



## PLANNING COMMITTEE SOUTH - UPDATE SHEET

### 24 May 2022

**Item 6: DC/20/3326/OUT - Outline application with all matters reserved apart from access. A phased development, including the erection of up to 49 self/custom-build homes (plots), with the development to include 16 affordable homes, public open space that will include equipped play and multi-use games area, landscaping, and other associated infrastructure - Land at Victoria Mill Road, Framlingham**

#### Amendment – para. 7.6

Amendments shown by track changes below:

*Relevant policies from the Framlingham Neighbourhood Plan 2016 – 2031 (made March 2017) are:*

- *Policy FRAM1: Framlingham Town physical limits boundary*
- *Policy FRAM2: Housing strategy*
- *Policy FRAM3: Housing mix*
- *Policy FRAM4: Design standards ~~maintenance of local green spaces~~*
- *Policy FRAM9: Children’s play areas*
- *Policy FRAM10: Community growing spaces*
- *Policy FRAM14: Pedestrian walkway routes*
- *Policy FRAM15: Cycling*
- *Policy FRAM17: Parking standards*
- *Policy FRAM25: Land off Victoria Mill Road*

#### Amendment – para. 7.7

Amendments shown by track changes below:

*Relevant Supplementary Planning Documents are:*

- *Sustainable Construction Supplementary Planning Document (April 2022)*
- *Affordable Housing ~~SPD~~ [Supplementary Planning Document \(May 2022\)](#)*

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- *SPG15: Outdoor Playing Space (2001)*
- [Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document \(May 2021\)](#)

#### Amendment – para. 8.4

Amendments shown by track changes below:

Policy FRAM25 (Land off Victoria Mill Road) reads as follows:

*Land off Victoria Mill Road (approximately 2.6 hectares as identified on the Policies Map) is allocated for housing for the second half of the Plan period (after 2025); proposals for approximately 30 dwellings will be supported subject to the following criteria:*

- *it provides a mix of dwelling sizes in accordance with policy FRAM3; and*
- *the design of the dwellings is in accordance with the requirements of policy FRAM4; and*
- *affordable housing is provided to meet the requirements of Core Strategy Policy DM2 (now ~~policy SCLP5.8: Housing Mix~~ [policy SCLP5.10: Affordable Housing on Residential Developments](#)); and*
- *if possible, the provision of a Neighbourhood Equipped Area for Play (NEAP); and*
- *the provision of publicly accessible green space within the site in accordance with the requirements of strategic policy SP16 of the Suffolk Coastal Local Plan; and*
- *the provision of appropriate vehicle access into the site from Victoria Mill Road; and*
- *the provision of appropriate pedestrian access in accordance with policy FRAM14; and*
- *the assessment of traffic impacts in accordance with policy FRAM16; and*
- *a scheme of archaeological evaluation is provided, followed by appropriate mitigation.*

#### Amendment – para 8.42

Paragraph 8.42 refers to Table 1: ACV calculations, this relates to the correct content but incorrect in terms of number sequencing.

#### Amendment – para. 8.35

Insertion of the word 'not'.

*Arguably, the ACV status of the green verges could be disputed as both areas fall within the highway maintainable at public expense (see Figure 6), where the surface of such areas vests in the highway authority, and the sub-soil vests in the landowner (Flagship Housing Group Limited). The highway authority has powers to carry out works of improvement to the public highway, bestowed by Part V of the Highways Act 1980. In that respect, undertaking works to the highway surface would not require a sale of land and the ACV status is of no effect on such works. This area has also often been used for the parking of cars as visible from satellite imagery.*

#### Amendment – paras. 8.57 - 8.58

Amendments shown by track changes below, as per updated Self/Custom Build Register figures:

*At the time of writing this report a total of ~~516465~~ individuals and ~~four~~three groups are recorded*

on the council's self-build and custom-build register<sup>1</sup>. The three defined locations within the district with the highest interest are Woodbridge ([89 individuals](#)); Framlingham ([52 individuals](#)); and Beccles ([46 individuals](#)), with 105 individuals interested in 'any' area. Detached houses/bungalows are the most desirable house type, with semi-detached houses/bungalows, terraced houses and apartments/flats being less preferable. House type/size statistics from the East Suffolk Council self-build and custom register are shown in Table 3.

Table 31: House type/size statistics from the East Suffolk Council self-build and custom register

What type of property would they like to build?	<ul style="list-style-type: none"> <li>• Detached house: <a href="#">457418</a></li> <li>• Semi-detached house: <a href="#">4841</a></li> <li>• Detached bungalow: <a href="#">167150</a></li> <li>• Semi-detached bungalow: <a href="#">2220</a></li> <li>• Terrace house: <a href="#">1614</a></li> <li>• Apartment / flat: 8</li> </ul>
How many bedrooms do they require	<ul style="list-style-type: none"> <li>• 1 bedroom: <a href="#">1110</a></li> <li>• 2 bedrooms: <a href="#">9585</a></li> <li>• 3 bedrooms: <a href="#">263255</a></li> <li>• 4 bedrooms: <a href="#">214193</a></li> <li>• 5+ bedrooms: <a href="#">5244</a></li> </ul>

#### Amendment – Table 4

Table updated to include reference to first homes – all figures remain unchanged.

Table 42: Proposed housing type - self-build; custom-build and custom build

	Self-build	Custom-build	Custom-choice
Private sale	5 no. 4-bedroom houses	14 no. 2-bedroom houses 9 no. 3-bedroom houses 5 no. 4-bedroom houses	N/A
<a href="#">Shared equity/discount market</a> <a href="#">First homes</a>	N/A	2 no. 3-bedroom houses 2 no. 3-bedroom houses	N/A
Shared ownership	N/A	N/A	2 no. 2-bedroom flats 2 no. 2-bedroom houses
Affordable rent	N/A	N/A	4 no. 1-bedroom flats 4 no. 2-bedroom houses
<b>Total (dwellings)</b>	<b>5</b>	<b>32</b>	<b>12</b>

#### Amendment - para 8.62

Amendments made to ensure alignment with the s106 agreement, shown by track changes below:

<sup>1</sup> The key statistics stated within the report relate to base periods 1 to 5, starting in 2015 and ending on 30 October 2020.

~~Where serviced self build or custom build plots are made available (i.e., the required highways and services are in place) but are not taken up after 12 months, permission may be granted for the plots to be developed by a developer. In such instances, the council will require evidence to demonstrate that the plots have been actively promoted as self build and custom build plots, in accordance with the marketing guidance contained in Appendix E of the local plan. To be secured through the s106 agreement, a Self/Custom-Build Marketing Strategy shall be submitted to ensure coordinated development and to facilitate continuity through cumulative phases in accordance with policy SCLP5.9 and to meet the demand for self/custom-build plots in the district.~~

The self-build and custom-build register will provide a source of information in relation to potential interest.

Affordable – para. 8.65 – 8.69

Amendments made to ensure alignment with the s106 agreement, shown by track changes below:

As guided by policy SCLP5.10 (Affordable Housing on Residential Developments), proposals of this scale (10+ dwellings) will be expected to make provision for 1 in 3 units to be affordable dwellings, and to be made available to meet an identified local need, including needs for affordable housing for older people. Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.

The indicative schedule of accommodation, as shown within the Design and Access Statement (dated April 2021) - has been shared within the council's housing enabling officer who has confirmed that the affordable housing mix, size and tenure is supported. As indicated below, the scheme is policy compliant in this respect.

- Private sale: 67.4% (33 units)
- Affordable housing: 32.7% (16 units)
  - ~~Shared equity/discount market~~ First homes: 25% (4 of the 16 units)
  - Shared ownership: 25% (4 of the 16 units)
  - Affordable rent: 50% (8 of the 16 units)

It is intended that ~~affordable housing~~ the shared ownership and affordable rent plots ~~could~~ will be 'custom-choice', which is clearly defined and limited in scope to interiors specifications only (e.g., internal paint colours, kitchen fittings within a selected range, door choices etc.), and the first homes plots will be 'custom-build'. ~~however this is not essential for the affordable element.~~ This approach relies on the support and early buy-in of a Registered Provider, ~~for the developer to deliver the homes specifically on their behalf. This will be secured within the S106 agreement to make sure affordable homes are delivered through this approach first. If there is no appetite from a Registered Provider after 12 months for this method of delivery, they will be by a more traditional route of the developer building the affordable homes and then making them available for a Registered Provider to bid for as S106 properties, as is the case with most other developments.~~

Affordable housing will be delivered in line with the s106 agreement, which will state triggers for how and when the homes will be delivered. Given the position of the affordable plots shown on the illustrative masterplan, it is expected that they will come forward in the earlier phases.

To be secured through by the s106, an Affordable Housing Scheme is required, which confirms the timescale and programme for implementation of the Scheme and construction of the Affordable Dwellings; details of the Registered Provider; a plan and schedule indicating plots details and mix (in accordance with the Affordable Housing Table); and confirmation of custom build and custom choice options.

#### Amendment – para. 8.79

Amendments shown in track changes below:

To ensure high quality design and coordinated development in accordance with policy FRAM4 (Design Standards), policy SCLP11.1 (Design Quality), ~~and to facilitate continuity through cumulative phases of development in accordance with policy SCLP5.9 (Self Build and Custom Build Housing)~~, the Design Code shall be secured by condition, which will require development to be broadly in accordance with the contents of such code and associated parameter plans.

#### Amendment – para. 8.86

Amendments shown in track changes below:

The draft Cycling and Walking Strategy ~~for the district (currently under consultation [ends 10 January 2022]), which considers~~ makes cycling and walking infrastructure recommendations ~~opportunities in and around site allocations in the development plan across the district.~~ The authors of the Strategy ~~make~~ make the following suggestions for this site:

- Introduce a cycling and walking track along Victoria Mill Road, segregated from the road by the existing hedgerow, and linking Footpath 50 to the cycle track west of Station Terrace.
- Introduce a crossing point on Victoria Mill Road to facilitate safe walking and cycling access to Footpath 58 and the pedestrian walkway routes beyond.

#### Amendment – para. 8.91

Amendments shown in track changes below:

The proposal comprises 0.61 hectares of publicly accessible green space, including a Neighbourhood Equipped Areas of Play (NEAP) that comprises a proposed timber play equipment area (663 sq. m) and a ball court (374 sq. m). ~~The a number of areas of open/play space within the site, which broadly~~ comply-complies with the Fields in Trust's definition of a NEAP: recommended requirements:

- minimum overall size 0.1ha;
- minimum activity zone of 1,000 sq. m comprising an area for play equipment and structures, and a hard surfaced area of at least 465 sq. m (the minimum needed to play five-a-side football); and
- a 30m minimum separation between activity zone and the boundary of the nearest property containing a dwelling.

Despite slight deviations in the hard surfaced area, the area allocated for the NEAP could adequately accommodate the minimum activity zone. The provision of the NEAP will be secured by a s106 legal agreement, which ensures the adequate areas and quality is delivered. ~~The~~ definitive landscape layout is to be agreed at reserved matters stage.

### S106 heads of terms

The draft s106 heads of terms includes:

- Affordable housing provision (policy compliant) and associated triggers for delivery
- An affordable housing scheme
- Self/custom build marketing strategy (timing and implementation to be agreed)
- Open space provision, specification and management
- Play and sports facilities provision, specification and management
- Habitat mitigation contributions (RAMS)

**Item 7: DC/21/0757/FUL - Construction of 16no. new dwellings including 5no. affordable homes, with new shared vehicular access, driveways, cartlodges and garages on land north of The Street, Kettleburgh, IP13 7JP.**

Revised plans were received on 17 May 2022 which include specific site dimensions including the gradient of the land, amended roof pitch to plots 3, 4, 5, 10 and 11 and amended roof design for plots 6, 7, 8 and 9. These changes are shown in the following plans:

Amended Plan:	Amendments:
PW1111_PL01 Rev M – Proposed site plan	Updated to show gradient and distances as requested at committee site visit.
PW1111_PL03 Rev D – Proposed plots 3, 4 and 5	Reduced roof pitch.
PW1111_PL04 Rev E – Proposed plots 6 and 7	Amended roof design.
PW1111_PL05 Rev E – Proposed plots 8 and 9	Amended roof design.
PW1111_PL06 Rev E – Proposed plots 10 and 11	Reduced roof pitch.
PW1111_PL12 Rev D – Streetscene & Cart Lodges	Streetscenes updated following above changes.

The officers draft recommended conditions are as included within the officers report, with the exception of condition two which has been updated to include the revised plans, as follows:

*“The development hereby permitted shall not be carried out other than in complete accordance with the following:*

*Received 17 May 2022:*

- *PW1111\_PL01 Rev M*
- *PW1111\_PL03 Rev D*
- *PW1111\_PL04 Rev E*
- *PW1111\_PL05 Rev E*
- *PW1111\_PL06 Rev E*
- *PW1111\_PL12 Rev D*

*Received 23 March 2022:*

- *104/2020/03/P5 received*

*Received 03 March 2022:*

- *104-2020-03-Rev P4*
- *104-2020-04-Rev P4*
- *104-2020-05-Rev P5*
- *104-2020-06-Rev P2*

*Received 12 July 2021:*

- *PW1111\_PL02-Rev D*

- PW1111\_PL07-Rev C
- PW1111\_PL08-Rev C
- PW1111\_PL09-Rev C
- PW1111\_PL10 Rev C

*Reason: For avoidance of doubt as to what has been considered and approved."*

During the committee site visit, members sought confirmation ~~of ownership of the~~ ditch located on the western boundary ~~ies ownership~~. The agent has confirmed that the applicants are the owners of the ditch.

Confirmation was also sought in respect of the ridge heights of plot 5 on the eastern boundary and plot 10 on the western boundary. Following the receipt of the aforementioned revised plans, officers can confirm that the ridge heights are as follows:

- Plot 5 – 7.318m
- Plot 10 – 7.641m

Members also sought confirmation on the distances from the dwellings proposed on the eastern and western boundaries and their proximity to the existing neighbouring properties.

#### Eastern Boundary

Distance from Plot 5 to Honeysuckle Cottage (no.3):

5.358m at the rear corner of the proposed dwelling and 6.206m from the front corner of the proposed dwelling.

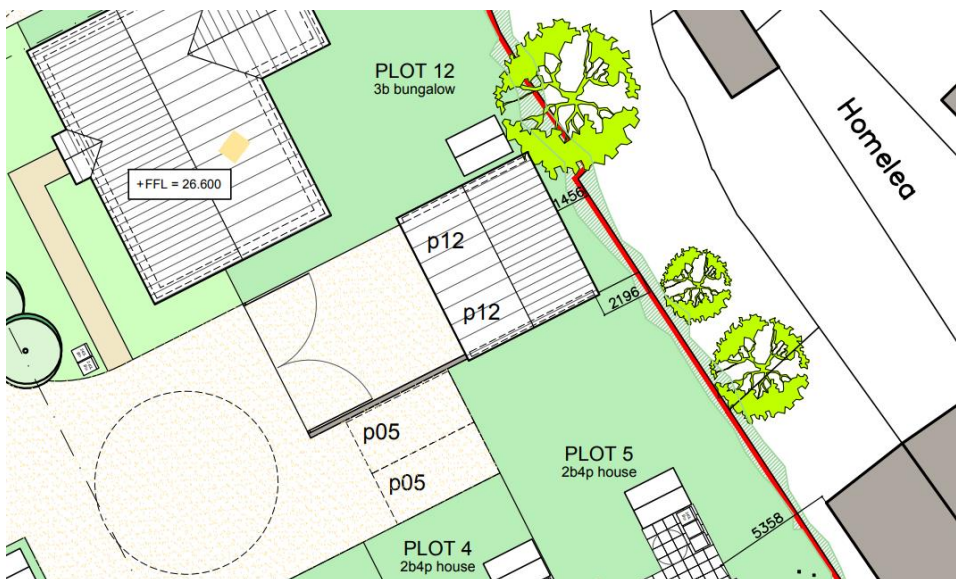






*(Plots 3, 4 and 5 adjacent to Honeysuckle Cottage)*

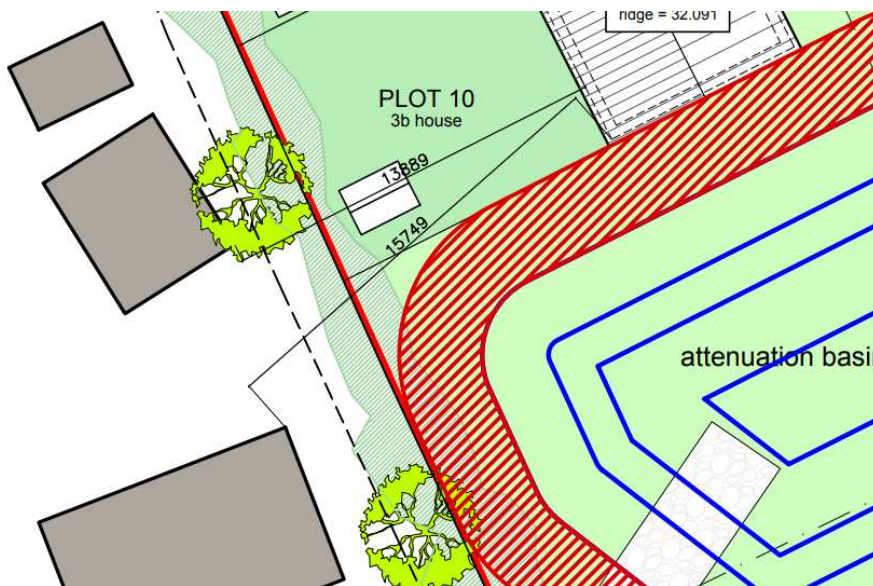
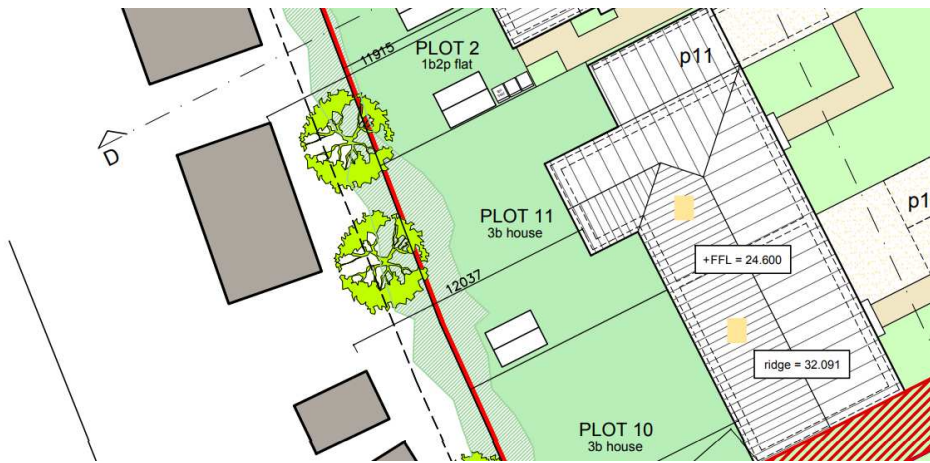
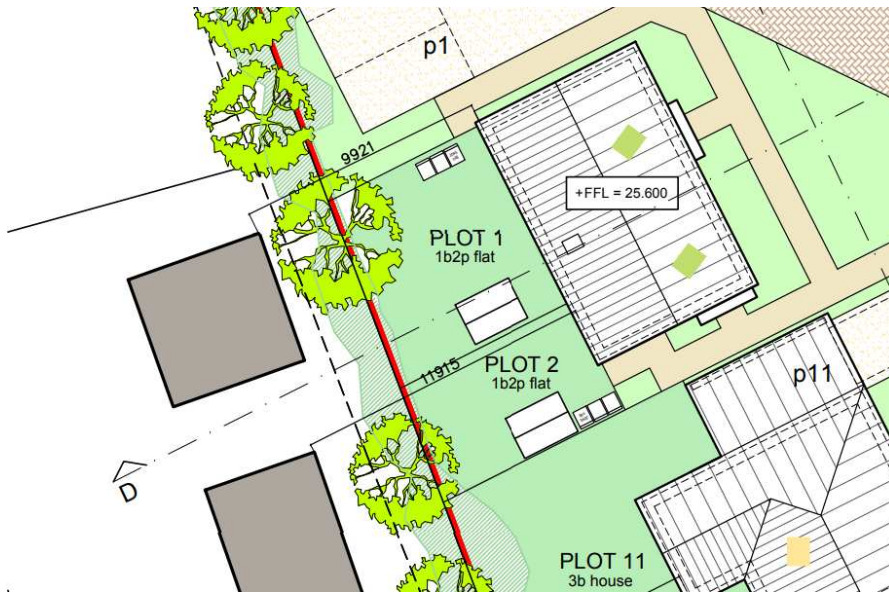
Distance from Plot 12's cart lodge to the boundary of Honeysuckle Cottage:  
2.196m at the widest point and 1.456m at the narrowest point.

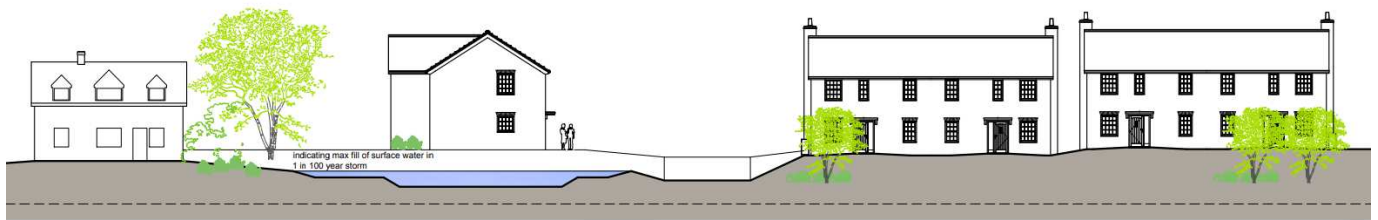


### Western Boundary

*From north to south taken at the narrowest point:*

- Distance from Plot 1 to outbuildings at The Fieldings – 9.921m
- Distance from Plot 2 to outbuildings at The Fieldings – 11.915m
- Distance from Plot 11 to outbuildings at The Fieldings – 12.037m
- Distance from Plot 10 to outbuildings at The Fieldings – 13.889m
- Distance from Plot 10 to The Fieldings - 15.749m





(From left to right: The Fieldings, Plots 10 and 11 north of the basin, plots 6, 7, 8 and 9 along the site frontage).

The gradient of land was also requested the committee site visit. Officers can confirm that the gradient of land from north to south is 1 in 15. The updated streetscenes and cross sections will be presented to the committee.

An additional third-party representation dated was also received (by email on 27 April and post 05 May 2022) following the application being presented to committee on 19 April 2022. The comments relate to comments made by the agent at the committee meeting, with particular regard to other drainage works which have been undertaken in the village, with particular reference to Corner House. The response also notes:

*“We welcome the news that some councillors are sufficiently worried about the impact on the village that they have requested a site visit. In regard to the potential flooding risks, we encourage them to inspect the main waterway as it leaves the village under the road - even at the end of a particularly dry spring the pipe is still a third full of water leaving reduced capacity to deal with any surge caused by this development. We note that, despite the confident theoretical prediction that the untested water attenuation scheme will reduce flow from the site to a rate no greater than 0.8 litres per second, the proposed outflow pipe entering the watercourse is 1.5m in diameter. A professional flow rate calculator states the capacity of such a pipe to be 1,077.25 litres per second - over 1,300 times the proposed maximum flow rate. Allowing such a margin-for-error begs serious questions regarding the credibility of the scheme and is hardly a vote of confidence from the designers. The risks of course will be borne by residents downstream.*”

*In context of the above, and for the record: The 1.5m diameter outflow pipe leaving the development and joining the local watercourse will run at greater than 0.07% capacity (equating to 0.8 litres per second) during a high rainfall event and this WILL increase the risk of flooding. The scheme is not a SUDS for the reasons outlined above and those made in our initial letter to the planners and its adoption increases flood risk to those living downstream.”*

The agent has since responded to the above comments noting that *“when I spoke at committee I wasn't referring specifically about this property when mentioning the flood incident from 2019. I did not mention the property specifically. I was simply mentioning that we were aware of the incident and that GH Bullard (consulting engineers on our proposal) were also aware. Appendix G of the the FRADS report submitted with our application records the incident. We have not made any use of data from the incident or ever sought to infer that the residents of Corner House were somehow in agreement. We note that the incident affected a total of seven properties and not just Corner House.*

*As you will appreciate it is not our responsibility to improve the flood risk to properties remote from the application site. However, we have clearly demonstrated that we have considered discharge and run off from the application site and the proposed new dwellings and that we will not have a negative impact on neighbouring dwellings. Indeed, as clarified in the application and outlined at the committee when I spoke, the surface water run off from the site will be significantly reduced by on site storage and attenuation. I used the analogy of buckets of water and confirmed that with the development the discharge from the site is 0.8l/s (3 builders buckets per minute) whereas without development this would be 3.8l/s (16 builders buckets per minute). The development reduces the flood risk downstream.”*