

**TO: Members and Substitutes of the  
Development Control Committee**

**Our reference** DL/HT  
**Your reference**

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3 September 2015

Dear Councillor

**ST EDMUNDSBURY DEVELOPMENT CONTROL COMMITTEE – 3 SEPTEMBER  
2015**

Please find enclosed a supplement to the agenda for the above-mentioned meeting in relation to Hybrid Application DC/14/1881

David Long  
Committee Administrator  
for Head of HR, Legal and Democratic Services

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**Update For members for Development Control  
Committee 3<sup>rd</sup> September 2015,**

DEV/SE/15/50

Planning Reference number: DC/14/1881/HYB Land East of Moreton Hall, Mount Road, Bury St Edmunds

Agenda Item 4

Amended conditions list – update to pages 26,27 and 28

A	Outline Element details	B	Full Element Details
1	Reserved matters applications time limit	1	development commence within 3 years
2	Details of the reserved matters submitted to and approved in writing	2	details of the facing and roofing materials to be used
3	List of Approved plans	3	List of Approved plans
4	No more than 50 dwellings shall be occupied until the Eastern Relief Road is completed and available for public use	4	No more than 50 dwellings shall be occupied until the Eastern Relief Road is completed and available for public use
5	Garage/parking spaces for each dwelling to be retained	5	Garage/parking spaces for each dwelling to be retained
6	Footways serving that dwelling have been constructed to at least Binder course	6	Footways serving that dwelling have been constructed to at least Binder course
7	Loading, unloading, manoeuvring, parking of vehicles approved and retained	7	Loading, unloading, manoeuvring, parking of vehicles retained
8	Means to prevent the discharge of surface water onto the highway	8	Means to prevent the discharge of surface water onto the highway
9	Details of the estate roads and footpaths, (including layout, gradients, surfacing and means of surface water drainage)	9	Details of the estate roads and footpaths, (including layout, gradients, surfacing and means of surface water drainage)
10	Details of two bus stop/shelters on lady miriam way to be approved and made available	10	Visibility splays shall be provided in accordance with details previously approved in writing by the Local Planning Authority
11	Details of two bus stop/shelters on Mount Road to be approved and made available	11	No development shall commence occupied until traffic calming on Mount Road in the form of raised table junctions

			and warning signage in general accordance with Drg SF101-11T-001 rev B, has been installed.
		12	No dwelling shall be occupied until the 4m shared use cycle footway on eastern side Lady Miriam Way in general accordance with Drawing SF101-11T-002 has been installed. The final agreed details of the 4m shared use cycle footway on eastern side Lady Miriam Way
		13	No dwelling shall be occupied until a Toucan Crossing on Mount Road near the junction with Cattishall Road has been installed and made available
		14	No more than 10 dwellings shall be occupied until a foot/cycle link from phase 1 to the existing foot/cycle network on Blackbird Drive has been provided. The link shall be in general accordance with Drawing number 12711/PL1 Rev K submitted 8th July 2015
12	Fire hydrants	15	Fire hydrants
13	Foul water strategy	16	Foul water strategy
14	Two part standard archaeology condition	17	Two part standard archaeology condition
15	Standard land contamination condition	18	Standard land contamination condition
16	Details of bin and refuse storage areas approved and made available	19	Bin and refuse storage areas made available
17	3 wheelie bins, a compost bin and an installed water butt	20	3 wheelie bins, a compost bin and an installed water butt
18	Strategic Surface Water Management Plan for the whole site	21	Strategic Surface Water Management Plan for the whole site
19	Surface water drainage	22	Surface water drainage
20	noise assesment for that particular phase	23	The recommendations contained in the Noise and Vibration Assessment - ES Chapter Report RP02-11349 are implemented.
21	Construction Method Statement	24	Construction Method Statement
22	Phasing plan to show the	25	Phasing plan to show the

	delivery of areas of the project green infrastructure		delivery of areas of the project green infrastructure
23	Arboricultural Method Statement	26	Arboricultural Method Statement
24	Landscape and Ecology Management Plan	27	Landscape and Ecology Management Plan
25	Soft landscaping	28	Soft landscaping
26	Hard landscaping	29	Hard landscaping
27	Ecological design strategy (EDS) addressing the provision of Skylark plots	30	Ecological design strategy (EDS) addressing the provision of Skylark plots
28	No development shall commence within a phase until an ecological design strategy (EDS) addressing mitigation and enhancement measures identified in the approved Environmental Statement	31	No development shall commence within a phase until an ecological design strategy (EDS) addressing mitigation and enhancement measures identified in the approved Environmental Statement
29	Ecological assessment and mitigation measures set out in Environmental Statement adhered to	32	Ecological assessment and mitigation measures set out in Environmental Statement adhered to
30	Further supplementary ecological surveys for birds, reptiles, badgers and bats shall be undertaken		
31	Lighting design strategy to identify those areas/features on site that are particularly sensitive for bats and or badgers	33	Lighting design strategy to identify those areas/features on site that are particularly sensitive for bats and or badgers
		34	Full details of the pumping station have been submitted to, and agreed in writing with the Local Planning Authority.
33	Travel Plan for the local centre		
34	The details submitted for phase 3 shall include the provision for a bring site/ public recycling centre		
35	The Local Centre shall provide a combined 325m <sup>2</sup> of floor space for either A1, A3 uses		
36	Dwellings to use 110 litres per person per day in line with	36	Dwellings to use 110 litres per person per day in line with

Policy DM7	policy DM7
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Updated Section 106 position – Update to page 26

- Highways Junction Improvements £290,597
- Cycle path improvement works between Skyliner Way and Kempson Way - £30,000
- Public Transport - £532,000
- SCC Travel Plan evaluation and & support officer – £10,000
- Travel Plan Contract procurement and management - £10,000
- Travel Plan - £628,678
- Early years - £268,004
- Primary School - £1,449,539
- Secondary Education (including sixth form) £1,577,617
- Affordable Housing - 30%
- Library Provision - £108,000
- Community Centre - £197,375.88
- Synthetic Turf Pitches - £29,196.83
- Cemeteries Contribution - £8,218.75
- Outdoor Sports Provision - £331,380.00
- Play Space - £90,000
- Open Space commuted sum £313,512.40
- Health - £174,200.00
- Allow the construction of the future foot/cycle bridge north of the railway line.
- Off site skylark habitat compensation.

Update to paragraph 74 as shown on page 26

The applicant is able to provide 30% Affordable Housing **and** the Play Space contribution of £90,000. At the time of writing the officer report for the application it was considered that both could not be delivered by the applicant and that therefore members were asked to guide officers as to their preference. That position has now changed and the applicant has confirmed that they are able to provide both.

Additional recommendation update to page 26.

Officers are seeking delegated powers to approve the scheme as proposed with the S106 heads of terms as detailed above and the conditions as outlined above in consultation with the Chairman of Development Control Committee, Portfolio Holder for Planning and Growth and the Service Manager for Development Management, following an additional period of 21 days consultation and confirmation from the Highway Authority that they still have no objection to the scheme having inspected any objections received in that period.