



Committee Report

Planning Committee North – 18 May 2021

Application no DC/20/1001/OUT

Location

Land to the north of School Road,
Ringsfield Corner

Expiry date 26 February 2021

Application type Outline Application

Applicant Mark and Paul Timm

Parish Ringsfield

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

Case Officer Liz Beighton

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Update to Report

This section of the report provides an update on the application following the deferral from Planning Committee meeting held on the 22 February 2021. The main body of the report remains unchanged so that a clear story can be told on the application following the deferral. Members will note the change in Officer recommendation.

No additional consultations have been undertaken and no additional representations have been received since the publication of the previous report.

The application was presented to the North Planning Committee on the 22 February 2021. Concern was expressed by Members of the Planning Committee that the whole of the allocation site was not included within the red line of the application, and therefore the application was deferred to enable discussion to take place between officers and the applicant (via their retained agent) to seek amendments to positively address the concerns raised. The minutes of the meeting can be seen via the following link - [CMIS > Meetings](#)

Officers sought to engage with the applicant's agent, however email confirmation was received, from the agent, stating that they would not be willing to amend the red line application site and

include the additional land identified in the site allocation. They have stated that up to 33 homes on the whole allocation site at a density of 13 dph is not what they wish to achieve to either take to market or submit a reserved matters application on. They also want to be able to retain the land edged blue, in their ownership, for personal use for grazing and potentially sell on the application site with a permission. Accordingly, the applicant does not wish to make any amendments to the proposal and wishes for the application to be determined in its current form. This is unfortunate as the Local Plan is in its relative infancy and at the time of promotion and adoption, the applicants wished for the whole site to be allocated for housing for approximately 30 dwellings

As a result of this communication, Officers have revisited the proposal in light of the policy (including the supporting text) which can be seen via the following link - [Local Plan - East Suffolk Council - Waveney Local Plan \(Adopted March 2019\) - East Suffolk Council, Strategic Planning Consultations \(inconsult.uk\)](https://www.esplan.org.uk/planning/consultations/waveney-local-plan-adopted-march-2019).

The policy requires the provision of a car park of at least 24 parking spaces and additional planting to assimilate the site into its landscape and particularly John Johns Wood.

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

Paragraph 127 of the NPPF (2019) states that planning policies and decisions should ensure that developments (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; Paragraph 130 makes clear that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The concern raised with regard to the number of homes and density by the Ringsfield Parish Council and third-party objections is shared by the local authority. The description of development sets an upper limit for 'up to 33 dwellings' rather than a fixed quantum – as such, it is necessary to feel convinced that 33 dwellings would be accommodated in a policy compliant manner through a reserved matters scheme. The reality is that this does not appear achievable whilst also being of an acceptable standard of design. The previous report opined that there would strength to require fewer dwellings at reserved matters stage in order to meet other policy objectives based on constraints known to affect the layout. On review of this report and recent appeal decisions it is considered that there is less chance of achieving good design by taking that route.

The site is allocated within the Waveney Local Plan (Policy WLP7.14) as a sustainable location for the development of approximately 30 dwellings. However, due to the condensed site area of 1.86 hectares, and the proposed maximum quantum of housing at 33 dwellings, the proposal represents an over-development of the application site. The planned approach to development of this site places great emphasis on a low-density development with spacious front and rear gardens, landscaping for street frontages, and a high-quality landscaping scheme to allow this development site to integrate well with its edge-of-settlement location and the surrounding countryside. The reduced site area, when compared to the allocation extent, would see an unacceptable compromise on these key design principles and result in a poor-quality layout. As required by the NPPF (paragraph 127) the proposal does not optimise the potential of the site to accommodate and

sustain an appropriate amount and mix of development (including green and other public space) and the result of this would be a conflict between the maximum granted number of homes and the ability to achieve good design. Granting outline planning permission for an ‘up to’ position prohibits the Council requiring a lower number of homes reserved matters stage in order to achieve good design appropriate for its location.

Whilst this application is in outline, with detailed matters reserved for future determination, the local planning authority needs to be satisfied that the proposed site area can accommodate the quantum of dwellings proposed in addition to all other works and infrastructure required to comprise a high-quality development in accordance with the Local Plan. As the proposed development fails in this regard, the application is contrary to Policy WLP7.14 of the local plan. As indicated by paragraph 130 of the National Planning Policy Framework, where the design outcome of the development would be poor permission should be refused.

An application that seeks planning permission for part of the site allocation should only be supported where it forms part of a phased development. Without details, such as appearance, landscaping, layout or scale, the number of permitted dwellings in any planning application must be commensurate to the portion of land allocated.

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

Revised Recommendation

Refuse for the following reason:

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

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

1 Summary

- 1.1 Outline application for the construction of up to 33 dwellings, open space, landscaping, visitor car park and site access (with all matters reserved aside from access) at land to the north of School Road, Ringsfield Corner.
- 1.2 In accordance with the scheme of delegation as the 'minded to' decision of the planning officer, to approve was contrary to the comments received by Ringsfield and Weston Parish Council, the application was referred to the planning referral panel meeting on Tuesday 22 December 2020. The Referral Panel referred the item to Planning Committee, so that the Planning Committee can consider the impact of the density of development within the proposed site.

Statement of case

- 1.3 The site is allocated within the East Suffolk - Waveney Local Plan (Policy WLP7.14) as a sustainable location for the development of approximately 30 dwellings in an area of 2.56 hectares. As such, the outline proposal for the construction of up to 33 dwellings as well as open space, landscaping, visitor car parking and site access from School Road is deemed acceptable in principle subject to accordance with all respective policies.
- 1.4 Despite concerns relating to the proposed layout and density of the proposal, which are exacerbated by the condensed site area, it is only the means of access which is being considered within the outline application. This covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site. As such, details relating to appearance, landscaping, layout and scale will be agreed at a later stage under a "reserved matters" application - along with further aesthetic detail and sustainability requirements.
- 1.5 Matters raised at this stage relating to highways, flooding, ecology, landscape and environmental protection can be sufficiently mitigated, methods of which are to be secured by way of condition. Whilst potential impacts upon facilities and public services can be suitably mitigated through Community Infrastructure Levy (CIL) funding.

2 Site description

- 2.1 The site comprises a broadly rectangular parcel of land north of School Road, Ringsfield Corner

- with an overall area of approximately 1.86 hectares. It currently forms 1.84 hectares of Grade 3 agricultural land and 0.4 hectares of highways land, with well-established vegetation along the southern and eastern boundaries. The surrounding environment comprises agricultural fields to the north and west, John John's Wood to the north-east, residential properties to the south-east and south-west, and Ringsfield Primary School to the south - there are also two ponds located beyond the site's northern boundary.
- 2.2 Topographically the site is relatively flat, sloping gently down from north to south. It is located within Flood Risk 1 zone, which the Environment Agency defines as having a low probability of flooding. A public right of way runs along the western boundary of the site from School Road heading north towards Ringsfield.
- 2.3 The site is not within a Conservation Area and does not contain any listed buildings within its curtilage. The nearest heritage designations are a Grade II Listed building (Pound Farmhouse) approximately 0.5 kilometres to the south east, and a cluster of Listed buildings approximately 1.1 kilometres to the north (Church of All Saints - Grade II*; Serpentine Wall immediately south of the church - Grade II; Old Hall Farmhouse - Grade II; The Old Rectory - Grade II; The Manor House - Grade II; and The White House - Grade II). The nearest Scheduled monuments are located approximately 3.2 kilometres to the northeast (Moated site of Barsham Hall and remains of associated buildings) and approximately 2.8 kilometres to the southwest (Moated site and associated earthworks at Westend Farm).
- 2.4 The site is also located outside any statutory land-based designations.

3 Proposal

- 3.1 This is an outline planning application with all matters reserved, except access, for the 'erection of up to 33 dwellings, open space, landscaping, visitor car park and site access from School Road' at land to the north of School Road, Ringsfield Corner.
- 3.2 This application seeks planning permission for:
- The principle of up to 33 dwellings on the site, together with open space, landscaping and visitor car parking.

The detail of site access, which comprises:

- A vehicular and pedestrian access from School Road to the south west of the site;
 - Agricultural access from School Road to the south east of the site; and
 - Pedestrian access via a footpath to School Road.
- 3.3 The illustrative site plan (reference 1520A-00-003) is provided to demonstrate that up to 33 units can be accommodated on the site whilst meeting relevant planning policies. The following key considerations have been explored in the preparation of the illustrative scheme:
- A 24-space school visitor car park;
 - Enhanced boundary landscaping; and
 - Drainage strategy.

- 3.4 A remaining area of 0.7 hectares is located within the blue line of the site location plan and outside of the application site. This land is within the ownership of the applicant and it is included within the full area of the 2.56-hectare Policy WLP7.14 allocation to accommodate approximately 30 dwellings.

4 Consultations/comments

- 4.1 Eleven objections have been received, raising the following matters (inter alia):

- Increase traffic flow and highway safety issues particularly in relation with the school.
- Out of character and will create urban landscape.
- Invasion of green belt.
- Remote location with insufficient pedestrian access.
- Insufficient sewage systems.
- Ecological disturbance due to proximity to John John's Wood.
- Flood risk due to surface water drainage.
- Residential amenity impact of substation location close to existing dwelling.
- Not utilising entire allocated site.
- Lack of capacity at primary school and nearby medical centres.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Ringsfield Parish Council	6 March 2020	31 March 2020

"Ringsfield and Weston Parish Council have considered the Outline Planning proposal and as it currently stands has our total, complete and strongest objection for the following reasons. As this is the first major development in the local rural area, it is extremely important that rural development is carried out correctly and sympathetically or there is the risk it will destroy the rural landscape and village character. Poor development will impact rural life far more than no development at all. The projected housing growth in rural areas as allowed for in the Locality Plan is welcomed as it will allow our rural communities to be maintained and to thrive and continue to offer pleasing places to live. However any development can easily irrevocably damage the whole nature of the village dynamics and it is paramount any development has correctly considered all local aspects that can have a significant impact. Specifically the development as outlined in DC/20/1001/OUT is designed to an urban density with the purpose of maximising profit through the housing count. Ringsfield Corner has approximately 75 houses within the Village envelope, the proposal to add 33 houses in one condensed area, will represent a 50% increase in the village housing number. The outcome will be a housing estate inappropriately tagged onto the edge of the village. Whilst the following policy is probably not considered applicable to larger or pre-approved Local Plan Policy sites as it only covers up to 5 houses, it does however set out very clearly what should be expected from any housing development in the countryside and in particular a collaboration with the local community. Policy WLP8.7 – Small Scale Residential Development in the Countryside Small scale residential development in the Countryside of up to and including five dwellings will also be permitted where:

- There is clear and demonstrable local support;

- The scheme demonstrates meaningful and robust consultation with the Parish Council, local community and other stakeholders;
- Following consultation, it can be demonstrated that any planning impacts identified by the local community have been fully addressed and therefore the scheme is supported by the community;
- The site is adjacent or within the built up area of the settlement within the Countryside; and
- The scheme when considered cumulatively with other developments in the Countryside would not result in a level of development which would be contrary to the strategy outlined in Policies WLP1.1 and WLP7.1. The current proposal does not respect this approach. The street scene in the area of the development is predominantly bungalows, the developer is only proposing houses this is in conflict with the street scene and is inconsistent with the village. For all small scale development in the Countryside the design of the scheme will need to respect and reflect the character of the settlement and existing built up frontage including:
 - Housing density is reflective of the density in the village and surrounding built up area; and
 - The ratio of the building footprint to the plot area is consistent with existing properties nearby which characterise the village. It is considered that the Russell's Green development at the Ringsfield cross roads is a very good example of what would be acceptable to the Parish Council in terms of spatial layout. The Russell's Green Site and the Proposal Site are identical in size. Observations on the Proposal The original Policy Map for WLP7.14 included the whole field measuring 2.56 Hectares and this was approved in the plan to accommodate approximately 30 houses. The other criteria was that the land could be developed at a density of 20 houses per Hectare. Under this planning application the developer has reduced the plot size by 25% to 1.86 Hectares by not developing up to the northern field boundary. A further 0.22 Hectares has been set aside for the school parking area. This therefore leaves 1.64 Hectares for housing and when this is multiplied by the dwelling density of 20 as mentioned in the Local Plan Policy, this provides the total of 33 houses. By reducing the plot size and working with the maximum density number the developer has squeezed the amenity space to a minimum and has left a significant portion of the allocated plot for possible future development. This intention can be seen by the road layout, where the road terminates in a dead end a few metres from the northern boundary. Similarly, the recommendation for allowance in the site drainage for urban creep would support the notion additional development is planned. The PC requests confirmation of the future developmental intentions.

WLP7.14 Paragraph 7.130 The adjacent residential area has a housing density of approximately 15 dwellings per hectare. There should be a good mix of dwelling sizes on the site including terraced, semi-detached and detached properties. All properties should have generous front and back gardens, and space should be provided for landscaping on street frontages. By reducing the plot space the development will appear extremely condensed, the design provides for very small gardens and limited green amenity space. This paragraph has not been suitably addressed by the developer. There appears to be no provision for adaptable housing as required by Policy WLP8.31 – Lifetime Design. All new housing developments on sites of 10 or more dwellings must make provision for 40% of all dwellings to meet Requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings. Dwellings that meet Requirement M4(3) of Part M of the Building Regulations will be supported and can count towards the requirement above. Bungalows are the most appropriate housing form to meet this policy and will be within keeping with the current housing stock. With reference to the proposed school parking spaces. The design would be significantly enhanced by making the agricultural entrance a proper road and the formal entrance to the parking bays, having a single direction (one way) flow would deliver improved safety. The main estate

entrance would be the exit from the parking. The parking road seems narrow and it can be seen that motorists are likely to use the driveway of the housing to facilitate manoeuvring which will increase tension between parents and house owners. Parents generally look for easy access and the difficulty of this arrangement may lead to the facility being underused and the chaotic parking on School Road continuing. This arrangement should be reconsidered. In the Flood Risk Assessment and drainage strategy report submitted it is stated: 'For sites in Flood Zone 1, the Flood Risk Assessment is principally required to consider the management of surface water run-off together with flood risk from sources other than rivers and the sea. Surface water arising from a developed site should, as far as practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.' The drainage philosophy proposed is not convincing as it appears that the site is going to rely on a lagoon for hold up of rain water off-run and surges. The lagoon is then pumped to the local ditch system. This approach does not represent a sustainable solution. The current boundary ditches are prone to flooding particularly as the area is clay based. The proposed system has potential to overwhelm the ditches to the south of the proposed development with implications for the flooding of the school and residential properties. The land to the north drains towards the Church and the conservation area including listed properties around the Church. Persistent and heavy rain leads to surface translocation of water from the proposed area entering the ditch system along Church Road after the junction with Ringsfield Road. Previous run-off has led to the flooding of the Church. The listed properties fall within the 1km radius of the site but have not been considered or included within the archaeological report. This aspect should be reconsidered.

With reference to the transport statement: It is somewhat disappointing that the consultation carried out failed to include any local group such as the Parish Council. Suffolk Highways has been part of the ongoing Parish consultations on the rise of traffic passing through Ringsfield due to the opening of the Southern by-pass. The increase in traffic has come with an increase in speed of the traffic passing through. The recorded data from the vehicle activated signs supports this aspect. Continually, high speeds are recorded outside the school in both directions and is a constant complaint made by the school. The speed limit outside the school is 30mph and not 20mph as suggested in the report and additional traffic calming measures would be required to enable the use of the proposed crossing from the car park area. Chicane measures would not be appropriate due to the agricultural traffic requiring access. The VAS regularly records 50+ cars travelling towards the village between 8.30 and 9.30am.

The Border bus travelling between Beccles and Halesworth stops in the village twice a day in each direction. This bus does not deliver passengers into Beccles or Halesworth for the start of the working day or home at the end of the day. The Border bus serving Southwold and Beccles and Bungay does not stop in Ringsfield as suggested in the transport statement. The bus does not pass by the secondary school. The secondary school is not within a safe walking distance as the roads have no pavements, blind bends and unrestricted speeds – the roads are too dangerous for children to walk along. For 33 houses there are potentially 2 cars per household. This will equate to considerably more cars entering School Road at key times and at a point where cars entering the village are travelling at speed. The Village distance from amenities means personal transport is a must.

It should be pointed out that John Woods is not owned by the developers and should not be included in any plans without recourse to the landowner. This also applies for the other adjacent landowners.

Utilities: The water pressure is low along School Road. The request for fire hydrants and automatic sprinklers in the new properties would need to be considered in light of the low pressure.

Sewerage: Currently the sewerage along School Road is at maximum capacity with the current diameter of the pipe too narrow to support a further 33 homes. In conclusion, the Parish Council cannot support this outline planning application in its current form. The very nature of the village aspect will be dramatically impacted and therefore this development needs careful consideration by the planning authority."

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council Flooding Authority	6 March 2020	19 November 2020
Summary of comments: Recommend approval subject to conditions as outlined within the report.		

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Department	6 March 2020	23 April 2020
Summary of comments: No objection subject to conditions as outlined within the report - as well as the completion of a S106 planning obligation to its satisfaction.		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	6 March 2020	30 March 2020
Summary of comments: No objection subject to condition(s) - as outlined within the report.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Police and Crime Officer	6 March 2020	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Suffolk County Council- Rights of Way	6 March 2020	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Waveney Norse - Property and Facilities	6 March 2020	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Head of Environmental Services	6 March 2020	23 March 2020
Summary of comments: No objection subject to conditions - as outlined within the report.		

Consultee	Date consulted	Date reply received
Ipswich & East Suffolk CCG & West Suffolk CCG	6 March 2020	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Disability Forum	6 March 2020	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Suffolk Fire and Rescue Service	N/A	16 March 2020
Summary of comments: Comments included as informatics.		

Consultee	Date consulted	Date reply received
Suffolk County Council Archaeological Unit	N/A	1 April 2020

Summary of comments: No objection subject to condition(s) - as outlined within the report.

Consultee	Date consulted	Date reply received
Suffolk County Council Section 106 Officer	6 March 2020	28 September 2020

Summary of comments: Itemised requirements relating to CIL and S106 outlined within report.
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5 Publicity

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

Category	Published	Expiry	Publication
Public Right of Way Affected	13 March 2020	3 April 2020	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Public Right of Way Affected	13 March 2020	3 April 2020	Lowestoft Journal

Site notices

General Site Notice	Reason for site notice: In the Vicinity of Public Right of Way Major Application Date posted: 19 March 2020 Expiry date: 9 April 2020
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6 Planning policy

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “where in making any determination under the planning Acts, if regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.
- 6.2 National Planning Policy Framework (NPPF) (2019).
- 6.3 National Planning Policy Guidance (NPPG).
- 6.4 The East Suffolk Council – Waveney Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:

- WLP 1.1 – Scale and Location of Growth
- WLP7.14 - Land North of School Road, Ringsfield
- WLP8.1 - Housing Mix
- WLP8.2 - Affordable Housing
- WLP8.24 – Flood Risk
- WLP8.28 - Sustainable Construction
- WLP8.29 - Design
- WLP8.30 - Design of Open Spaces
- WLP8.31 - Lifetime Design
- WLP8.32 - Housing Density and Design
- WLP8.34 - Biodiversity and Geodiversity
- WLP8.35 - Landscape Character
- WLP8.40 - Archaeology

7 Planning considerations

Policy background

- 7.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) sets out that “if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.” This is reflected in paragraph 12 of the NPPF, which affirms the statutory status of the development plan as the starting point for decision-making.
- 7.2 The development plan comprises the East Suffolk Council - Waveney Local Plan (“local plan”) and any adopted neighbourhood plans. The relevant policies of the local plan are listed in the section above and will be considered in the assessment to follow. It is important to also note that NPPF paragraph 11 requires that planning decisions apply a presumption in favour of sustainable development and that means, for decision-taking, approving development proposals that accord with an up-to-date development plan without delay.

Outline application

- 7.3 The outline application seeks to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority before a fully detailed proposal is put forward - allowing fewer details about the proposal to be submitted. Once outline permission has been granted, approval of the details (“reserved matters”) is required before work can start.
- 7.4 In this instance, only the means of access, which covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site, is being considered within the outline application. As such, the following details will be agreed

at later stage under a reserved matters application:

- **Appearance:** Aspects of a building or place which affect the way it looks, including the exterior of the development.
- **Landscaping:** The improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.
- **Layout:** Includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- **Scale:** Includes information on the size of the development, including the height, width and length of each proposed building.

Principle of development

- 7.5 The site is located within the settlement boundary for Ringsfield and is identified within the East Suffolk Council - Waveney Local Plan (2019) as an allocated site (Policy WLP7.14).
- 7.6 This is the only site proposed in Ringsfield and provides an opportunity to deliver new housing to support the community - the potential for development to have an adverse impact on the landscape and character of the settlement is considered low. The site is well connected to the road network and a regular bus service provides access to Beccles where services and facilities are available – the nearest bus stops are accessible by public footway. The site is located opposite the primary school, and community facilities including the village hall, public house, sports pitch facilities and equipped play area are within walking distance.
- 7.7 In terms of general design parameters, there should be a good mix of dwelling sizes on the site including terraced, semi-detached and detached properties. All properties should have generous front and back gardens, and space should be provided for landscaping on street frontages.
- 7.8 The school's rural location means many pupils are driven in by car. As such, car parking and congestion has become an issue in the area during school drop-off and pick-up times. This site provides an opportunity to deliver car parking opposite the primary school to help mitigate these issues, whilst a footpath should connect this site to the existing development north of School Road.
- 7.9 The site is exposed to the open countryside along its north and west boundaries. There are low level hedgerows along these boundaries, but these are fragmented in places. New development could create a prominent and exposed settlement edge adversely affecting the rural surroundings. New development should therefore be integrated into the countryside using a quality landscaping scheme to reinforce existing hedgerows and use tree planting along the north boundary to enhance the existing wooded area located east of the site. This will provide screening and improve connectivity within the green infrastructure network and benefit biodiversity.

Site allocation

- 7.10 As outlined within Policy WLP7.14, the subject site (measuring approximately 2.56 hectares)

is allocated for a residential development of approximately 30 dwellings. The proposed development of 'up to 33' accords with this approximate figure, which is a guideline rather than a set limit or 'up to' number.

7.11 Policy guidance stipulates that the site should be developed in accordance with the following site-specific criteria:

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

7.12 Each of the policy requirements will be addressed in turn throughout the report.

Access and highways

7.13 Suffolk County Council as the highways authority have formally reviewed the application and do not object to the proposal, subject to a number of conditions – these are set out in Appendix A.

7.14 For highway safety reasons, the applicant will be expected to construct a suitable access onto the site complete with required visibility splays, prior to commencing any other works on site, and the construction of a temporary site access (temporary in this case meaning for less than one year) would need to be licensed by the highway authority. The permanent access junction, and any temporary access required for longer than a year, would require the applicant to enter in to a full S278 agreement.

7.15 A number of detailed design comments on highway and parking matters raised by the highways authority, not related directly to access, which have been included in the submitted 'outline application' documentation, are to be noted/addressed at reserved matters stage. These are noted below for reference:

- For the new estate roads to be adopted by the local highway authority they would need to meet the layout geometry and other criteria outlined in the Suffolk Design Guide for Residential Areas and comply the construction standards required by the Suffolk Specification for Estate Roads. As this is an outline application (with only approval for 'access' sought at this stage) it is not clear from the limited information supplied whether such criteria and standards could be met by the internal estate roads as currently proposed.

- Estate roads serving more than twenty-five dwellings are expected to be of minimum 5.5 metre carriageway width and have minimum 2.0m width footways to both sides. As the proposed western estate road junction meets this layout criteria, the bellmouth of this junction should therefore be adoptable by Suffolk County Council if constructed to the specification standards.
- The combination of footway connection extension and visibility splay protection leads to a required extent of frontage footway (yellow) stretching from the driveway of 38 School Road to the driveway of 24 School Road, all located within of the existing highway maintainable at public expense (green).
- There is an existing drainage ditch to the School Road frontage of the site. The forming of the new estate road junction, the new 24 space car park pedestrian access, and the temporary site/permanent agricultural access will require an Ordinary Watercourse Consent from the relevant authority, most likely to be Suffolk County Council as Lead Local Flood Authority (LLFA), before any piping of the ditch can take place.
- There is at least one existing frontage field access to be stopped up. It is expected that this will allow the reopening of the ditch over the affected length. Again, this would need to be covered by the Ordinary Watercourse Consent.
- Highway surface water run-off, from the existing School Road highway carriageway, currently drains into the frontage ditch by means of verge grips. To retain highway surface water drainage functionality, and if the ditch invert levels allow, new gullies will be required to be installed in front of any new frontage kerbing at suitable spacings. Likewise, if ditch inverts are too shallow to allow the installation of gullies, then kerb offlets shall be installed instead.
- The S106 Heads of Terms document refers to a dropped kerb pram crossing associated with the pedestrian route between the 24-space car park and the school. It is probable that a second pram crossing, connecting the north side of School Road to the south side, will be required at a location close to, and east of, the new western estate road junction bellmouth. The requirement for such a second pram crossing would be expected to be established, or not, at the reserved matters stage when the design of the frontage footway scheme is detailed, or during the junction/frontage footway S278 agreement process.
- It should be noted that technical and safety assessments / audits, that form part of the S278 and S38 processes, may result in other changes to the layouts and alignments shown on any indicative layout(s) approved by virtue of the planning permission.
- It is likely that such S278 technical and safety assessment processes will include assessing whether amendments will need to be made to the school bus, keep clear and wig wag markings to best accommodate the new pedestrian crossing movements.

7.16 Detail at reserved matters stage will need to ensure that the scheme accords with all relevant aspects of the Suffolk Guidance for Parking - Technical Guidance (2019).

Design quality, residential amenity and sustainability

7.17 The submitted site plan shows how the scheme could be laid out and is assumed (as stated

within the submission) to comprise entirely of two storey houses with pitched roofs. This raises concerns both with the local planning authority and Ringsfield Parish Council - it is important that the height of any development reflects that of the existing street scene and wider village context, particularly given the prominence of single storey dwellings along School Road. This will be a key consideration at reserved matters stage where details of the scale of the dwellings will be provided.

- 7.18 Most significantly, there are shared concerns in terms housing density as the proposal does not fully incorporate the entirety of the allocated site – the allocated site area comprises approximately 2.56 hectares whilst the indicated red line associated with this application covers approximately 1.86 hectares of the southern extent. This raises the possible notion of future development on the remain 0.7 hectares, and also constrains the site within a smaller area hindering the ability to meet the density requirements as set out under the allocation policy (WLP7.14). On the potential for future development, that is not a part of the application so that possibility cannot inform the decision on this application.
- 7.19 As noted by Policy WLP8.32 (Housing Density and Design), proposals for residential development will be permitted provided that the development makes best use of the site in a manner that protects or enhances the distinctiveness and character of the area and takes into account the physical environment of the site and its surroundings. This will be a key consideration at reserved matters stage and future layouts should align with the density of approximately 20 dwellings per hectare - as outlined under the site allocation policy. However, the future design will also require specific design considerations resulting from the layout, scale and appearance along with land use influences such as the amount of space required for SUDS. The concerns raised with regard to density by the Ringsfield Parish Council and third-party objections is shared by the local authority, however, the description of development sets an upper limit for ‘up to 33 dwellings’ rather than a fixed quantum – as such, it is anticipated that a reserved matters scheme would need to comprise fewer dwellings in order to meet other policy objectives and it is not a given that the site would in fact support such a number based on constraints known to affect the layout.
- 7.20 This concern was raised with the applicant, their response is summarised below:
- The proposed application site provides a 33 dwelling scheme at a density of 18 dwellings per hectare, with an oversupply of open space compared with the Council’s SPD requirement (2442m² against a 1749m² requirement is +40%). This density calculation excludes the area of land set aside for car parking and the drainage basin. The dwelling and density figure is therefore in accordance with the site policy requirement for approximately 30 dwellings at a density of 20 dwellings per hectare.
 - Including the rear part of the allocation would reduce the density of the site to 13 dwellings per hectare.
 - The rear area of land does not assist with the drainage solution for the site given the ground levels in some areas of the site are below the level of the ditch and culvert meaning a pumped drainage solution is necessary according to the latest site investigation.
 - The first draft Local Plan included the allocation site as being suitable for approximately 40 dwellings at a specified density of 15dph. Following local concerns regarding traffic impact and impact on services, facilities in the village, the allocation was reduced to approximately 30 dwellings per hectare at a density of 20dph. However, the allocation site area remained

the same size which would appear to have been a mistake given less houses were then proposed at a higher density than the originally worded draft allocation for 40. No reason is given within the policy or supporting text for why such a large site would be required for approximately 30 dwellings.

- The applicants do not currently have any intentions for the land to the rear. It is likely to be retained for grazing and there are no plans for a ‘second phase’ at this time.
- It should be noted that this is purely an illustrative plan showing one way in which the site could be laid out. The illustrative layout (attached) demonstrates that up to 33 dwellings can be achieved on the site whilst creating an appropriately rural character that is in keeping with surrounding development in Ringsfield. The illustrative site plan shows properties set back from the road with private driveways, overlooking two central areas of open space, and a row of detached houses overlooking the visitor parking and open space at the front of the site, along School Road. The open spaces within the site create long open green views between properties which contributes to the rural character. There is, however, nothing requiring the site to be developed in this way at reserved matters stage unless the LPA decide to condition a requirement that the future layout should be generally in accordance with this plan.

7.21 The number of proposed dwellings, their indicative layout and orientation should help to maintain views to the countryside for those properties opposite the site. Within this rural setting, street facing residential units are deemed appropriate for quieter streets, with sufficient setbacks and screening as to provide appropriate levels of privacy for residents. The housing fronting School Road is set back from the street for the provision of a car park to serve the school, with proposed screening to limit the overall sense of dominance. The retention and planting of new hedging will provide important screening, acting as a means to mitigate any visual and landscape impacts of the development. Views of the site from School Road will be seen against the existing residential backdrop - greater consideration is needed with regard to the level of density, height, materials and screening when viewing the site from the Bridleway, which runs north/south along western boundary. The buildings should be designed to contribute positively to the amenity of the street whilst providing added activity and interest to the public realm, both along School Road and within the site.

7.22 The scheme would need to ensure that it is of a high design quality to fully accord with Policy WLP8.29 (Design) and Policy WLP8.30 (Design of Open Spaces), as well as allowing for a scheme that promotes a high level of residential amenity. Furthermore, as indicated by Policy WLP8.31 (Lifetime Design), all new housing developments on sites of 10 or more dwellings must make provision for 40 per cent of all dwellings to meet Requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings. Dwellings that meet Requirement M4(3) of Part M of the Building Regulations will be supported and can count towards the requirement above. Such detailed design matters are to be addressed fully at upon submission of the reserved matters application - a condition of consent will apply accordingly requiring the submission of architectural detail and a design and access statement.

7.23 The detail relating to the landscaped car park of 24 spaces opposite the primary school, as well as the extension of the footway on the north side of School Road to connect the site to the existing development, should have ideally been considered within the outline application. This is to ensure that these particular aspects of the proposed layout are deemed suitable in terms of accessibility, safety and suitability for the school use. Although the delivery of these

aspects are to be secured by way of a S106 legal agreement, expanded detail to demonstrate this policy requirement and benefit of the scheme is essential for its consideration. A condition is therefore required to ensure this level of detail is obtained, which will also request management/maintenance arrangement for the parking area that will serve the needs of the school. With such a planning condition applied then this matter is considered to be satisfactorily addressed in order to fulfil this particular objective of Policy WLP7.14.

- 7.24 In respect of all means of access, it is considered necessary to integrate the site with the adjacent right of way network and therefore a bridleway access point should be provided on the western edge in order to secure a connection at that point in any potential outline permission. This is to be secured by condition and integrated within design details during the reserved matters stage.
- 7.25 Details in respect of layout for the area encompassing the school parking, its full area of vehicular and pedestrian access and surrounding landscaped and drainage space will need to be addressed at the reserved matters stage. It is unfortunate that the layout plan has been submitted to a standard suitable to fully consider the layout of the development, yet not described on the plan as illustrative. It is acknowledged that this has caused some confusion in public responses – however, it must be emphasised that the plan is only illustrative – the approval of the outline application does not permit the layout or density of housing stipulated.
- 7.26 Detail should also be submitted by way of a Sustainability Statement to address the requirements outlined under Policy WLP8.28 (Sustainable Construction).

Housing mix and affordable housing provision

- 7.27 As guided by Policy WLP8.1 (Housing Mix) the mix of sizes and types of units on any particular site should be based on evidence of local needs including the Strategic Housing Market Assessment and in consultation with the local planning authority. Proposals for new residential developments will only be permitted where at least 35 per cent of new dwellings on the site are one or two-bedroom properties, unless this can be satisfactorily demonstrated to be unfeasible. The submitted Planning, Design and Access Statement (by LanPro dated February 2020) references such requirements and notes that a mix of two, three and four bedroom units to meet local needs identified within the Council's Strategic Housing Market Assessment is assumed in the layout. However, final details of the unit types and sizes is reserved for future determination. Any reserved matters application will need to comply with the relevant policy on housing mix.
- 7.28 With regard to Policy WLP8.2 (Affordable Housing), the proposal must provide 30 per cent affordable housing. Affordable housing provision will be secured by a Section 106 legal agreement, ensuring that the provision is policy compliant. However, it is noted that the applicant proposes to meet such policy requirements – a welcomed benefit of the scheme. Quantitative specifics will be determined by the agreed density figures, which are subject to consideration at reserved matters stage.

Landscaping

- 7.29 The submitted Tree Survey (by Oakfield Arboricultural Services, reference OAS 19-143-TSS01)

shows that two sections of roadside hedge need to be removed, one for the main access and one for the farm access, which also requires the removal of a small Category (BS5837) oak tree. It is proposed that this removal can be mitigated with new site frontage tree planting on at least a three for one basis (more than this are indicated). However, there is no indication of replacement hedge planting along the site frontage - it is therefore suggested that such new planting be included in any detailed landscape planting proposals required as a condition of any planning consent (note: the new hedge would need to be set back behind the required visibility splays). In other respects, there is an encouraging level of indicated tree and hedge planting, although the final details of this will still need to be sought.

7.30 Another key issue that the Tree Survey identifies is the proximity of dwellings to the offsite woodland in the north eastern sector of the site. The woodland will create a degree of early morning summer shade, although this should not last long, and the corner plot will be the one that is most affected. The other potential consequence of this proximity is the perceived risk from living so close to mature trees and it would be regrettable if in the future the woodland was eroded because of a change in risk assessment caused by the change from pasture to residential land use on the adjacent land.

7.31 Overall, there are no objections to the proposed development in relation to arboriculture and landscaping, and the level of indicated open green space is welcomed - final landscape details and the future maintenance/management of opens spaces are to be secured by condition to ensure that the scheme is in accordance with respective polices and would not result in adverse effects to existing landscape features or its wider context with respect to visual amenity.

Flood risk

7.32 Suffolk County Council as the Lead Local Flood Authority have reviewed the following submitted documents and recommend approval of this application subject to conditions relating to surface water drainage.

- Flood Risk Assessment and Drainage Strategy (Ref: 191251 Rev. 2 - by Rossi Long, dated 26 February 2020).
- Proposed Site Layout, 1520A-00-003 (by Proworks, dated December 2019).
- Planning, Design and Access Statement (by Lanpro, dated February 2020).
- Drainage Investigation Summary EK/SJB/191251 (by Rossi Long, dated 09 July 2020).
- Surface Water Drainage Note (by Rossi Long, dated 27 August 2020).
- Surface Water Drainage Note (by Rossi Long, dated 12 November 2020).

7.33 It is noted that a 71mm diameter orifice has been proposed downstream of the proposed basin - it should be ensured that Anglian Water are satisfied with this if they are to adopt the surface water drainage system. At detailed design stage, it may be necessary to implement measures within the proposed open sustainable urban drainage features, which will offer protection from debris/silt congregation. Additionally, Swale 4 appears to cover a section of the permeable paving - this should be amended in any design revision.

7.34 Further matters were raised by Essex and Suffolk Water stating that their records show that they do not have any apparatus located in the proposed development and raise no objection to the development subject to compliance with our requirements - a proposed condition that a water connection for the new dwellings is made onto the Essex and Suffolk Water network

for revenue purposes sits outside the planning process remit and will not be applied in this instance.

- 7.35 Overall, there are no objections to the outline proposal subject to a number of conditions that seek to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development; ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater; ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage; and ensure that a sustainable drainage system has been implemented as permitted and that all flood risk assets and their owners are recorded onto the Lead Local Flood Authority's statutory flood risk asset register as per Section 21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk. With these conditions, the proposed development is in accordance with the objectives of Policy WLP8.24 (Flood Risk). As noted in the design section, the current illustrative layout does result in swales and basins which dominate the open spaces and the basin in particular would sit uncomfortably close to the driveway serving surrounding dwellings. This will undoubtably affect the eventual design coming forward and it will be design influence which could cause the number of dwellings to reduce below the 33-dwelling limit proposed.

Ecology

- 7.36 The ecological survey reports (Ecology Assessment report, Hopkins Ecology, February 2020 and Shadow Habitats Regulations Assessment report, Hopkins Ecology, February 2020) have been provided and reviewed by an East Suffolk Council ecologist, with no objections raised. Whilst the proposed development would result in the loss of a small amount of the southern boundary hedgerow to create vehicle and pedestrian access points, this can be compensated through planting along the northern boundary of the site. The local planning authority is in agreement with the conclusions of the reporting, subject to the mitigation and enhancement measures identified in the reports being implemented and secured by way of condition.
- 7.37 Although undesignated, the John John's Wood – located to the northeast of the site - provides an important habitat in this part of the village and whilst the principle of residential development on the site is established through allocation in the local plan, it must be ensured that the wood is suitably protected from development. This should include an adequate buffer between any new development and the woodland edge and final design of the development preventing unauthorised public access into the wood. This could be achieved through a well-designed landscaping plan as part of the final design of the site (secured by condition on the outline should permission be granted).
- 7.38 With regard to great crested newts, whilst the surveys undertaken as part of this application did not record this species as being present (and there is no reason to doubt these results), Suffolk Biodiversity Information Service (SBIS) do hold a recent (2019) great crested newt record from south of the application site. It appears that this was submitted after the ecological consultant undertook the data search as it does not seem to appear there.
- 7.39 The northern part of the field, which is within the boundary of the allocated site, is not proposed for development and offers the opportunity to create an area of grassland and scrub which would link John John's Wood (and the pond there) in the east to the pond and hedgerow in the west. This would create additional local habitat for a range of species, including great crested newts. It is strongly recommended that this is acknowledged in detailed design proposals.

7.40 The application site is located within 13km of a designated European Site. The Suffolk Recreation Avoidance Mitigation Strategy ("Suffolk Coast RAMS") identifies that new housing development within a 13km zone of influence ("ZOI") of any designated European site in Suffolk will have a likely significant effect on the interest features of those sites through increased recreational pressure, both alone and in-combination with other housing in the ZOI. To mitigate this, a per-dwelling financial contribution is required to fund the Suffolk RAMS (upon submission of an application) to ensure the scheme is in accordance with the objectives of Policy WLP8.34 (Biodiversity and Geodiversity) of the East Suffolk Council - Waveney Local Plan (2019), which seeks to protect designated sites in accordance with The Conservation of Habitats and Species Regulations (2017). The financial contribution is to be secured by a planning obligation - this provision will be delivered via an agreed Section 106 (S106) agreement.

Archaeology

7.41 The site of the proposed development has high potential for the discovery of important hitherto unknown heritage assets of archaeological interest in view of its large size and location close to a number of sites recorded in the County Historic Environment Record (HER). This includes a finds scatter of Roman pottery and tile (HER ref BUC 014) and large cropmark complexes which include enclosures and ring ditches (BUC015 and 075), indicative of both settlement and funerary activity in this area. Surrounding the site, numerous other cropmark sites and multi-period finds scatters have been recorded.

7.42 An archaeological trial trench evaluation has been conducted - Suffolk County Council Archaeological Service were still awaiting the draft report of results at the time of submitting their response. However, it is stipulated that 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 199) and local plan Policy WLP8.40 – (Archaeology), 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.

7.43 Conditions will apply to any consent requesting a Written Scheme of Investigation along with a site investigation and post investigation assessment to ensure the safeguarding of 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.

Contaminated land

7.44 The Phase One report submitted with the application has identified several potential on and off-site sources of contamination and has recommended that an intrusive investigation is carried out. An East Suffolk Council environmental protection officer concurs with this conclusion and notes that the site should not be developed until contamination has been adequately investigated and characterised. A construction management plan is also required to minimise disturbance to nearby residences from the construction of the development. Such requirements will be secured by conditions.

Infrastructure provision

- 7.45 Infrastructure requirements needed to support and service the proposed development must be considered in the proposed development, with the expectation that the scheme contributes towards infrastructure provision to meet the needs generated. Off-site infrastructure will generally be funded by the Community Infrastructure Levy, and on-site infrastructure will generally be secured and funded through Section 106 planning obligations.
- 7.46 The development will be expected to contribute to the delivery and enhancement of infrastructure that encourages active lifestyles and healthy communities. Open space should be provided on new residential development sites to contribute to the provision of open space and recreational facilities to meet identified needs, in accordance with Policy WLP8.30 (Design of Open Spaces). National standards recommended by Fields in Trust promotes a requirement for 2.4 hectares of open space (play areas and playing fields) per 1,000 people which enables residents of all ages to participate in sport and play.
- 7.47 With regard to existing play equipment, Ringsfield has an equipped play space located off Church Road - which is approximately 0.3 miles (10 minute) walk from the entrance of the subject site. It is noted within the Waveney Open Space Needs Assessment (2015), that the play space adjacent to the village hall in Ringsfield could be improved to complement existing facilities on site.
- 7.48 Fire hydrant requirement will be covered by appropriate planning conditions. Suffolk County Council strongly recommends the installation of automatic fire sprinklers and The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for firefighting which will allow SCC to make final consultations at the reserved matters stage.

Community Infrastructure Levy (CIL)

- 7.49 The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act (2008) and the CIL Regulations (2010) (as amended).
- 7.50 The proposed development does not appear to be phased therefore the CIL Regulations 2010 (as amended) states that for CIL purposes planning permission first permits development on the date of the final approval of the last reserved matter associated with the permission. As such, the CIL charge will be calculated following approval of the last reserved matter associated with the outline permission. The development would generate Neighbourhood CIL which is 15% of CIL received and transferred to the Parish Council. This is a local economic benefit to support delivery of local infrastructure projects. This may include projects such as refurbishment of the village hall which is recognised as essential in the Infrastructure Funding Statement.
- 7.51 Summary of other infrastructure requirements which could be secured by CIL for this development include the following:
- Education (primary, secondary and sixth form);
 - Early years improvements;
 - Libraries improvement and stock; and
 - Waste infrastructure.

8 Conclusion

- 8.1 The site is allocated within the Waveney Local Plan (Policy WLP7.14) as a sustainable location for the development of approximately 30 dwellings. As such, the outline proposal for the construction of up to 33 dwellings as well as open space, landscaping, visitor car parking and site access from School Road is deemed acceptable in principle subject to accordance with all respective policies.
- 8.2 Despite concerns relating to the proposed layout and density of the proposal, which are exacerbated by the condensed site area, only the means of access, which covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site, is being considered within the outline application. As such, details relating to appearance, landscaping, layout and scale will be agreed at a later stage under a "reserved matters" application - along with further aesthetical detail and sustainability requirements. Granting outline for an 'up to' position does not prohibit the Council requiring a lower number of homes if required to achieve good design appropriate for its location at reserved matters stage. It may be that the now established drainage requirements and a potential desire for a mix of single and two storey homes could affect that. It is regrettable that the full allocation site area has not been utilised for this application, but the Council is not in a position to require the larger site area to be proposed.
- 8.3 Matters raised at this stage relating to highways, flooding, ecology, landscape and environmental protection can be sufficiently mitigated, methods of which are to be secured by way of condition. Whilst any impacts upon facilities and public services can be mitigated through Community Infrastructure Levy finance.
- 8.4 Overall, despite the concerns outlined within the report – which, on balance, are deemed capable of being addressed during the reserved matters stage - the delivery of up to 33 homes (including policy compliant affordable housing provision) is considered to be policy compliant. It will achieve the strategic outcomes that the allocation seeks to attain, contributing to the provision for housing delivery within the district (as outlined by Policy WLP1.1), whilst providing the addition of much needed car parking for the primary school. Any harm that may arise is considered to be limited and outweighed.
- 8.5 Subject to the imposition of the conditions set out below and the signing of a S106 regarding affordable housing, habitat mitigation, monitoring fee and highways requirements, the development is considered sustainable and in compliance with the local plan and national planning policy.

9 Recommendation

- 9.1 Please refer to the revised recommendation at the beginning of the report.

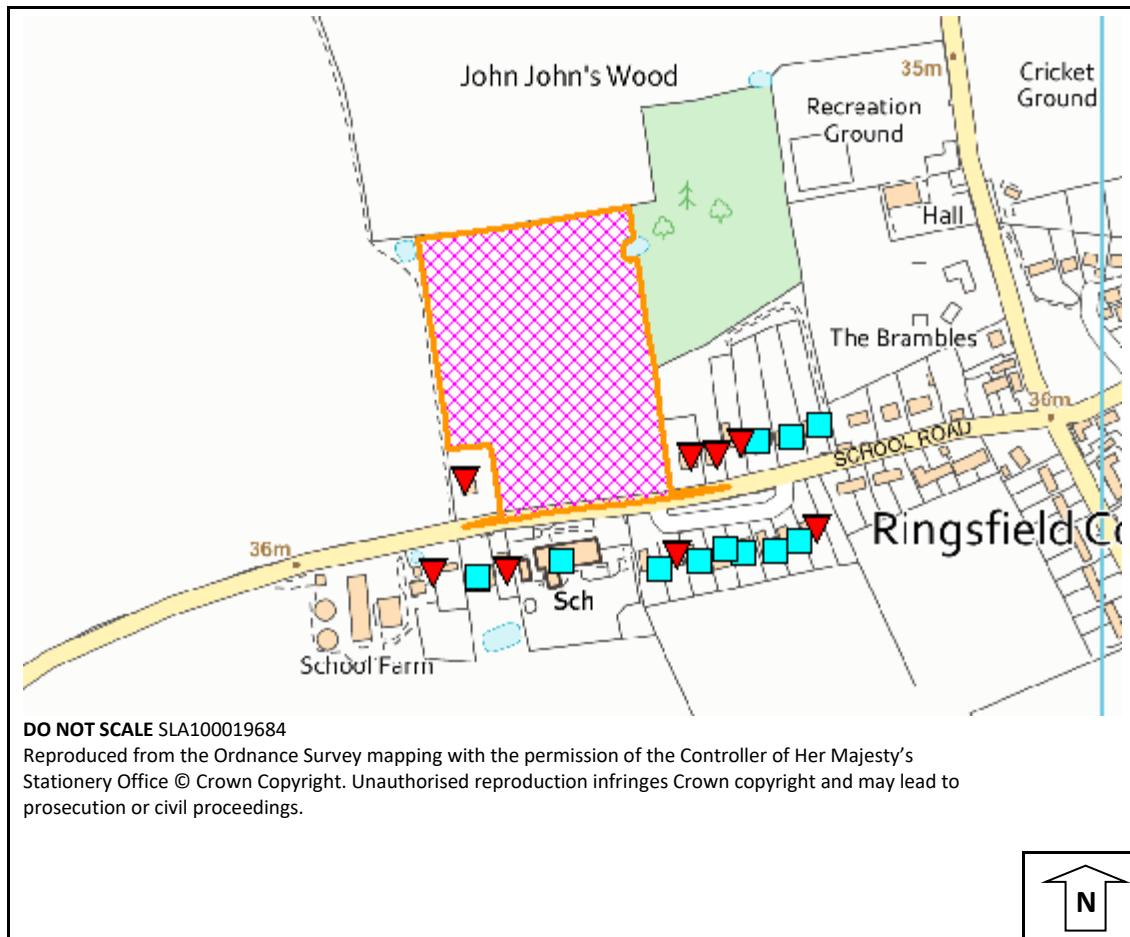
Background Papers

See application reference DC/20/1001/OUT on [Public Access](#)

Appendix 1: Blandford Appeal Decision (APP/D1265/W/20/3256221)

Appendix 2: Blandford Appeal Costs Decision (APP/D1265/W/20/3256221)

Map



Key



Notified, no comments received



Objection



Representation



Support