

Consultee Comments for Planning Application

DC/20/0615/RM

Application Summary

Application Number: DC/20/0615/RM

Address: Land North Of Anne Sucklings Lane Little Wratting Suffolk

Proposal: Reserved Matters Application -Submission of details under SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 41 dwellings with associated private amenity space, means of enclosure, car parking, vehicle and access arrangement and drainage together with proposed areas of landscaping and areas of open space for a residential development known as Phase 2A

Case Officer: Penny Mills

Consultee Details

Name: Mrs Karen Cattle

Address: St Edmundsbury Borough Council St Edmundsbury House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Public Health And Housing

Comments

Comments to explain why object/support the application:

I refer to the above Reserved Matters Application for the submission of details under SE/09/1283 to assess the means of access, appearance, landscaping, layout and scale for the construction of 41 dwellings with associated private amenity space, means of enclosure, car parking, vehicle and access arrangement and drainage together with proposed areas of landscaping and areas of open space for a residential development known as Phase 2A on land to the North of Ann Sucklings Lane, Little Wratting.

I understand that this application is being re-consulted on following the submission of amended plans and supporting information on 10 August 2020.

Having reviewed the amended floor plans for the range of house types proposed, Public Health and Housing would raise some concerns with regard to the size of some of the bedroom accommodation.

In particular, the Barton and Barton Corner, Character Area 1, Plot 28, Drawing: 041-P-107 Rev. A and Plot 29, Drawing: 041-P-015 Rev. A which both indicate a double bedroom in Bed 2 but the floor area is only suitable for a single bedroom.

Bed 3 on Drawing: 041-P-010 Rev. A for house type 1059DT Character Area 3 also indicates that

the floor area is under 6.5m².

Bed 3 to the Coniston Corner, Character Area 1 design for Plot 12, Drawing: 041-P-023 Rev. A is shown as a double bedroom, but the floor area is only suitable for a single. It is also noted that the previously described Bed 4 is now described as a lifestyle room. Lifestyle rooms are also being proposed for the Earlswood Corner design, Drawing: 041-P-033 Rev. A, Plots 27-30 of the Foxcote, Drawing 041-P-036 Rev. A and Lockwood Corner, Drawing: 041-P-041 Rev. A.

All single bedrooms, to be occupied by one person, should have a minimum floor area of 6.5m², whilst double bedrooms, to be occupied by two persons, should have a minimum floor area of 9.5m².

We would also raise some concerns with regard to the layout of some properties in respect of the means of escape from the bedroom accommodation in the event of a fire at night. In particular, the means of escape from the first and second floors of Plots 2, 3, 4 and 5 of the Carleton properties, Drawing: 041-P-021, is through the kitchen to the rear or living room to the front of the property. Whilst emergency escape windows can be installed, the ability of the occupiers to use them in the event of an emergency will be dependent on their age and any vulnerabilities that they may have. A direct and protected means of escape from the property would be the preferred option.

I am also concerned that whilst noise is mentioned as part of the Design Code in the Design, Access and Compliance Statement submitted by Persimmon Homes dated March 2020, no assessment has been submitted. Whilst I appreciate that the residential properties in Phase 2A are much further away from the A143 Haverhill Road, part of the site to the North East, is adjacent to the new relief road.

I am aware that a larger buffer was provided following the Noise Survey and Acoustic Design Advise Report, Issue No. 2, submitted by the FES Group in May 2017 in respect of Phase 1 and that conditions were included in the Reserved Matters consent requiring the mitigation measures proposed in the report to be implemented so as to ensure that the guidelines levels in BS 8233 for both internal spaces and external amenity spaces would be met.

The noise impact of the relief road should therefore be considered with regard to the Phase 2A development. Traffic using this route is likely to significantly increase following its completion and the full development of the site, which, I understand, will include a school and commercial centre. Whilst a Transport Assessment prepared by Capita Symonds has been submitted, the report is dated April 2013. A further Traffic Assessment, with flow rate forecasts for the next 15 years should therefore also be considered.

Whilst noise conditions, similar to Conditions 17 and 18 of DC/16/2836/RM for the Phase 1 development could be included within the approval for Phase 2A, Public Health and Housing need to be satisfied that all noise impacts have been considered and, if necessary, how they are to be

mitigated, prior to approval.

It is therefore recommended that a full noise assessment, based on current and predicted traffic flows along the A143 and the proposed relief road to the North East of the Phase 2 development is undertaken. Any measures which may then be required, which may include changes to the proposed site layout, an extension of the proposed buffer zone to the North East or noise mitigation measures within each dwelling can be determined.