

# Planning and Design & Access Statement

Land at Brickfields Drive, Haverhill

18<sup>th</sup> August 2021

Ref: P864



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## Validation

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This Statement has been prepared by Optimis Consulting Limited in collaboration with the client and where necessary other professionals. This report is only considered acceptable for use once signed by the Project Director from Optimis Consulting Limited as follows, and at all other times shall be considered to be in draft only.

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## 1.0 Introduction

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- 1.1 This Planning Statement has been prepared by Optimis Consulting on behalf of the applicant; Balfour Beatty Homes, to support a Reserved Matters application for residential development on land at Brickfields Drive, Haverhill.
- 1.2 The principle of development on this site has been established through an outline application with means of access to be considered for “residential development of up to 30 dwellings, associated garages, ancillary development, public open space and landscaping”. The application was granted planning permission on 15th August 2017 under planning reference DC/16/0473/OUT.
- 1.3 This application seeks approval of reserved matters for the development, namely layout, scale, appearance and landscaping.
- 1.4 This statement demonstrates how the application proposal accords with both national and local policy requirements, delivering the objectives of the outline consent and positively responding to Officer’s comments.
- 1.5 This statement should be read in conjunction with the supporting documents submitted as part of the application.

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## 2.0 Outline Permission (LPA Ref: DC/16/0473/OUT)

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### The Site

- 2.1 The site is approximately 2.2ha in size and comprises an arable field in the north west of Haverhill. The site is located directly to north the of Brickfields Drive. The location of the site is relation to Brickfields Drive is shown on the location plan accompanying this submission.
- 2.2 The site slopes gently downwards from north to south with the existing hedgerow defining the western boundary of the site. The southern boundary of the site is directly adjacent to existing development at Brickfields Drive, where the proposed access to the site is from.
- 2.3 The site is currently open to the north and east, though further planning consent has been given for development on the land allocated directly adjacent to the site, as set out in the following section.

### The Surrounding Area

- 2.4 The site is located on the north western edge of Haverhill. Haverhill is defined as a Town in the adopted St Edmundsbury Core Strategy; the most sustainable settlement classification in the District.
- 2.5 To the south of the site is existing development at Brickfields Drive, comprising detached and semi detached dwellings of up to three storeys. Development directly adjacent to the application site is made up of a varied street scene with predominantly large, detached family homes. A pallet of buff and red brick, with grey slate and red clay tiling are the prevailing characteristics of the existing housing stock.
- 2.6 The site is bounded to the north and east by the North West Haverhill allocation, allocated within Policy HAV2 of the adopted St Edmundsbury Core Strategy (2010).
- 2.7 The allocated site benefits from hybrid planning permission LPA Ref. SE/09/1283, comprising outline planning permission for 1,150 dwellings and full planning permission for the north-west Haverhill relief road, which will form the site's northern boundary.

### Outline Permission DC/16/0473/OUT

- 2.8 On 15th August 2017 the application site was granted outline planning consent (LPA Ref. DC/16/0473/OUT). The outline application proposed *“residential development of up to 30 dwellings, associated garages, ancillary development, public open space and landscaping”*. All matters other than access were reserved.
- 2.9 The development is to deliver 30% affordable housing, as secured under the above permission.

2.10 The indicative masterplan which supported the outline application also sets out a number of principles to underpin subsequent reserved matters applications. These key principles are considered in the following Design and Access section.

**Section 73 Application – August 2021**

2.11 In August 2021 a Section 73 application was submitted to West Suffolk Council to vary Condition 19 of the original outline planning consent DC/16/0473/OUT.

2.12 Condition 19 states that development shall not be carried out except in complete accordance with the details shown on the approved Masterplan (Reference no. CS/063627/05 F). The application proposes an amended Masterplan, drawn up in accordance with the key principles set by the outline application.

2.13 This is further discussed in the Design and Access element of this statement. The application is currently under consideration by West Suffolk Council.

## 3.0 Proposals

- 3.1 The proposed scheme is a reserved matters application for 30 residential dwellings, associated garages, ancillary development, public open space and landscaping.
- 3.2 The schedule of accommodation is set out below;

Type of Dwelling	No. Units
<b>3 bed market</b>	7
<b>4 bed market</b>	14
<b>1 bed affordable</b>	2
<b>2 bed affordable</b>	4
<b>3 bed affordable</b>	2
<b>4 bed affordable</b>	1

### Layout

- 3.3 The proposed development will be accessed from a single new access point along Brickfields Drive. Dwellings located on the southern boundary of the site are designed to face onto the internal access routes, preserving privacy for the existing dwellings which front directly onto Brickfields Drive and the application site.
- 3.4 The layout is then arranged around a meandering access route with dwellings set in a continuous building line with strong frontages proposed. Dual aspect dwellings are proposed on prominent corners to create a varied and interesting street scene.
- 3.5 Pedestrian and cycle linkages are proposed throughout the development and it is intended that these will tie into adjacent development to the east and west, promoting connectivity and permeability with the wider area.
- 3.6 The density of the development is approximately 14 dwellings per hectare, and the proposed building height is predominately 2 storey with 1 storey ancillary garages present.

### Housing Mix

- 3.7 The proposals include the provision of a range of house types, including 1, 2, 3, 4 and 5 bedroom dwellings, delivered across 11 different house types.
- 3.8 Affordable housing is distributed throughout the site, in clusters of no more than 4 dwellings. These dwellings will be tenure blind in appearance and comprise both affordable rent and shared ownership units.
- 3.9 The proposed housing mix will deliver a variety of house sizes, from larger detached dwellings located to the south, and pairs of semi-detached dwellings or terraced dwellings to the north. Further details of house types are provided in the accompanying technical drawing pack.

### Materials

- 3.10 A range of materials are proposed across the development which integrate with the existing character of residential properties in the area. The predominant building material will be red brick with contrasting brick features incorporated.
- 3.11 Boundary treatments are used throughout the site and are used to mark a clear delineation between public and private spaces.

### Highways

- 3.12 The scheme proposes a range of parking solutions to include side and front of property parking, alongside parking courts benefiting from natural surveillance. The parking provided meets the requirements of the Council's parking standards.
- 3.13 Secure cycle parking can be provided for each dwelling either within private garages or enclosed rear private amenity space.

### Landscaping

- 3.14 The proposal incorporates a large landscape buffer on its northern edge to help mitigate any impacts arising from the north-west Haverhill relief road which runs adjacent to the site. The large area of open space to the north of the development incorporates a Local Area of Play.
- 3.15 Existing vegetation along the sites western boundary will be retained and enhanced to ensure a strong landscape strategy for the site.



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## 4.0 Planning Policy

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4.1 This section of the report sets out the national and local planning policy context relevant to the proposals:

**National Planning Policy Framework (NPPF; Updated July 2021)**

4.2 The revised NPPF was updated on 20 July 2021. It holds considerable weight with regards to the development proposals. The most relevant information is as follows:

4.3 **Paragraph 8** of the NPPF covers the three dimensions to sustainable development: economic, social and environmental.

4.4 At the heart of the NPPF is a “presumption for sustainable development”. Paragraph 11 sets out the importance of the presumption in favour of sustainable development. This paragraph also sets out that development proposals that accord with an up-to-date development plan should be approved without delay.

4.5 **Paragraph 38** notes that “decision-makers at every level should seek to approve applications for sustainable development where possible”.

4.6 **Paragraph 60** encourages to significantly boost the supply of homes as *“it is important that a sufficient amount and variety of land can come forward where it is needed ... and that land with permission is developed without unnecessary delay”*.

4.7 **Paragraph 62** notes the importance of delivering housing to meet the need of different groups.

4.8 **Paragraph 64** sets out a requirement for affordable housing delivery on major developments, with **Paragraph 65** identifying a minimum delivery of affordable housing, from major developments, at 10% of the total number of homes.

4.9 **Paragraph 124** highlights that planning policies and decisions should support development that makes efficient use of land. This includes taking into account the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; the desirability of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.

4.10 **Paragraph 126** states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

- 4.11 **Paragraph 174** requires planning policies and decisions to contribute to an enhance the natural and local environment.

#### Local Planning Policies

- 4.12 The current development plan for West Suffolk is comprised of the St Edmundsbury Borough Council Core Strategy (2010), the West Suffolk Joint Development Management Policies Document (2015) and the Haverhill Vision 2031

#### Core Strategy (2010)

- 4.13 **Policy CS1** sets out the overall spatial strategy for development throughout the district, set at 15,400 dwellings between 2011 and 2031. Haverhill is identified for delivering 34% of the district need, some 5,301 homes.
- 4.14 **Policy CS2** requires development to be deliver a sustainable and high quality environment through the protection and enhancement of natural resources and sustainable design of buildings.
- 4.15 **Policy CS3** states that development must create and contribute to high quality, safe and sustainable environments. Proposals are expected to address issues relating to heritage, landscape, local context, open space & leisure and sustainable modes of transport.
- 4.16 **Policy CS4** identifies Haverhill within the top tier of settlements within the district; a Town capable of accommodating a significant proportion of total housing need across the Plan period.
- 4.17 **Policy CS5** requires housing developments above 0.3 hectares of 10 dwellings to deliver 30% affordable housing on new developments.
- 4.18 **Policy CS7** sets out a requirement for all development to provide for travel by a range of means other than the private car, with preference on walking, cycling and public transport. New developments are expected to be accessible for people of all abilities, including those with mobility impairments.
- 4.19 **Policy CS12** identifies the strategic growth aspirations for Haverhill, including the requirement for an Area Action Plan DPD.

#### Haverhill Vision 2031 (2014)

- 4.20 **Policy HV1** sets out a presumption in favour of sustainable development in accordance with the requirements of the NPPF.

- 4.21 **Policy HV2** states that within the housing settlement boundary of Haverhill, residential development will be approved provided it accords with other planning policies.
- 4.22 **Policy HV3** identifies a strategic site to the north-west of Haverhill, allocating 42ha of land for a residential-led development alongside the provision of a north-west relief road for the town.
- 4.23 The Haverhill Vision document also sets out a series of Aspirations for the town, including:
- **Aspiration 1** – Every resident has a sustainable and suitable home
  - **Aspiration 2** – The creation of walkable neighbourhoods
  - **Aspiration 9** – Public Transport links to the town, Cambridge and Bury St Edmonds are both reliable and affordable
  - **Aspiration 10** – New and existing development is designed to high standards of resource efficiency.
  - **Aspiration 11** – All homes have secure, affordable, low-carbon energy supplies.
  - **Aspiration 27** – The historic and natural environment is protected, maintained and enhanced.

**West Suffolk Joint Development Management Policies Document (2015)**

- 4.24 **Policy DM1** – Sets out a presumption in favour of development in accordance with the NPPF.
- 4.25 **Policy DM2** – requires proposals for development to recognise and address key features and characteristics, such as landscape and townscape character, maintain a sense of place, preserve or enhance the setting of views in/out of a Conservation Area, not involve the loss of important open, green or landscaped areas, provide appropriate levels of leisure and recreational facilities, incorporate sustainable design measures and achieve appropriately designed developments taking into account character, density, access and transportation.
- 4.26 **Policy DM35** – states that the countryside will be protected from unsustainable development. New or extended buildings will be permitted, in accordance with other policies in the plan, or where it meets a range of exceptions, including affordable housing relating to local need, small scale residential development in accordance with Policy DM27.
- 4.27 **Policy DM6** – identifies a need for proposals to submit details relating to on-site drainage as part of application submissions.
- 4.28 **Policy DM7** – requires all new development to adhere to the broad principles of sustainable design and construction. New residential development will be required to ensure; water consumption is no more than 110 litres per person per day and that water fittings do not exceed national base levels. Design and Access Statements are required to set out how the proposals will meet the energy requirements set out within National Building Regulations.

- 4.29 **Policy DM12** – measures should be included within development proposals to protect biodiversity and mitigate any adverse impacts arising as a result of development.
- 4.30 **Policy DM13** – states development will be permitted where it will not have an unacceptable impact on the character of the landscape, landscape features, wildlife or amenity value.
- 4.31 **Policy DM22** – sets out a range of requirements for the design of new development, including the maintenance or creation of a sense of place and character, laid out to optimise amenity with streets and parking, and be of a high architectural quality.
- 4.32 **Policy DM46** – indicates a desire to promote more sustainable forms of transport. However, all forms of redevelopment will be required to provide car and cycle parking in accordance with adopted standards.

**Standard:**

Flats and Houses are to be treated the same.

Use	Vehicle Minimum*	Cycle Minimum	PTW Minimum	Disabled Minimum
1 bedroom	1 space per dwelling	2 secure covered spaces per dwelling. (Satisfied if garage or secure area is provided within curtilage of dwelling to minimum dimensions)	N/A	N/A if parking is in curtilage of dwelling, otherwise as Visitor/ unallocated
2 bedrooms	2 spaces per Dwelling**			
3 bedrooms	2 spaces per dwelling			
4+ bedrooms	3 spaces per dwelling			
Retirement developments (e.g. warden assisted independent living accommodation)	1 space per dwelling	2 spaces per 8 units (visitors)	2 PTW spaces and 1 space per 2 dwellings for mobility scooters	
Visitor/ unallocated	0.25 spaces per dwelling (unallocated)	If no garage or secure area is	1 space + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car	

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## 5.0 Design and Access

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- 5.1 This section sets out how the design of this proposal has been approached and how the site context has informed and been reflected in the details presented, having regard to national and local planning policy and the parameters for development as set by the outline planning permission.
- 5.2 A detailed assessment of planning policy is set out elsewhere in this report. This section focuses on the design aspirations of development on the site.

### National Planning Policy

- 5.3 The revised National Planning Policy Framework (NPPF) was adopted in July 2018, updated in February 2019 and most recently revised in July 2021. In regard to both plan making and decision taking the revised NPPF promotes a presumption in favour of sustainable development (paragraph 11).
- 5.4 Section 12 of the NPPF relates to “achieving well-designed places”. Paragraph 126 sets out that good design is integral to sustainable development and creating better places in which to live and work.
- 5.5 Good design of developments is dealt with in paragraph 130 which sets out that ‘planning policies and decisions should ensure that developments;
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - 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 environment and landscape setting, whilst not preventing or discouraging appropriate innovation or change (such as increased densities)
  - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and
  - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space)’.

- 5.6 The proposals presented by this development consistently follow the principles set out in the NPPF.

### Planning Practice Guidance

- 5.7 The design section of the National Planning Practice Guidance (NPPG) sets out the importance of high quality design as a part of sustainable development. The guidance establishes that proposals should respond to local context, and that weight should be give to design quality which raises the local design standard.

5.8 The NPPG sets out that good design affects a range of objectives beyond just design and can help a scheme achieve social, environmental and economic gains. The guidance also sets out the tools available to guide the design of a development to ensure good quality, this includes the National Design Guide discussed below.

### National Design Guidance

5.9 In October 2019 the National Design Guidance was published, a document which sets out the characteristics of well designed places and demonstrates what 'good design' means in practice.

5.10 The guide sets out the following ten individual characteristics of well-designed places which create a scheme's character as well as helping '*nurture and sustain a sense of community*';

- Context
- Identity
- Built form
- Movement
- Nature
- Public Spaces
- Uses
- Homes and buildings
- Resources
- Lifespan

5.11 Focusing only on the appearance, materials and details of buildings is unlikely to achieve a well designed place, instead the right choices are required throughout the design process from developing a layout to individual buildings detailing.

5.12 The guide acknowledges that the components of good design involves attention beyond just buildings, careful attention to the context for places and buildings; hard and soft landscapes; technical infrastructure; and social infrastructure is required to achieve well designed places.

### Manual for Streets

5.13 Manual for Streets sets out the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. Key relevant principles for this development include:

- Walkable neighbourhoods, not car dominated layouts;
- Designing for pedestrians and cyclists first;
- Designing streets as places, not just movement corridors;
- No standardised highways designs; and
- Design Residential Streets for speeds of 20 mph and below.

### Local Planning Policy

- 5.14 The Core Strategy (2010) confirms that Haverhill is a town which may contribute to growth within the sub-region. The focus for development is primarily in the north west Haverhill growth area initially, and the north east area in the longer term. Haverhill is expected to provide 5,301 new homes between 2001 and 2031.
- 5.15 The Development Management Policies Document (2015) sets out detailed policies to guide new development within the borough, relating to issues such as housing provision, design, quality, energy and sustainability.
- 5.16 Policy DM2 of the DMPD is entitled ‘Creating Places - Development Principles and Local Distinctiveness’. It requires that, amongst other things, development should:
- Recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area;
  - Maintain or create a sense of place and/or local character;
  - Provide, in line with national and detailed local policies, open space, recreation, play and leisure facilities as appropriate;
  - Incorporate sustainable design and construction measures and energy efficiency measures;
  - Not site sensitive development where its users would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
  - Produce designs and layouts which are safe and take account of crime prevention, community safety and public health;
  - Produce designs that respect the character, scale, density and massing of the locality;
  - Produce designs that provide access for all, and that encourage the use of sustainable forms of transport through the provision of pedestrian and cycle links, including access to shops and community facilities;
  - Produce designs, in accordance with standards, that maintain or enhance the safety of the highway network; and m. where necessary, incorporate appropriate refuse and recycling facilities, compost bins, water butts and litter and dog waste bins.

- 5.17 Policy DM22 focuses specifically on the design of new residential developments. It requires that:

*All residential development proposals should maintain or create a sense of place and/or character by:*

- Employing designs that are specific to the scheme, and which respond intelligently and appropriately to a clear brief articulated in a Design and Access Statement;
- Basing design on an analysis of existing buildings, landscape or topography, and fully exploiting the opportunities that these present;

- Utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate innovative design approach and incorporating a mix of housing and unit sizes that is appropriate for the location;
- Creating or contributing to a coherent and legible place that is structured and articulated so that it is visually interesting and welcoming;
- Creating and supporting continuity of built form and enclosure of spaces.

*Residential development should be laid out to optimise amenity with streets and parking facilitating this primary objective. Therefore, in addition to the criteria above, development should:*

- Where appropriate, apply innovative highways and parking measures designed to avoid the visual dominance of these elements in the design and layout of new developments, whilst still meeting highway safety standards;
- Take opportunities for parking to support the street scene;
- Ensure appropriate levels of permeability and accessibility favouring sustainable transport routes and consider the needs of pedestrians and cyclists before car users;
- Integrate comfortably with surrounding street networks and enable integration into future additional development;
- Seek to create a safe and welcoming environment.

*New dwellings should also be of a high architectural quality, meaning that:*

- They are fit for purpose and function well, providing adequate space, light and privacy;
- They are adaptable in terms of lifetime changes and use; m. they are well built and physically durable; they are the product of coherent and appropriate design principles.

5.18 The Vision 2031 documents comprise three documents covering development in Bury St Edmunds, Haverhill and the rural area. The Haverhill Vision 2031 seeks to guide the overall direction of future service provision and the management of growth in Haverhill for the next 20 years. It reaffirms the need to deliver new housing for Haverhill. It seeks to ensure that any development conserves and, where opportunities arise, enhances the natural, built and historic environment, local identity and distinctiveness of Haverhill and increases and improves access to green space and surrounding countryside.

**The Outline Planning Permission (DC/16/0473/OUT):**

5.19 The broad parameters for the development as agreed for the outline planning permission are as follows:

- Create a sustainable and high-quality development;
- Take vehicular access from Brickfields Drive / Hales Barn Road;
- Retain existing hedgerows along the boundaries;
- Create a suitable buffer between the residential development and the Northern Relief Road;



- Successfully integrate proposed development with existing development.
- 5.20 The development as now proposed seeks to mirror the design rationale that underpinned the outline masterplan for the site.
- 5.21 The layout agreed with the outline planning application proposed a mix of 2,3,4 and 5 bedroom houses. This was considered an appropriate mix that would reflect the character of the existing residential development to the south.
- 5.22 In essence the Design and Access Statement submitted as part of the outline planning permission sought to provide a detailed assessment of the proposals in order to ensure that the design parameters gave due consideration to existing vegetation, adjacent existing and future development, and open space and to ensure the proposal related directly to its physical and environmental context.
- 5.23 The application was considered by Planning Committee at its meetings on both July 2016 and September 2016. Whilst the application did not accord with the Development Plan the development was considered acceptable in principle and as such outline planning permission was granted. The officers recommendation makes clear that design will be considered in greater detail as part of the reserved matters albeit it was made clear that the proposed density of units was acceptable.

### **Evaluation**

- 5.24 The Outline Planning Application was supported by a detailed Design and Access statement. In terms of site assessment it identifies that:

**Location and Land Use:** The site is located to the north-west of Haverhill whilst it is currently in arable use it is bound by existing housing to the south, strategic housing is to come forward to the east (ref no: SE/09/1283) and the northern relief road is to be built directly to the north of the site. The site slopes gently downwards from north to south, with an existing mature hedgerow forming the western boundary to the site;

**Movement Network:** The proposed development site is bound to the north by the alignment of the approved NW Haverhill Relief Road and to the south by residential properties on Brickfields Drive. At present the application site is undeveloped and there is no vehicular access leading to the site. The proposed development aims to take access from the south via Brickfields Drive and Hales Barn Road;

**Urban Character:** The existing housing development to the south of the site was granted planning permission in 2001 and completed around 2007. There is a mix of detached, semidetached, terraced housing and a few flats. Plots vary with some wide frontage houses and some narrow and long units, creating a varied street scene. There are some 3 storey elements in the surrounding area, although these are located along main roads such as Hales Barn Road.

Whilst some houses have a garage and drive, parking is sometimes incorporated into the street scene or with the use of rear parking courtyards. Predominant materials are red and yellow brick, with the use of light render and black weatherboarding in some elements. Roofs are topped with grey slate or red clay tiles. Hales Barn Road provides the main vehicular access to the existing development and is a typical road of its size with tarmac surface and footpaths on both sides. Brickfields Drive and Mason Close, however, have a more low key approach with the use of a shared surface (block paving) and no designated pedestrian / vehicular spaces and some narrow points to reduce vehicular speed.

**Landscape Character:** The site comprises an arable field, improved grassland field margins with occasional tall ruderal, scrub and shrub on the south and west and a boundary hedgerow on the west. To the south the site is overlooked by existing residential development comprising a mix of 2 storey terraced and detached dwellings. The local landscape will be significantly influenced by the proposed expansion of Haverhill. The new relief road will form a new urban boundary to the north of the site whilst land to the east will be defined by the strategic housing development planned.

### Opportunities and Constraints

5.25 On the basis of the above analysis the following opportunities and constraints were identified:

Opportunities	Constraints
<ul style="list-style-type: none"> <li>• Vehicular Access from Brickfields Drive</li> </ul>	<ul style="list-style-type: none"> <li>• Proximity to the relief road</li> </ul>
<ul style="list-style-type: none"> <li>• Ability to integrate with existing development – both in terms of character and physical connections</li> </ul>	<ul style="list-style-type: none"> <li>• Greenfield site</li> </ul>
<ul style="list-style-type: none"> <li>• Open Space provision</li> </ul>	<ul style="list-style-type: none"> <li>• Sensitive boundary to the south with existing properties.</li> </ul>
<ul style="list-style-type: none"> <li>• Opportunity to retain trees and hedges.</li> </ul>	<ul style="list-style-type: none"> <li>• Distance to nearest bus stop</li> </ul>
<ul style="list-style-type: none"> <li>• Accessibility of the site to facilities including a supermarket, petrol station and town centre.</li> </ul>	
<ul style="list-style-type: none"> <li>• Location amidst recent and proposed development.</li> </ul>	



### Design Principles and Response to Context Opportunities.

5.26 The proposal has evolved to respond to the site’s constraints and opportunities. The proposed development is based on design objectives drawn from local and national design guidance, following good practice. This has been achieved by identifying and following the below design objectives to provide vision for the design solution;

- Deliver a high quality, inclusive, sustainable, safe and attractive development;
- Ensure the proposals are appropriate and sympathetic to their setting in terms of scale, height, density, layout, appearance, materials and their relationship to adjoining buildings and landscape features;
- Endeavour to make a positive contribution to the local setting, providing a strong boundary to the northern relief road;
- Deliver landscaping in line with parameters as set by the outline planning permission;
- Visual and physical connection with the adjoining built form as identified through the Masterplan work submitted as part of the outline planning application.

### **Layout**

5.27 A Masterplan was agreed as part of the Outline Planning permission. Condition 19 requires that the development is carried out in accordance with this Masterplan. A separate S73 application has been submitted to amend this masterplan so as to be in line with the layout for which permission is now sought by way of this reserved matters application.

5.28 The amendments now sought to the Masterplan are relatively minor and primarily seek to address a revised affordable housing mix to meet the demands of West Suffolk Council's Housing Officer and to accommodate changes required to divert an onsite gas main. As a result the siting of some units has changed, albeit only very slightly. The most notable difference being the reconfiguration of units 10 and 11 which will now provide valuable frontage onto the LAP.

5.29 In this respect the layout will consider to deliver the following in line with Officer aspirations:

- Access provided via Brickfields Drive and Hales Barn Road.
- Exploitation of the existing arrangement of existing layout to the south to provide an extended houses landscaped corridor, that provides a vista back towards the grouping of existing townhouses on Hales Barn Road.
- Retention of the same strategy to the east of the site where a further landscape corridor is to extend from the existing open space at the end of Mason Close
- No properties to be directly accessed via Brickfields Drive in line with feedback from consultation on the outline planning permission. Instead, the main access road is still intended to sweep around east of the access point serving properties away from Brickfields Drive albeit a visual link into the development on this side is retained.
- The new road will incorporate landscaping and visitor parking
- The majority of dwellings will be detached, albeit with some semi detached and terrace properties proposed, with garages and set back from the road to retain the proposed buffer;
- Further dwellings will be served via private drives and in some cases communal parking is incorporated in front or rear courtyards.

5.30 Overall, the continued aim remains that the proposed development will provide a mix of housing to reflect the character and style of the existing properties to the south of Brickfields.

5.31 Mews areas are still to be provided to allow shared surfaces overlooked by the dwellings whilst proposed tree and shrub planting is to be used to soften these areas. Landscaping along the northern boundary is proposed in order to provide an attractive linear open space and to create a visual and noise buffer from the northern relief road.

5.32 The play area remains centrally located within the site, set within wider open space.

#### **Use and Amount**

5.33 The Masterplan retains the core elements of the Masterplan as previously agreed i.e. access, general configuration, road layout, LAP, open space and landscaping.

5.34 A total of 30 new dwellings are shown on the amended layout, of which 30% are to be affordable. A revised housing mix is set out below:

*PROPOSED HOUSING MIX*

	No of Bedrooms	No
Market Housing	3	7
	4	14
	<b>Total</b>	<b>21</b>
Affordable	1	2
	2	4
	3	2
	4	1
	<b>Total</b>	<b>9</b>

*COMPARISON WITH PREVIOUS HOUSING MIX*

No of Bedrooms	CS/063627/05 F (as agreed)	1299-003 (as amended)
1		2
2	10	4
3	11	9
4	9	15
Total	30	30

- 5.35 The amended Masterplan incorporates the preferred mix of the Housing Officer, as per correspondence dated 4th February 2021. The private dwellings are all to accord with National Space Standards as per the emerging aspiration of the Council's Planning Policy and again so as to reflect prior correspondence with planning officers. This proposal, therefore, provides an improved mix of dwellings meeting wider needs and aspiration than the previous scheme.

**Scale**

- 5.36 The residential buildings within the development are to remain 2 storeys high as originally proposed through the outline application.

**Appearance**

- 5.37 West Suffolk District do not currently have a Design Guide. Having regard to the Suffolk Design Guide however the approach taken to the design of the scheme is summarised below:

- **Style:** A simple style has been adopted that, coupled with landscaping and retention of existing hedges, will not dominate the street scene;
- **Context:** The site layout has been designed so as to be read as a coherent community that best integrates within existing development to the south.
- **Materials:** The materials and details of the dwellings have elements of continuity and are in keeping with houses in the area. Whilst each house will be distinct in its own right they

will read as part of a wider composition again helping underpin the feeling of a distinct character area / community;

- **Scale:** The scale of the proposed houses respects the scale of housing generally in the area and in this respect will not appear as overly dominant;
- **Form:** A mixture of predominantly detached properties with some semi-detached and terraced units is proposed to provide sufficient variety of form through the development. Variations in the building line will add to this to ensure added variety and interest in the street scene;
- **Detailed Design:** Good quality doors, windows and porch fittings have been incorporated into the design to enhance the appearance of the buildings. As promoted in the guide a simple approach has been taken to elevations generally rather than an over-elaborate articulation of the building which would be out of keeping with the surroundings.

5.38 In total 11 housing types are proposed which will help provide variety and interest in the street scene albeit the designs of the units are such that they will integrate with the existing character of residential properties in the area, reflecting the local characteristics and use of materials.

5.39 As set out at the outline stage the predominant building material is to be red brick. Roofs are to be pitched with the use of grey slates, or similar.

5.40 Porch detailing over doors is incorporated in several of the proposed housing types whilst brick detailing has also been incorporated.

### **Landscaping**

5.41 Landscaping details are shown on a detailed plan submitted as part of this application. Again the reserved matters seek to deliver the objectives of the outline permission and in this respect:

- The existing hedgerow along the western boundary is an important feature and will be retained;
- The development will be appropriately landscaped with native trees;
- Hedges and trees will be used along the eastern boundary and part of the southern boundary;
- Frontage treatments will include grass, hedge and shrub planting;
- The proposed open space to the north of the site offers the opportunity to create an attractive space for new and existing residents;
- Two landscape corridors are retained to provide features that will visually and physically link the existing development and the new proposal. Buildings have been orientated to face onto the corridor providing enclosure, attractive views and natural surveillance. The spaces will be landscaped with trees and grassed to create a green, natural space with parking set back or located discreetly to reduce car dominance.

### **Designing Out Crime**

5.42 The proposal has been informed by Secured by Design principles. This reserved matters application seeks to deliver the objectives as set out in the outline planning permission and in this respect ensures that:

- The layout for the development is based on perimeter blocks, which creates a near continuous frontage to ensure that private areas are secure;
- Habitable rooms to dwellings and other buildings will overlook public spaces, roads and footpaths to create active frontages and maximise natural surveillance;
- Blank gable walls facing onto public spaces and parking areas with no natural surveillance, for example, contribute towards the sense of insecurity have been avoided;
- Corner turning dwelling types have been used where possible;
- Vehicle and pedestrian routes are to be well lit;
- Boundary treatments will mark a clear definition between public and private space;
- The density of the development is such that it would allow on-plot parking in most cases.

### **Noise / Ecology / Drainage**

5.43 These issues have all been deemed acceptable in principle and accordingly the requirement for technical details is to managed by way of conditions to the Outline Planning Permission.

### **Summary**

- 5.44 The proposal is to provide 30 new residential dwellings with a range of sizes and tenure.
- 5.45 The scheme seeks to deliver a high quality development that will integrate with existing housing to the south, within the parameters for the site as defined through the outline planning permission
- 5.46 The layout seeks to deliver development in line with the previous Masterplan as required by the outline planning permission whilst introducing a range of different housing types to ensure varied and interesting street frontages throughout the development. Continuity is to be retained through the use of uniform building products whilst existing landscaping is to be retained and complimented by further proposals.
- 5.47 In design terms the development meets the objective of national and local planning policies within the parameters for the development as set by the outline planning permission.

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## 6.0 Justification

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6.1 This section considers how the proposed development complies with national and local planning policies, providing a clear justification as to why the proposed development is appropriate in this context.

### Layout

6.2 The proposal comprises a well-integrated network for movement based on a single point of access off Brickfield Drive. The layout has been carefully designed to integrate with the existing built form immediately south of the site, alongside the forthcoming development delivered as part of the North West Haverhill allocation.

6.3 Given the site's edge of settlement location, the proposals have emerged to positively reflect the existing character of the adjoining development. In addition, the proposed layout has been prepared with landscaping considerations at the forefront of decisions, in recognition of the open landscape beyond the relief road adjoining the site's northern boundary.

6.4 The layout prepared as part of this Reserved Matters application demonstrates a broad compliance with the masterplan submitted as part of the outline application. A Section 73 application has recently been submitted to alter Condition 19 of the outline application, which requires the layout to accord with the indicative masterplan submitted as part of the outline proposals.

6.5 The Officer's Report for the outline approval raises some concern with the indicative masterplan and as such, the proposed amendments to the masterplan, which are minor in scale are considered to deliver positive enhancements to the scheme.

6.6 The proposed layout will integrate with the wider area via the proposed footpath running alongside the site's northern boundary, alongside the informal links to Brickfield Drive and Mason Close.

6.7 Active street frontages are proposed along all internal roads within the development, maintaining an active street scene. Around the centrally located LAP, dwellings have been sited to provide a level of informal surveillance, without encroaching on residential amenity and privacy. The proposals also maintain a relatively consistent building line, helping to distinguish between public and private spaces.

6.8 Development surrounding the site's access point is set back at a greater distance from the road, drawing attention into the site and the open countryside beyond, and creating an attractive setting for the development.

6.9 Within the development, the proposed layout incorporates both detached and semi-detached dwellings with sufficient separation between dwellings to reflect the character and appearance of the site's village location. There is a marginal increase in the density of the proposed dwellings to the north-eastern corner of the site where a small row of four terraced dwellings is proposed.

6.10 The proposed density of 14 dwellings per hectare across the entire site is considered appropriate for the site's edge of settlement setting and is closely related to the density of



development immediately south of the site. Whilst it is noted that the proposals fall short of the approved density for the neighbouring Haverhill North West Allocation, the site's proximity to the open countryside, along with the parameters of the illustrative masterplan are considered to be suitable justification for the development's reduced density.

- 6.11 Building heights throughout the development are consistent at two storeys, which again bears a close resemblance to the prevailing height of the surrounding built form. Garages proposed as part of the development will be single storey in height.
- 6.12 The affordable housing units provided as part of this development are located throughout the site and have been designed to ensure tenure blindness and social inclusion. The proposals will deliver a total of 9 affordable units, approximately 30% of the total housing stock.
- 6.13 Given the above, it is considered the proposed development meets the requirements of Core Strategy Policies CS2, CS3 and CS5, Aspirations 2, 10 and 27 of the Haverhill Vision 2031, and Policies DM2, DM13 and DM22 of the West Suffolk Joint Development Management Policies Document (2015).

#### Housing Mix

- 6.14 The proposed scheme provides a total of 30 dwellings, ranging from 1-bed to 4-bed units. The scheme provides a policy compliant provision of affordable housing, with a total of 9 affordable units. The development will provide a suitable mix of dwelling types and sizes, as outlined below.

Type of Dwelling	No. Units
<b>3 bed market</b>	7
<b>4 bed market</b>	14
<b>1 bed affordable</b>	2
<b>2 bed affordable</b>	4
<b>3 bed affordable</b>	2
<b>4 bed affordable</b>	1

#### Design & materials

- 6.15 As set out in the Design & Access section of this report, the proposed design has emerged in conformity with the parameters identified as part of the outline application, alongside policy requirements at both local and national levels.
- 6.16 The proposed materials have been drawn from the local character and appearance of the surrounding built form and are in line with the indicative proposals made in the Design & Access Statement submitted as part of the outline application.

#### Landscape

- 6.17 In determining the outline application, the Officer's Report sets out that whilst the proposals will have an impact on the existing landscape, given the loss of a greenfield site, the site's location between existing development and the consented relief road and North West

Haverhill provides a strong and defensible boundary, which when combined with appropriate landscaping will result with an acceptable impact on the wider landscape.

- 6.18 Formal landscaping details can be found within the landscape plans submitted as part of this Reserved Matters application.

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## Conclusion

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- 7.1 The application was granted outline consent, in line with Officer's recommendation, in August 2017 (Appeal Ref: DC/16/0473/OUT) for a *“Residential development of up to 30 dwellings, associated garages, ancillary development, public open space and landscaping.”*
- 7.2 The proposals have been informed by the parameters identified during the determination of the outline planning application, and in particular the indicative masterplan. The key objectives this development seeks to deliver include:
- A well connected movement network throughout the site and into the adjoining development;
  - A well designed development incorporating positive aspects of the surrounding built form;
  - The provision of public open space, available for both future residents and the wider community to the north-west of the site;
  - The provision of a centrally located Children's Play Area;
  - Significant landscaping plans have been proposed to preserve and enhance existing vegetation, whilst introducing further landscape buffers.
- 7.3 As demonstrated throughout this statement and within the wider submission, the proposed development accords with both national and local policies and Supplementary Planning Documents. On this basis, it is considered that the Reserved matters should be granted for the site.