

## Planning Application – Consultation Response

<b>Planning Application Reference:</b>	DC/19/03486
<b>Site:</b>	Land South West Of Beyton Road Thurston Suffolk
<b>Proposal:</b>	Outline Planning Application (some matters reserved - access to be considered ) - Erection of up to 210 dwellings, means of access, open space and associated infrastructure, including junction improvements (with all proposed development located within Mid Suffolk District, with the exception of proposed improvements to Fishwick Corner being within West Suffolk).
<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 LA087. 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 LA087. 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. However, in looking at 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 plan-led 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 LA087. 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/19/02090, Land to the east of Ixworth Road, Outline application for 210 dwellings, emerging Joint Local Plan site allocations reference LA089

### 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 were identified in our response of the 15/08/2019:

- 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 30/07/2019, 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 local junction improvements proposed as part of the scheme for Beyton Road, Pokeridge Corner, Barton Road and Fishwick Corner are essential to the safety and sustainability of the development, as well as for the cumulative impact of the growth in the area, which are supported by the County Council in their response of the 07/01/2020.

- 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 12/08/2019 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 LA087 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 highways mitigation which are identified as essential infrastructure for the delivery for the planned growth of the emerging Joint Local Plan. The scheme contributes to the delivery of key infrastructure required to enable the sustainable growth of the area, such as local junction improvements proposed as well as contributions towards education and health. The highway mitigation measures of this proposal also enables to mitigate the harm of other development proposed such as planning application DC/19/02090, also for 210 dwellings.

The scheme is therefore supported by the Strategic Planning Team.

Strategic Planning Policy and Infrastructure  
Babergh and Mid Suffolk District Councils