



SUPPORTING STATEMENT

(Incorporating Design and Access Statement)

In respect of the submission of reserved matters following the grant of outline planning permission for the erection of 64 dwellings (including 22 No. affordable homes) with vehicular access from Stowmarket Road together with 2 No. dwellings accessed from Hill House Lane (ref. DC/17/05549) at;

Land North West of Hill House Lane, Needham Market,
Suffolk, IP6 8RH

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1.0 Introduction

- 1.1 This statement is prepared in support of an application for reserved matters pursuant to outline planning permission DC/17/05549 for a total of 66 dwellings on land north west of Hill House Lane, Needham Market.
- 1.2 It will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development.
- 1.3 The extract below shows the general location of the site relative to nearby development;



- 1.4 This Supporting Statement/Design and Access Statement should be read alongside the suite of plans provided by Last and Tricker Partnership that also accompany this application for approval of reserved matters. Where other documents are relevant to the consideration of specific details being addressed in this statement, they will be referred to expressly.

2.0 The Site

2.1 In describing the site for the purposes of presenting the outline planning application to the Council's Planning Committee, the Planning Officer stated that;

"10. The site consists of a parcel of agricultural land lying to the north-west of Needham Market.

11. Measuring 2.3 hectares, the site forms part of a larger field and is framed by the B1113 to the north-east and Hill House Lane to the south-east. The B1113 is the main road through Needham Market, leading through High Street when travelling south and towards Stowmarket when travelling north.

12. The boundary with the B1113 consists of mature trees set behind a short length of green verge. It provides an attractive soft edge to this entrance into Needham Market. To the opposite side of the B1113 is a run of detached properties, consisting of a mix of scales and of varying forms.

13. Along the northern-west edge of Hill House Lane (to the south-east of the site) are properties fronting Hill House Lane. These properties do not benefit from deep plots, having relatively short gardens that terminate close to the site boundary. The site can be seen in the breaks between these properties and is thereby visible from Hill House Lane.

14. There is a change in the land levels across the site, raising up from the B1113 but also falling in the north.

15. The site lies within a Special Landscape Area and, whilst it lies close to the watercourse running under Badley Bridge, it is well outside the identified Flood Zones 2 and 3. The site is not within the Conservation Area nor in the immediate vicinity of any listed buildings".

2.2 This is considered to present a detailed and accurate overview of the site sufficient for the purposes of description and identification of the site context in this statement.

3.0 The Proposal

3.1 Condition 2 of outline planning permission DC/17/005549 requires;

“Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved”.

3.2 Condition 3 of outline planning permission DC/17/05549 states;

“Before any development is commenced, approval of the details of the appearance, scale and layout of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority”.

3.3 The outline planning permission was granted with all matters other than access reserved. As such, this proposal seeks to provide the details of the appearance, scale, layout and landscaping for a development of sixty six dwellings that have been approved in principle on this land.

3.4 An indicative layout was provided with the outline planning application and the details now proposed follow the principles established through the indicative layout.

3.5 A separate application will also be made alongside this reserved matters proposal which will address matters required by conditions on the outline application. Those conditions require the submission of certain details “concurrently with the submission of reserved matters” such that, whilst they are the subject of a separate application, they are able to be considered alongside the specific reserved matters that form this application.

3.6 As such, this proposal should be considered alongside the discharge of conditions application that accompanies it.

4.0 Planning Policy

4.1 The National Planning Policy Framework 2019 (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes. The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers in interpretation of the NPPF.

4.2 In terms of Local Policy, the following policies are considered to be relevant to this proposal;

Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

FC1 - Presumption in Favour of Sustainable Development

FC1.1 - Mid Suffolk Approach to Delivering Sustainable Development

CS5 - Mid Suffolk's Environment

Mid Suffolk Local Plan 1998

GP1 - Design and Layout of Development

H13 - Design and Layout of Housing Development

H14 - A Range of House Types to Meet Different Accommodation Needs

H15 - Development to Reflect Local Characteristics

H16 - Protecting Existing Residential Amenity

SB2 - Development Appropriate to its Setting

T9 - Parking Standards

T10 - Highway Considerations in Development

4.3 The emerging Neighbourhood Plan for Needham market is currently under examination at this time. Where relevant to the consideration of this proposal, emerging policies within the Neighbourhood Plan will also be referred to.

5.0 Relevant Planning History

- 5.1 As a reserved matters application, the most relevant planning history is the preceding outline planning application DC/17/05549 approved on 29th June 2018. This approved the *“Erection of 64 No. dwellings (including 22 No. affordable homes) with vehicular access from Stowmarket Road together with 2 No. dwellings accessed from Hill House Lane”*.

6.0 Planning Considerations

Principle of Development

- 6.1 At a national level, Paragraph 10 of the NPPF states; *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*.

- 6.2 Paragraph 8 of the NPPF sets out three objectives for achieving sustainable development:

“a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

- 6.3 As an application for reserved matters, the principle of the development of this site for sixty six dwellings (including twenty two affordable properties) has already been established. The outline permission also established the access arrangements with sixty four of the dwellings accessed from Stowmarket Road and two dwellings accessed off Hill House Lane.
- 6.4 As such, consideration of the principle of development and the means of access are not for consideration with this proposal.
- 6.5 Furthermore, the accessibility of the site, and the sustainability benefits that it can deliver, are also already established and it is the matters of appearance, landscaping, layout and scale that are ultimately for consideration here. These matters are considered respectively within the Design and Access Statement chapter (see chapter 7.0) of this statement.
- 6.6 Whilst the principle issues are considered in chapter 7, the following overview of associated matters is also provided.

Affordable Housing

- 6.7 The proposed development includes twenty two affordable homes.
- 6.8 The mix of properties is as per the secured section 106 agreement that accompanied the outline permission. The location of the affordable houses is shown clearly on the submitted layout plan accompanying the application, and the mix and tenure proposed accords with the requirements of Paragraph 2 of Part Two of the Second Schedule of the s106 agreement.
- 6.9 The proposal thereby delivers policy compliant affordable housing in accordance with the outline permission.

Ecology

- 6.10 The ecological aspects of this proposal were dealt with at the outline stage, with the outline permission securing the delivery of the required mitigation and enhancement measures through condition 16 of that permission.

Flood Risk/Surface Water Drainage

- 6.11 These matters are the subject of the separate discharge of conditions submission which is made in support of this proposal, pursuant to conditions 11 and 12 of the outline planning permission.

Heritage Impacts

- 6.12 As recognised through the outline proposal, *“The Council’s Heritage Team have identified that the proposal would not cause harm to heritage assets and, as such, it is concluded that the proposal is acceptable in terms of its impacts on heritage assets”*.
- 6.13 Conditions on the outline permission require the submission of details pursuant to archaeology prior to the commencement of the development.

Land Contamination

- 6.14 This is a matter that was addressed through the determination of the outline proposal, with the committee report identifying that *“The Council’s Contaminated Land Officer has confirmed that they are satisfied with the submitted information and that there are no further requirements with respect to Land Contamination”*.

Residential Amenity

- 6.15 Whilst this is a matter that will be considered as part of the layout of this development, care has been taken to buffer existing residences through a combination of planting, road layouts and separation distances.

7.0 The Design and Access Statement

The Design Approach

7.1 Chapter 12 of the National Planning Policy Framework (NPPF) sets out the Government's aims to achieve well-designed places.

7.2 It states (paragraph 124) that;

"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this".

7.3 The above has formed the basis of the design approach taken in respect of this proposal. The applicant, supported by Last and Tricker Partnership, has given consideration to a number of material considerations in the design of this proposal with the overall aim of achieving a high standard of design that would complement the surroundings and ensure the development sits comfortably in its environs. That assessment includes consideration of the outline planning application on this site and the documents that supported it, the aims and policies set out in the emerging Needham Market Neighbourhood Plan (NMNP) (which is currently under examination), consideration of recently approved developments in the locality and the expectations of the emerging Joint Local Plan in terms of design.

7.4 The following sets out how each of the various design matters have been addressed in this instance.

Use

7.5 The proposal seeks to make efficient use of land, in line with the aims of paragraph 117 of the NPPF which identifies that *"Planning policies and decisions should promote an effective use of*

land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”.

- 7.6 The land has the benefit of outline planning permission for sixty six units and the proposal seeks to provide details of the dwellings that will be erected on the land. Paragraph 6.1.4 of the NMNP identifies that;

“According to the most up to date monitoring report⁸ published by MSDC, at the base date of the plan (1st April 2018), there were existing permissions for a further 311 dwellings yet to be completed. The majority, of these dwellings, were on two sites; the former Chalk Quarry and, at Hill House Lane. Whilst one site has an outline permission and therefore the principle of development of the site for residential development is established, it will require the submission of further reserved matters applications which will need to be approved before construction of the dwellings can begin”.

- 7.7 The use of land for the delivery of sixty six dwellings is, therefore, wholly in accordance with the outline permission and is recognised through the NMNP. The use of the land is thereby appropriate and there is no reason to consider alternative uses in this regard.

Layout

- 7.8 The application is supported by plan 5094/36 Revision B which shows the formal layout proposal for the development.
- 7.9 The proposal responds to the specific constraints of the site through the spacious layout, the retention of important boundary landscaping and by ensuring that the development would have a positive relationship with the existing dwellings to the south, which are shown clearly on the layout submitted.
- 7.10 The layout demonstrates a mix of dwelling sizes and scales including both houses and bungalows and shows variety in the form of terracing, semi-detached and detached properties. Each property is provided with policy compliant parking and amenity space, and demonstrates suitable provision for bin storage and presentation also.

- 7.11 The architects have fully considered the site context, including a walking tour of the locality which enabled them to record the form and character of existing development adjacent. The provision of open space along the southern boundary adjacent to Chesford, Dodds Mead and Four Winds, along with a LAP feature to the centre of the site and a SUDS basin to the site frontage means that the green space is integrated throughout the development. New tree planting is also integrated throughout the development, ensuring that streets and pathways through the development are complimented by greenery.
- 7.12 Furthermore, in developing the layout of the proposal, due consideration has been given to the routes through the development and the linkages for both vehicles and pedestrians. A new footpath will access Stowmarket Road towards the southern end of the site frontage which, along with a new public footway along the site frontage, will enable pedestrian access for residents to the existing footway network adjacent. Given the proximity of bus stops to the south of the Hill House Lane junction with Stowmarket Road, the accessibility of the development enables direct access to public transport provision for future residents.
- 7.13 The approach taken here, is, therefore, in accordance with the principles of good design set out in the NPPF, which seeks (paragraph 127) to ensure that planning policies and decisions ensure that development will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space).
- 7.14 As such, the proposed layout is considered to be an appropriate form of development given the character of the locality and the proposed layout has, therefore, been developed following an appraisal of the site and its surroundings, and thereby constitutes good design.

Amount

7.15 The proposal seeks a total of 66 dwellings in accordance with the outline approval. This calculates to approximately 29 dwellings per hectare, which is appropriate to this edge of town context.

7.16 A schedule of the accommodation to be provided is submitted with the proposal (as per the extract below), offering a mix of dwellings across a spectrum of 1, 2, 3 and 4 bedroomed properties of both bungalows and houses.

PRIVATE HOUSING MIX	
3 x	1 BED HOUSES
4 x	2 BED BUNGALOWS
6 x	3 BED BUNGALOWS
9 x	2 BED HOUSES
13 x	3 BED HOUSES
9 x	4 BED HOUSES
TOTAL = 44 DWELLINGS	
AFFORDABLE HOUSING RENTED ●	
6 x	1 BED HOUSES
8 x	2 BED HOUSES
2 x	3 BED HOUSES
TOTAL = 16 DWELLINGS	
AFFORDABLE HOUSING SHARED ●	
4 x	2 BED HOUSES
2 x	3 BED HOUSES
TOTAL = 6 DWELLINGS	
DEVELOPMENT TOTAL = 66 DWELLINGS	

7.17 The overall mix provides for the following;

- 9 x 1 bed units;
- 25 x 2 bed units;
- 23 x 3 bed units;
- 9 x 4 bed units,

7.18 The mix of dwellings accords with the expectation of NMNP policy NM1, which states;

“All new development proposals for more than 5 units shall provide for a wide range of housing types enabling a mixed and inclusive community and reflecting the local population. Unless any exceptional reason is demonstrated all housing proposals shall accord with the latest evidence of need, the mix of housing shall include:

a) Housing for Older People (to include retirement living housing, supported/sheltered housing, bungalows and/or retirement complexes)

b) Larger Family housing 3-5 beds; both private and affordable

c) Smaller Housing (e.g. 1-2 bed homes both private and affordable)

d) Adaptable, ‘life-time’ homes

e) Affordable housing

f) Self-build”

7.19 The amount of development is considered proportionate to the site and enables the delivery of policy compliant access, parking/manoeuvring space, open space, amenity space and landscaping provision. Indeed, the layout plan demonstrates significant area of green space relative to the built form of the properties.

7.20 The amount of development is thereby not out of character with the density of surrounding development and is therefore appropriate in this setting.

Landscaping

7.21 As a development on the outer edge of the town, the site has a relationship with the designated countryside beyond. The application is, therefore, supported by a detailed landscape plan prepared by Land & Sculpture Design Partnership.

7.22 As the aerial image below demonstrates, there are hedgerows to the site frontage and to the rear of the site. The proposal seeks to retain these aspects and provide a supplemental landscaping approach that makes new provision for boundary planting to the northern site edge and for the provision of hedge and tree planting within the development itself.



- 7.23 The topography of the land is such that there are views available of the existing properties in Hill House Lane when approaching the site from the Badley direction. Care has been taken to provide facades to this aspect that would not detract from the landscape setting, and where the addition of new planting would provide soft edges which do not currently exist in those views, thereby providing a more appropriate countryside edge to the town.
- 7.24 Whilst any proposal for new dwellings would have an effect on the character of the site, the grant of outline planning permission on the land means that there is a recognition that some change will occur. The test to be considered is whether the proposal respects the character of the countryside and the setting of the site as a whole. For the reasons given above and as demonstrated by the Landscape Plan that accompanies the application, the proposal is considered to fully comply with the Council's policies GP1, H13 and SB2 insofar as they relate to landscape impacts.

Appearance

7.25 The application is supported by a suite of plans showing the proposed house types and these are supported by streetscene proposals which show aspects through the development.

7.26 The applicant has engaged Last and Tricker Partnership to prepare the detailed submission that forms this application. The architects have been involved with the development of this site from prior to the submission of the outline application, and provided the indicative layout which accompanied the outline proposal. As such, they are well aware of the site and have conducted a robust assessment of the site and surroundings.

7.27 The proposed development has been designed to provide a consistency to the appearance of the dwellings, despite the mix of properties provided. To that end, the consistent use of materials is also proposed, comprising;

- Red Brick and Rendered Facades;
- Pantiled Roofs, with Slate utilised to certain aspects;
- Delineation of road types through variation in finishes (tarmac/block paving).

7.28 The proposed dwellings are of traditional form, most utilising porch/canopy details to the front elevations and detailing to the window surrounds to provide interest. Some typical streetscene aspects are shown below;



7.29 As can be seen, chimneys are provided to many of the units and the use of gables, recesses and differing flank lengths give rise to interest to the streetscene.

7.30 The bungalows are also consistent in their design approach, seeking to provide cohesion through the development irrespective of the variety in scale. The streetscene below shows the interaction between bungalows and houses and the manner in which the use of materials and the appearance of the properties is cohesive.



7.31 There is nothing to suggest that this is not a high quality and appropriately designed development that meets with all of the design aspirations set out in policies GP1, H13 and SB2, along with the respective parts of policy NM2 of the NMNP.

Access

7.32 The access arrangements accord with the proposal agreed at the outline application stage.

7.33 The new access point off Stowmarket Road would be supplemented by a relocated cycle crossover and the relocation of the existing planter/sign announcing entrance to the town. Please see plan 5094/36 Rev B for details of these aspects.

7.34 Internally, a combination of shared service roads and private drives serve the new dwellings off the minor access road. Parking is provided in accordance with the adopted Parking Standards with the detailed design ensuring suitable turning provision also.

7.35 New footway links are provided through the site and also via the new footpath access to the southern end of the land. The new footway to the site frontage will link with existing footways.

7.36 The site lies in a highly accessible location, being in close proximity to bus stops on Stowmarket Road which give it good access to public transport. There are also positive options for walking and cycling from the site, and these links are supplemented by the provision of pathways

within the site providing linkage to the wider network referred to above. It is clear, therefore, that the site is in an accessible location where future occupants would have good access to means of transport other than the private car.

- 7.37 The site is, therefore, in a wholly accessible location and the access elements of the proposed design have been fully addressed such as to enable safe and convenient access for all.