

## Planning Application – Consultation Response

<b>Planning Application Reference:</b>	DC/19/02090
<b>Site:</b>	Land To The East Of Ixworth Road Thurston Suffolk
<b>Proposal:</b>	Outline Planning Application (some matters reserved)- Erection of up to 210 dwellings and new vehicular access to include planting and landscaping, natural and semi-natural green space including community growing space(s), children's play area and sustainable drainage system (SuDS), to include 35% affordable dwellings.
<b>Prepared by:</b>	BMSDC Strategic Planning Policy and Infrastructure
<b>Date:</b>	13/01/2020

### 1. Policy position

The site in question is allocated within the emerging Joint Local Plan (JLP) (July 2019) referenced as LA089. Therefore, up-to-date evidence supports the site and the proposal does not cause any significant undermining conflict with the emerging JLP. Therefore, there is not considered to be any significant conflict with paragraph 49 National Planning Policy Framework (Feb 2019). The principle of the site is encouraged for development in accordance with emerging JLP allocation policy LA089. It is understood the proposal is to provide some significant benefits to Thurston as a whole. Which the case officer will need to balance out the sustainable benefits against the adopted Thurston Neighbourhood Plan (October 2019).

In theory there is considered conflict between the proposal and the adopted Thurston Neighbourhood plan because the application site is outside of the Neighbourhood plan settlement boundary. It is also apparent the site is adjacent and sandwiched between two large sites that already have planning permission. The adopted Neighbourhood Plan identifies key movement routes either side of the application site in question. This proposal would provide a bridged gap between the two large sites with planning permission either side. This would allow the settlement boundary a cleaner settlement line up to the existing Rugby ground to the north of the application site.

It is noted figure 13 inset map of detailed locations within the Neighbourhood plan. It is apparent the only sites allocated in the Neighbourhood Plan are those with planning permission, which does not allocate anything new. Technically, it could be argued there is some conflict with paragraph 29 of the NPPF (Feb 2019) insofar as ... 'Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies'. It is also noted the site in question was included within the emerging JLP as part of the August 2017 formal consultation document. Therefore, for some time it has been recognised as an emerging suitable and needed site to meet housing needs. It should also be highlighted even though the Thurston Neighbourhood Plan (October 2019) is recently adopted it also requires current review as the emerging JLP is gaining weight and strategic planned direction and is a material consideration in this case in accordance with Section 38(6) PCPA 2004 that states: 'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

When the benefits of the proposal and the progressive plan-led approach in this settlement are weighted and balanced and considered against the adopted Thurston Neighbourhood Plan there is considered limited conflict. The application in principle is supported by the strategic planning policy team.

## **2. Infrastructure Delivery Plan (IDP) position**

The IDP (July 2019) sets out both Babergh and Mid Suffolk's infrastructure requirements and priorities. It was published on the 22<sup>nd</sup> July 2019 as evidence which supports the Joint Local Plan and is an iterative document which will change over time dependent on changing infrastructure capacity, requirements and priorities.

The application site is part of the proposed site allocations of the emerging Joint Local Plan, policy reference LA089. For the purpose of this response, and to understand the impact on infrastructure capacity, the content of the IDP has been considered together with the existing planning permissions and responses from infrastructure providers.

Set out below are the current planning applications (over 10 dwellings) and emerging Joint Local Plan land allocations in Thurston:

### Existing permissions

- 3181/13, 2613/11 Thurston Granary, Station Hill - Full permission for 97 dwellings (under construction)
- DC/18/01376, 5010/16 Highfield, Norton Road - Full permission for 175 dwellings (under construction)
- DC/19/01602, 5070/16, Land at Norton Road - Full permission for 200 dwellings (under construction)
- DC/18/03547, 4963/16, Land west of Ixworth Road - Full permission for 250 dwellings (under construction), emerging Joint Local Plan site allocations reference LA088
- DC/17/02232, Land on the West Side of Barton Road - Full permission for 129 dwellings, emerging Joint Local Plan site allocations reference LA090
- 4942/16, Land at Meadow Lane - Full permission for 64 dwellings, emerging Joint Local Plan site allocations reference LA084

### Planning applications awaiting determination (other than this application)

- DC/19/03486, Land South West Of Beyton Road, Outline application for 210 dwellings, emerging Joint Local Plan site allocations reference LA087

### Other emerging Joint Local Plan site allocations

- LA085 Land to the East of Church Road and South of Old Post Office Lane - 25 dwellings
- LA086 Land South of Heath Road – 110 dwellings

There are several essential infrastructure needs for Thurston that are identified:

- Education  
The IDP states that within Thurston a new pre school setting for 30 places is needed at the relocated new primary school in Thurston. A new primary school is also to be provided in Thurston. This is identified as a 420 places school, which includes the relocation of the existing 210 place primary school. This new primary school would have the potential to provide for this development together with the committed growth and other Joint Local Plan proposed

allocations. For the secondary school provision, the expansion of Thurston Community College from 1940 to 2190 places is planned, to provide for this development together with committed and planned growth of the Joint Local Plan. In their response of the 12/11/2019, the County Council have provided the developer contributions expected for both the new provision of primary and pre-school as s106 and for the expansion of the Thurston Community College as CIL contributions.

- Transport

The IDP states that within Thurston, contributions towards new footway links and traffic calming measures would be required as well as several highway and railway mitigation measures. Specific site details and required contributions are provided through the County Council Highway response. The IDP also refers to developer contributions through CIL which would be required in relation to the Thurston railway station passenger level crossing improvements.

The proposed scheme includes a number of pedestrian and cycle improvements in Thurston:

- A new shared cycleway on the east side of Ixworth Road linking with footways at the junction with Norton Road.
- Tabletop traffic calming at Norton Road/Ixworth Road junction with zebra crossings
- Controlled pedestrian crossing on Barton Road near junction with Heath Road to provide a safe link for pedestrians and for cyclists for the NCR51 to the village.

The above mitigation provides benefits for Thurston however the County Council, as stated in their response of the 07/01/2020, are concerned with the cumulative impact, as this development (210 dwellings) will place additional strain on the road network around Thurston, specifically in the Bunbury Arms, Fishwick Corner and Pokeridge junctions and the road under the rail bridge. An additional 210 dwellings on the site off Beyton Road (Site LA087) will add to the cumulative traffic impacts on Thurston. The County Council consider that overall, the impact of both developments would place an unacceptable strain on the highway network within Thurston with increased queue lengths, delays and junctions at or approaching their theoretical capacity. Little mitigation is proposed to offset the impact of this development and therefore the impacts are considered to be severe.

However it is understood that the proposed mitigation of the site Land South West of Beyton Road (Site LA087) would mitigate the harm of cumulative impact. As such, the local junction improvements proposed as part of the planning application DC/19/03486 includes mitigation measures for Beyton Road, Pokeridge Corner, Barton Road and Fishwick Corner, these are therefore essential to the safety and sustainability of both development, as well as for the cumulative impact of the growth in the area.

- Health

The nearest practice is Woolpit Health Centre, where the IDP refers to expansion of the practice and CIL contributions would be required. The response from the West Suffolk Clinical Commissioning Group of the 16/04/2019 also specifies that developer contributions via CIL are required to meet the cost of additional capital funding for health service provision arising.

### **3. Summary**

It will be essential that the above points are considered in conjunction with the current application process and infrastructure needs must be satisfactorily addressed in accordance with the respective infrastructure providers consultation replies and the IDP.

There is general conformity with elements of the emerging Joint Local Plan land allocation policy LA089 and position of the Neighbourhood Plan is set out above.

In terms of the infrastructure proposed through this development, the identified needs of the IDP are met, primarily in terms of pedestrian and cycle improvements, however, the cumulative impact of this site together with the 210 dwellings of the Beyton Road (Site LA087) raise concern regarding the potential of severe impact on the highway. It is therefore necessary that the mitigation from the Beyton Road site (DC/19/03486) are secured in a first instance, to then enable the development of this site.

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