



PLANNING COMMITTEE NORTH- UPDATE SHEET

11 October 2022

Item 6 – DC/22/0462/ARM – Approval of Reserved Matters of DC/15/3288/OUT - Outline application to enable improvements to Saint Felix School to include residential development, public open space and associated infrastructure on the former playing field at Saint Felix School. Appearance, landscaping, layout and scale, pursuant to outline permission DC/15/3288/OUT for the development of 55 dwellings. Land South of Halesworth Road, Reydon.

- 1.1 Since the Committee Report was drafted and sent for publication, Reydon Action Group for the Environment (RAGE) have made further comments, objecting to the application in letters received 02 October and 09 October 2022. The comments from RAGE are available in full at the link (please go to 'documents and comments'): [DC/22/0462/ARM | Approval of Reserved Matters of DC/15/3288/OUT - Outline application to enable improvements to Saint Felix School to include residential development, public open space and associated infrastructure on the former playing field at Saint Felix School. Appearance, landscaping, layout and scale, pursuant to outline permission DC/15/3288/OUT for the development of 55 dwellings. | Land South Of Halesworth Road Reydon \(eastsuffolk.gov.uk\)](https://www.eastsuffolk.gov.uk/documents-and-comments/DC/22/0462/ARM-Approval-of-Reserved-Matters-of-DC/15/3288/OUT-Outline-application-to-enable-improvements-to-Saint-Felix-School-to-include-residential-development-public-open-space-and-associated-infrastructure-on-the-former-playing-field-at-Saint-Felix-School-Appearance-landscaping-layout-and-scale-pursuant-to-outline-permission-DC/15/3288/OUT-for-the-development-of-55-dwellings-land-south-of-halesworth-road-reydon)
- 1.2 The key material planning concerns raised (inter alia) in those letters are summarised with headings above to group each area of objection:

Access, Parking, and Highways Safety

- The access was not approved at outline.
- Inappropriate for all the internal estate roads to be shared surface, privately maintained, and therefore not constructed to adoptable standards.
- Any SCC Highways recommended conditions related to access cannot be applied to this Reserved Matters application.
- The Construction Management Plan Condition and EV Charging Condition are clearly essential but cannot see how they relate to any of the reserved matters and therefore on what basis they can be imposed.

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- Suffolk County Council Highways Authority again recommend conditions that cannot be applied.

Trees and Landscape/Visual Impact

- Tree planting along the spine road will be within private plots and therefore cannot be effectively managed.
- Trees will be removed to facilitate the access and LAP. All trees on the eastern boundary are to be removed which will have adverse ecological impacts and may affect land stability in respect of existing development to the east.
- The mature tree belt on the southern boundary is outside the site. Therefore, the S106 should be amended or the LEMP linked to the Pitches Permission should be amended to secure the retention of these trees long term.

Affordable Housing

- The entirety of the affordable housing is to be sited in a single block to the north centre of the site. This stratification of tenure is not only inherently undesirable: it is also contrary to Policy WLP8.2.
- 40% of the scheme should be affordable housing in accordance with the current Local Plan; this should supersede the existing S106.
- The scheme should provide 20 affordable homes to meet the S106 requirement.
- Only 32% of the dwellings are 1 and 2-bedroom; this falls below the policy required level of 35%.

Southwestern Corner of the Site

- The southwestern corner of the site should not be developed, and it should be open space.
- The substation, pumping station and LEAP should all be relocated. The LEAP is unsafe, and development of this area will cause landscape and visual harm.

General Comments

- Details of air source heat pumps should be secured by planning condition.
- The Energy Statement is not compliant with WLP8.28, as it is not a full sustainability statement.
- No archaeological conditions are proposed despite the comments from Suffolk County Archaeological Unit.
- Not all conditions recommended by consultees have been included in the report.

Surface Water Drainage

- The drainage plans provided are incomplete.
- The entire drainage strategy is based on an out of date and superseded ground investigation. The adequacy of infiltration does not appear to have been re-considered following the amendment of the road design to remove adoptable gullies, catchpits and chambers and their replacement by permeable paving.

- Drainage: Exceedance flow routes and storage arrangements are shown on the separate Proposed Drainage Plan 7407/SK2 but that is of little value as it cannot be related directly to the topography of the site.
- Not all the private soakaways are located within the relevant plot boundary meaning that it will not be possible for future private owners to maintain them.
- The modelling inputs appear to be based on assumptions. Similarly, assumptions have been made about the subbase depth of the paving, but they cannot be valid in the absence of design details.
- The Proposed Drainage Plan appears to show different soakaway configurations for plots which utilise the same modelling.
- Not all of the private soakaways are located in the plots which they serve. This arrangement cannot be acceptable because it raises obvious difficulties in relation to future maintenance.
- The soakaway modelling uses infiltration rates derived from the August 2020 ground investigation rather than from the more recent January 2022 ground investigation.
- The Proposed Drainage Plan shows assumed finished floor levels but there is no indication of their source. They are not related to either a topographical plan or to any drawings showing road and building levels.
- Without clarity over finished floor levels, it is not possible to confirm that exceedance flows will not flood buildings.

Officer Response to Comments from RAGE

- 1.3 The Committee Report provides the Officer assessment of the scheme and Officers do not intend to respond to each further point of objection raised; however, there are particular objections which Officers wish to comment on, as follows.
- 1.4 The Committee Report clarifies how the principle of development and location of the site access was dealt with in the outline permission, and that it is standard practice to have additional conditions to secure the precise detail and specification. The conditions recommended by the Highways Authority have been carefully reviewed, along with any pre-existing conditions and S106 obligations, and a final schedule of conditions set out in this update paper. Officers are satisfied with the detail provided and the assessment of the scheme is informed by a robust consideration by officers at the Highways Authority.
- 1.5 In response to objections regarding trees and landscape matters: along with the analysis in the Committee Report, conditions 10, 11 and 12 (in the list at the end of this update sheet) set out a suite of controls to ensure a comprehensive, effective, and well-maintained scheme of landscaping.
- 1.6 As set out in the Committee Report, the quantum of affordable housing was fixed at outline stage within the linked S106 agreement, and that cannot be re-visited in this Reserved Matters application. The proposal includes 19 dwellings out of the 55 proposed, which is exactly 34.5% of the development; this accords with the 35% requirement embedded within the S106.
- 1.7 The primary function of the land in the southwestern corner of the scheme is to provide a LEAP, and Officers consider that to be a good use of that open space, and not at odds with any consideration at outline stage. Homes are not proposed on that land.

- 1.8 Archaeological conditions cannot be applied at this Reserved Matters stage, as those conditions would relate to the principle of developing the site which has already been considered and approved. In terms of all other recommended conditions, the role of the Planning Authority is to consider all matters, including comments from consultees. Conditions must meet the 'six tests' set out in planning practice guidance, and the Planning Authority must review all recommended conditions and judiciously consider those, refining the wording and combining any recommended conditions that would serve the same purpose. The list provided within this update sheet does that.
- 1.9 The Surface Water Drainage Strategy has been robustly reviewed by engineers at Suffolk County Council – Local Lead Flood Authority, who recommend approval and raise no concerns with the scheme, nor the detail set out in the linked discharge of condition application. Officers are satisfied with the drainage strategy provided, as set out in the Committee Report.

List of Planning Conditions

- 1.10 As set out within the recommendation section of the Committee Report, a full list of planning conditions to be applied has been completed. The conditions are set out below:
1. The development hereby permitted shall be carried out in accordance with the following approved plans, drawings, and documents:

Received 10 October 2022

- Tree Layout Plan – Drawing No. OAS 22-004-TS02 (Rev A)

Received 11 August 2022

- Landscape Masterplan - Drawing No. GUA-DR-L-SK01 P06
- Footpath Access Network Plan - Drawing No. GUA-DR-L-SK02 P05
- Open Space Plan – Drawing No. GUA-DR-L-SK03 P05
- Site Layout Plan – Drawing No. 9317-FM- XX- XX- DR- A- 003- P05
- Site Layout Plan – Ground Floor – Drawing No. 9317-FM- XX- XX- DR- A- 004- P03
- Accommodation Mix – Drawing No. 9317-FM- XX- XX- DR- A- 006- P04
- Building Heights Plan – Drawing No. 9317-FM- XX- XX- DR- A- 007- P03
- Affordable Housing Designation Plan – Drawing No. 9317- FM- XX- XX- DR- A- 008- P03

Received 05 July 2022

- Energy Statement (ref. PP1889/ES/R/202206-EC)
- Drainage Strategy & SuDS Report (including appendices), Ref 7407
- Drawing Numbers:
 - 020 HT-M-2B rev P02
 - 025 HT-M-2A Type 1 rev P02

- 026 HT-M-2A Type 2 rev P00
- 030 HT-M-3A Type 1 rev P02
- 031 HT-M-3A Type 2 rev P02
- 035 HT-M-3B Type 1 rev P02
- 036 HT-M-3B Type 2 rev P02
- 037 HT-M-3B Type 3 rev P00
- 038 HT-M-3B Type 4 rev P00
- 040 HT-M-3C Type 1 rev P02
- 041 HT-M-3C Type 2 rev P02
- 045 HT-M-3D rev P02
- 050 HT-M-4A Type 1 rev P02
- 051 HT-M-4A Type 2 rev P02
- 052 HT-M-4A Type 3 rev P02
- 053 HT-M-4A Type 4 rev P00
- 054 HT-M-4A Type 5 rev P00
- 055 HT-M-4B rev P02
- 060 HT-M-5A Type 1 rev P02
- 061 HT-M-5A Type 2 rev P00
- 065 HT-A-1A-2A Type 1 rev P02
- 066 HT-A-1A-2A Type 2 rev P00
- 070 HT-A-2B Type 1 rev P02
- 071 HT-A-2B Type 2 rev P00
- 072 HT-A-2B Type 3 rev P00
- 075 HT-A-3AT rev P02
- 080 HT-A-3A rev P02
- 095 Double Garage rev P02
- 096 Double Garage - Timber Clad
- 097 Single Garage rev P02
- 098 Single Garage - Timber Clad
- 099 Triple Garage rev P00

Reason: for the avoidance of doubt as to what has been considered and approved.

2. Prior to development above slab level, details of the materials to be used in the external surfaces of the approved dwellings (and associated garages) shall be submitted to and approved in writing by the Local Planning Authority.

The choice of materials shall accord with the general specification set out on pages 9 to 11 of the Design and Access Statement Addendum (ref. 9317), received 05 July 2022.

In respect of the 'key buildings' identified on the approved plans, a sample panel of the proposed flint work shall be constructed, with this either being made available for the LPA to physically view on request; or, for photographic details of this sample panel to be provided for approval in writing.

In regard to the above, development shall then be carried out as approved.

Reason: the general materials specification is acceptable, but precise details are needed in the interest of securing a high-quality design.

3. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written approval of the Local Planning Authority. Reason: To ensure that satisfactory access is provided for the safety of residents and the public.
4. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out as approved.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

5. The areas to be provided for storage and presentation of Refuse/Recycling shall be as detailed within the approved plans cited in condition 2. Prior to any occupation of a plot, the storage/presentation areas for that plot shall be provided. Thereafter the bin storage/presentation areas shall be retained for that purpose. Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.
6. No development, apart from tree/hedge works, shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters: a) parking and turning for vehicles of site personnel, operatives and visitors b) loading and unloading of plant and materials c) piling techniques (if applicable) d) storage of plant and materials e) provision and use of wheel washing facilities f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works g) site working and delivery times h) a communications plan to inform local residents of the program of works i) provision of boundary hoarding and lighting j) details of proposed means of dust suppression k) details of measures to prevent mud from vehicles leaving the site during construction l) haul routes for construction traffic on the highway network and m) monitoring and review mechanisms.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Construction Management Plan must be in place at the outset of the development.

7. Prior to first occupation of any dwelling, the infrastructure to be provided for electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. In accordance with the approved details, the charging points shall be fitted and be fully operational prior to the occupation of the residential dwelling to which they relate.

Reason: In the interests of sustainable travel provision and compliance with Local Plan Sustainable Transport Policies. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the provision of electric vehicle infrastructure if a suitable scheme cannot be retrospectively designed and built.

8. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation, and enhancement measures identified within the Ecological Impact Assessment (EcIA) (MKA Ecology, June 2022) or as otherwise approved in writing by the Local Planning Authority. Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.
9. No external lighting shall be installed unless a “lighting design strategy for biodiversity” for the area to be lit has been 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 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.

10. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first occupation of the development. 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.

11. No development shall commence, or any materials, plant or machinery be brought on to the site, until the approved scheme of tree protective fencing (as shown on Drawing No. OAS 22-004-TS03 rev A) has been implemented. At no time during the development shall there be any materials, plant or equipment stored, or building or excavation works of any kind undertaken, beneath the canopies of the trees and hedges. All fencing shall be retained and maintained until the development is complete.

None of the trees or hedges shown to be retained on the approved plan shall be lopped, topped, pruned, uprooted, felled, wilfully damaged or in any other way destroyed or removed without the prior written consent of the local planning authority. Any trees or hedges removed, dying, being severely damaged or becoming seriously diseased within five years of the completion of the development shall be replaced during the first available planting season, with trees or hedges of a size and species, which shall previously have been agreed in writing by the local planning authority.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.

12. No development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - a statement setting out the design objectives and how these will be delivered;
 - earthworks showing existing and proposed finished levels or contours;
 - means of enclosure and retaining structures;
 - boundary treatments;
 - hard surfacing materials;
 - minor artefacts and structures [e.g., furniture, play equipment, refuse or other storage units, signs, etc.];
 - an implementation programme, [including phasing of work where relevant].
 - planting plans;
 - written specifications (including cultivation and other operations associated with plant and grass establishment);
 - schedules of plants noting species, plant supply sizes and proposed numbers/densities.

The landscaping works shall be carried out in accordance with the approved details. The completed scheme shall be managed and maintained in accordance with an approved scheme of management and maintenance.

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

13. Prior to development above slab level, a detailed specification for the Locally Equipped Area for Play (LEAP) and the Local Area for Play (LAP) shall be submitted to and approved in writing by the Local Planning Authority. This specification shall provide details of all play equipment and associated works, including any means of enclosure and engineering operations. The LAP shall be completed and made available for use prior to occupation of the 20th dwelling. The LEAP shall be completed and made available for use prior to occupation of the 50th dwelling. The ongoing maintenance and management of both the LEAP and the LAP shall be in accordance with the approved scheme of management.

Reason: to ensure the appropriate specification of the play areas, and their ongoing maintenance.

14. Prior to development above slab level, elevation drawings of the proposed sub-station and pumping station buildings shall be submitted to the LPA for approval in writing. Development shall then be carried out as approved.

Reason: the location of these buildings is acceptable, but details of appearance have not been provided, and therefore a condition is necessary in the interests of securing an acceptable design.

15. Notwithstanding the details shown on the approved plans, prior to development above slab level, precise details of the extent of retained scrub/vegetation in the north-eastern corner of the site shall be submitted to the LPA for approval in writing. These details shall establish the final rear boundary line of adjacent plots, along with any required boundary treatment and engineering works required.

Development shall thereafter be carried out as approved, and the area maintained/managed in accordance with the approved management scheme.

Reason: the scrub area has landscape value and partial retention will be of benefit to the rural character of the adjacent public right of way.

16. No development above slab level shall take place until there has been a management scheme for maintenance of the site submitted to the Local Planning Authority for approval in writing. The management scheme must cover long term design objectives, management responsibilities and a scheme of maintenance, at minimum, for the following elements:

- all roads, footways, paths, and visitor parking areas within the site; and
- landscaped areas and all open space within the site, including both the LEAP and the LAP, and boundary planting.

The management scheme must set out management responsibilities and a scheme of maintenance of the hard and soft landscaped areas for a period of at least 25 years. The scheme should include details of the arrangements for its implementation.

The development shall be carried out in accordance with the approved management scheme.

Reason: The estate roads within the site are not of adoptable standard, therefore clear provision for ongoing management and maintenance is essential. Strategic landscaping must be fully established and maintained long-term to ensure this site can be assimilated into the AONB context. Areas for play must also be maintained and managed long-term.