably relate to Bronze Age funerary monuments, along with the cropmark for a rectilinear enclosure of

unknown date. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

- 6.70. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 211), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed. Subject to appropriate conditions, the archaeological impact would be acceptable in accordance with local plan policy SCLP11.7.

S106/Community Infrastructure Levy (CIL) contributions

- 6.71. This development will be liable for CIL for the whole of the proposed Gross Internal Area (GIA), chargeable at the Zone 2 (Mid-Higher Value Zone) rate.
- 6.72. Suffolk County Council have set out the infrastructure requirements of this development in accordance with Appendix B - 'Infrastructure and Delivery Framework' of the Local Plan.
- 6.73. The local schools are Kingsfleet Primary School and Felixstowe School. Both schools are forecast to experience pupil place pressure.
- 6.74. Kingsfleet is currently over 95% capacity and has no surplus available for the 37 pupils arising from this development proposal. The strategy at a primary level is set out in East Suffolk Council's Suffolk Coastal Local Plan, Policy SCLP12.4, whereby this development will contribute towards the provision of a new primary school in Felixstowe, which will mitigate capacity pressure and growth in the area. On this basis, at a primary level, a S106 contribution of $(37 \text{ pupils} \times \text{£}28,760) = \text{£}1,064,120$ will be sought for the new primary school provision in Felixstowe, as highlighted below. Felixstowe School is forecast to exceed 95% capacity in the future due to the number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area. Felixstowe School therefore cannot accommodate the 33 secondary and sixth form pupils anticipated to arise from this development matter. On this basis, a future CIL funding bid of $(27 \text{ pupils} \times \text{£}37,466) = \text{£}1,011,582$ for secondary-age provision and $(6 \text{ pupil} \times \text{£}37,466) = \text{£}224,796$ for sixth form provision will be sought to go towards the expansion of Felixstowe School
- 6.75. With regards to pre-school provision the proposed development is in the Eastern Felixstowe ward, where there is an existing deficit of places. This proposal is anticipated to generate 24 additional children. The strategy for Felixstowe is a new provision, and East Suffolk Council's Suffolk Coastal Local Plan, Policy SCLP12.4, sets out that this development will contribute towards the new early years setting. On this basis, an Early Years S106 contribution of $(14 \text{ FTEs} \times \text{£}28,760) = \text{£}402,640$ (2021 costs) will be sought to go towards new Early Years provision.
- 6.76. Suffolk County Council's infrastructure requirements, split between CIL and S106, can be summarised as follows:

CIL – Secondary expansion @£37,466 per place £1,011,582

CIL - Sixth form expansion @£37,466 per place £224,796

CIL - Libraries Improvements @£216 per dwelling £32,400
CIL - Household Waste @£115 per dwelling £17,250
S106 - Primary new build @£28,760 per place £1,064,120
S106 - Early Years new build @£28,760 per place £402,640

- 6.77. Felixstowe Town Council does not have a Neighbourhood Plan and therefore 15% of CIL collected from this development would be provided to the Town Council to spend on local infrastructure projects.

Public Benefits of the Development

- 6.78. The proposed development would deliver significant public benefits including:
- Up to 150 homes (the expected 50-75 is would be just as beneficial) in accordance with the local plan allocation as part of the plan-led approach to growth in the District;
 - Provision of 33% affordable dwellings;
 - Up to 8 plots to be made available for self-build and custom build housing if 100 homes are achieved on the site;
 - On-site open space and play area;
 - New footpath links through the site;
 - Biodiversity net gain in the ecological value of the site and,
 - Economic benefit in the short to medium term through creation of jobs in the construction industry;
 - Long term benefit to facilities/services in Felixstowe from new resident spend in the local economy.

7. Conclusion

- 7.1. It is considered that the proposed development accords with the allocation in the Local Plan, delivering substantial benefits as set out above. The proposals demonstrate that the site can be delivered in a way that will deliver a high quality residential development in accordance with Policy SCLP12.4 and the design objectives of the Local Plan and NPPF.
- 7.2. It is acknowledged that the proposal is not supported by some local residents and Parish Councils. Those concerns raised have been given due consideration by officers but do not, in the balance, indicate that planning permission should be refused. Many of the matters raised can be addressed either through appropriate planning conditions or proper consideration of detailed design at reserved matters stage.
- 7.3. The proposal would give rise to a low level of less than substantial harm to the significance of the grade II listed Park Farm Cottages. That harm, even though low, will need to be given great weight in the balance by the decision taker and properly weighed against the public benefits. However, officers consider that this proposal delivers substantial public benefits that would significantly and demonstrably outweigh any harm that would arise.
- 7.4. The proposal is considered to represent sustainable development in accordance with the objectives of the National Planning Policy Framework and the adopted Local Plan. The application is therefore recommended for approval.

8. Recommendation

8.1. AUTHORITY TO APPROVE with conditions subject to the Highway Authority not raising an objection to the application (and their recommended conditions) and subject to the completion of a S106 Legal Agreement to secure obligations including:

- Provision of affordable housing;
- 5% of the residential development as self build or custom build plots;
- Per dwelling contribution to the Suffolk RAMS
- Provision and long term management of public open space
- Financial contribution towards primary school new build
- Financial contribution towards early years new build

Conditions (also awaiting Highways conditions):

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of section 92 of the Town and Country Planning Act 1990.

2. Details of the layout, design and external appearance of the buildings, and the landscaping of the site (herein called the "reserved matters"), shall be submitted to and approved by the Local Planning Authority before any development is commenced. Development shall be carried out in accordance with the approved details.

Reason: To comply with Sections 91 and 92 of the 1990 Act.

3. The submission of a reserved matters application pursuant to this outline application shall demonstrate substantial compliance with the Parameter Plan (Drwg. No. GN003-PH2-PP-01 Rev B).

Reason: To ensure an attractive and high quality design of the development.

4. The submission of a reserved matters application pursuant to this outline application shall be broadly in accordance with the Concept Layout (Drwg. No. GN003-CPT-01 Rev H).

Reason: To ensure an attractive and high quality design of the development.

5. Concurrent with the submission of the first reserved matters application, a site-wide phasing plan shall be submitted to and approved by the local planning authority. Thereafter, the development shall be undertaken in accordance with the approved plan.

Reason: To ensure that the works are completed in an appropriate order, and for the purposes of Community Infrastructure Levy (CIL) collection requirements.

6. Concurrent with the submission of the first reserved matters application, a housing mix strategy shall be submitted to and approved in writing by the local planning authority, in order to demonstrate how the proposed development will deliver an appropriate mix of dwellings across the development.

Reason: To ensure the development provides a mix of housing in accordance with policy SCLP5.8 (Housing Mix) of the East Suffolk Council - Suffolk Coastal Local Plan (2020).

7. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2019).

8. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 7 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2019).

9. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;

- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Qbar or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- g. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.
- h. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-ondevelopment-and-flood-risk/construction-surface-water-management-plan/>

10. Within 28 days of practical completion of the last dwelling or unit, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk within the county of Suffolk

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-assetregister/>

11. All noisy construction activities (i.e. those audible beyond the site boundary) should be restricted to the following hours to minimise the potential for noise disturbance:
Monday - Friday: 08:00 - 18:00hrs
Saturday: 08:00 - 13:00hrs
Sundays/Bank Holidays: No noisy working

Reason: In the interests of local amenity.

12. A Construction Management Plan shall be submitted to and approved by the Local Planning Authority. This should contain information on how noise will be controlled so as to avoid annoyance to occupiers of neighbouring properties. Examples of measures to be included are:
 - a) Good practice procedures as set out in BS5228:2014,
 - b) Best Practicable Means (BPM) as defined in Section 72, of the Control of Pollution Act 1974 (COPA),
 - c) Careful location of plant to ensure any potentially noisy plant is kept away from the site boundary as far as possible,
 - d) Careful selection of construction plant, ensuring equipment with the minimum power rating possible is used, and that all engine driven equipment is fitted with a suitable silencer,
 - e) Regular maintenance of plant and equipment to ensure optimal efficiency and quietness,
 - f) Training of construction staff where appropriate to ensure that plant and equipment is used effectively for minimum periods,
 - g) If identified as necessary, the use of localised hoarding or enclosures around specific items of plant or machinery to limit noise breakout especially when working close to the boundary.

Reason: In the interests of local amenity.

13. A construction phase Dust Management Plan shall be submitted to, and approved by the Local Planning Authority. The Plan shall include details for an adequate water supply to be available, dust suppression equipment and methods to be employed, and controls to prevent vehicles tracking out dust and material from site.

Reason: In the interests of local amenity

14. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works.

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

15. No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute recommendation "BS5837:2012 Trees in relation to design, demolition and construction - Recommendations"

Reason: In the interests of visual amenity and the character and appearance of the area.

16. The approved landscaping scheme (as approved by Condition 15) shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

17. As part of any reserved matters application for appearance, details of all external facing and roofing materials for all buildings shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development.

18. The hereby approved development shall include a provision for 50% of all dwellings to meet the requirements of M4(2) (or M4(3)) of the Building Regulations. Concurrent with each reserved matters application, details shall be provided specifying which dwelling(s) are M4(2) (or M4(3)) compliant and thereafter constructed in accordance with regulation requirements.

Reason: To ensure the development provides accessible and adaptable dwellings in accordance with Policy SCLP5.8 of the East Suffolk Council - Suffolk Coastal Local Plan (2020).

19. Concurrent with any reserved matters application, a sustainability statement which demonstrates that sustainable construction methods have been incorporated into the development proposal, shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: In accordance with sustainable construction objectives of Policy SCLP9.2 of the East Suffolk Council - Suffolk Coastal Local Plan (2020).

20. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Biodiversity and Ecology chapter (Chapter 8) of the Environmental Statement as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development

21. Commensurate with the first Reserved Matters application, a "lighting design strategy for biodiversity" for the development shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a. identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

- b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

22. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been

submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of "biodiversity protection zones".
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timing of sensitive works to avoid harm to biodiversity features.
- e. The times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

23. Commensurate with the first Reserved Matters application, a landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- a. Description and evaluation of features to be managed.
- b. Ecological trends and constraints on site that might influence management.
- c. Aims and objectives of management.
- d. Appropriate management options for achieving aims and objectives.
- e. Prescriptions for management actions.
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g. Details of the body or organisation responsible for implementation of the plan.
- h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the long-term ecological value of the site is maintained and enhanced.

24. Commensurate with the first Reserved Matters application, an Ecological Enhancement Strategy, including a Biodiversity Net Gain assessment in accordance with paragraph 8.226

of the Environmental Statement, and addressing how ecological enhancements will be achieved on site, will be submitted to and approved in writing by the local planning authority. Ecological enhancement measures will be delivered and retained in accordance with the approved Strategy.

Reason: To ensure that the development delivers ecological enhancements.

25. If the first Reserved Matters application is not submitted or approved development does not commence (or, having commenced, is suspended for more than 12 months) within 2 years from the date of the Outline planning consent, the approved ecological measures secured through Condition 20 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of protected species or UK Priority species or habitats and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority as either part of a Reserved Matters application or prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that ecological mitigation measures are appropriately delivered based on up-to-date evidence.

26. Commensurate with the first Reserved Matters application, a plan detailing how the recreational disturbance mitigation measures identified in the Shadow Habitats Regulations Assessment (sHRA) (Sweco UK Ltd, October 2022) and the Habitats Regulations Assessment (HRA) (East Suffolk Council, February 2024) will be implemented shall be submitted to and approved in writing by the local planning authority. The identified measures will be implemented in accordance with the approved plan, unless otherwise agreed in writing by the local planning.

Reason: To ensure that measures necessary to mitigate adverse effects on the integrity of European designated sites are adequately implemented as part of this development.

27. Concurrent with the submission of the first reserved matters application, details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to, and approved in writing by, the local planning authority. Thereafter, no occupation or use of the development shall take place until the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area, and to satisfactorily protect the residential amenities of nearby/future occupiers.

28. Prior to the commencement of development, a scheme for the provision of fire hydrants shall be submitted to and approved by the local planning authority. The approved scheme shall be implemented in its entirety prior to the occupation of the building. It shall thereafter be retained and maintained in its improved form.

Reason: In the interests of the safety of the future occupants of the hereby approved development.

Informatives:

1. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service.
2. Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act.
3. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
4. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

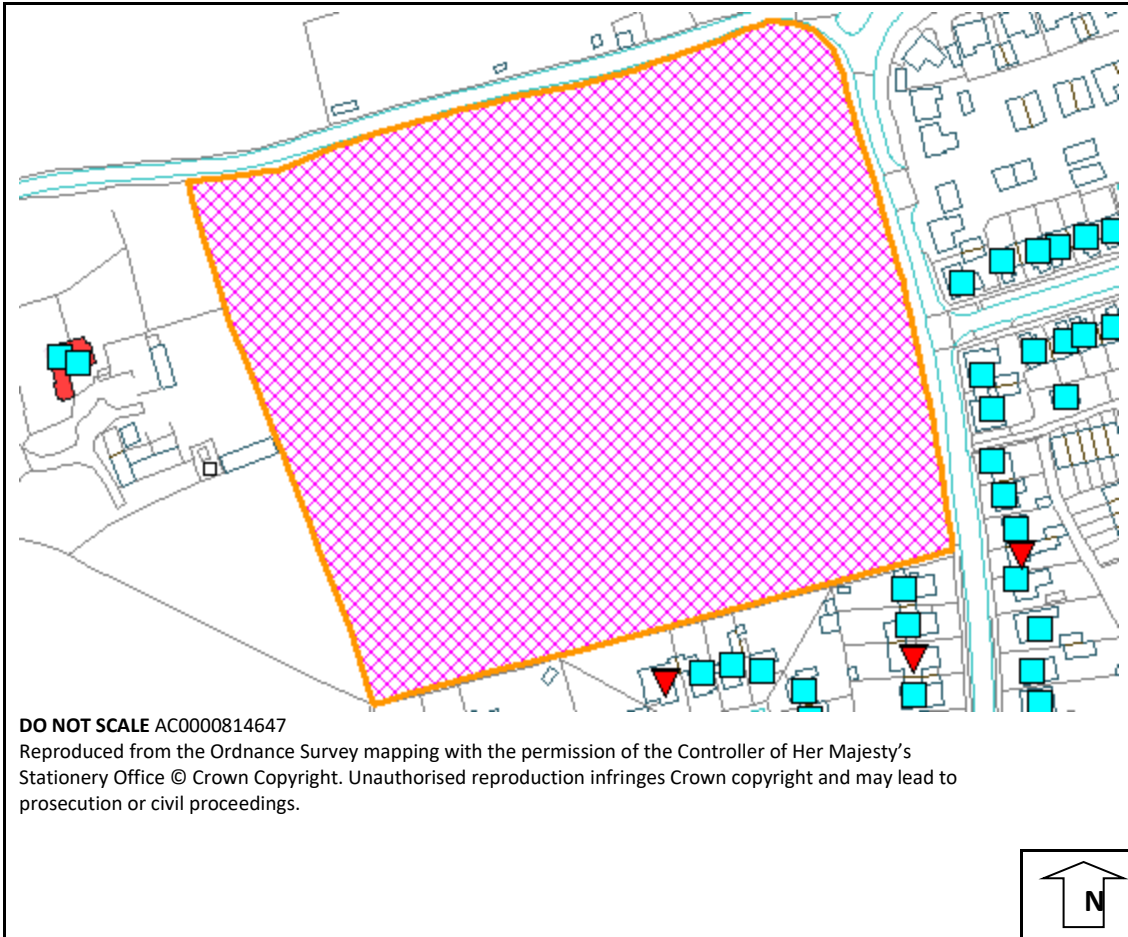
5. Any reserved matters application is required to be substantially in accordance with the approved Parameter Plan which sets out key infrastructure requirements for the site,

including surface water drainage and vehicle and pedestrian connections into the North Felixstowe Garden Neighbourhood . In view of these requirements therefore, notwithstanding the description of the application for up to 150 dwellings, the likely capacity of the site is expected to be between 50 - 75 dwellings.

Background information

See application reference DC/21/2710/OUT on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support