

Development Control Committee

Title	Agenda		
Date	Wednesday 3 November 2021		
Time	10.00 am		
Venue	Conference Chamber West Suffolk House Western Way Bury St Edmunds, IP33 3YU		
Full Members	<p style="text-align: center;">Chair Andrew Smith</p> <p style="text-align: center;">Vice Chairs Mike Chester and Jim Thorndyke</p> <p>Conservative Group (10) Carol Bull Ian Houlder Andy Drummond David Roach Susan Glossop Peter Stevens Brian Harvey</p> <p>The Independent Group (5) Richard Alecock Roger Dicker John Burns David Palmer Jason Crooks</p> <p>Labour Group (1) David Smith</p>		
Substitutes	<p>Conservative Group (5) Nick Clarke Sara Mildmay-White John Griffiths David Nettleton James Lay</p> <p>The Independent Group (2) Trevor Beckwith Andy Neal</p> <p>Labour Group (1) Diane Hind</p>		
Interests – declaration and restriction on participation	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.		
Quorum	Six Members		
Where required, site visits will be facilitated virtually by way of the inclusion of videos within the Case Officer's presentation of the application to the meeting			
Committee administrator	Helen Hardinge - Democratic Services Officer Telephone 01638 719363 Email helen.hardinge@westsuffolk.gov.uk		

Venue	<p>Conference Chamber West Suffolk House Western Way, Bury St Edmunds, IP33 3YU</p>
Contact information	<p>Telephone: 01284 763233 Email: democratic.services@westsuffolk.gov.uk Website: www.westsuffolk.gov.uk</p>
Access to agenda and reports before the meeting	<p>The agenda and reports will be available to view at least five clear days before the meeting on our website.</p>
Attendance at meetings	<p>This meeting is being held in person in order to comply with the Local Government Act 1972. Measures have been applied to ensure the health and safety for all persons present at meetings. We may also be required to restrict the number of members of the public able to attend in accordance with the room capacity.</p> <p>If you consider it is necessary for you to attend, please let Democratic Services know in advance of the meeting so they can endeavour to accommodate you and advise you of the necessary health and safety precautions that apply to the meeting.</p> <p>For further information about the venue, please visit https://www.westsuffolk.gov.uk/contact-us.cfm</p>
Public participation	<p>Members of the public have the right to speak at the Development Control Committee, subject to certain restrictions. Further information is available via the separate link on the agenda's webpage for this meeting.</p>
Accessibility	<p>If you have any difficulties in accessing the meeting, the agenda and accompanying reports, including for reasons of a disability or a protected characteristic, please contact Democratic Services at the earliest opportunity using the contact details provided above in order that we may assist you.</p>
Recording of meetings	<p>The Council may record this meeting and permits members of the public and media to record or broadcast it as well (when the media and public are not lawfully excluded).</p> <p>Any member of the public who attends a meeting and objects to being filmed should advise the Committee Administrator who will instruct that they are not included in the filming.</p>
Personal information	<p>Any personal information processed by West Suffolk Council arising from a request to speak at a public meeting under the Localism Act 2011, will be protected in accordance with the Data Protection Act 2018. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website: https://www.westsuffolk.gov.uk/Council/Data_and_information/howweuseinformation.cfm or call Customer Services: 01284 763233 and ask to speak to the Information Governance Officer.</p>

Development Control Committee Agenda notes

Subject to the provisions of the Local Government (Access to Information) Act 1985, all the files itemised in this Schedule, together with the consultation replies, documents and letters referred to (which form the background papers) are available for public inspection.

All applications and other matters have been considered having regard to the Human Rights Act 1998 and the rights which it guarantees.

Material planning considerations

1. **It must be noted that when considering planning applications (and related matters) only relevant planning considerations can be taken into account. Councillors and their officers must adhere to this important principle which is set out in legislation and Central Government guidance.**
2. **Material planning considerations include:**
 - Statutory provisions contained in planning acts and statutory regulations and planning case law
 - Central Government planning policy and advice as contained in circulars and the National Planning Policy Framework (NPPF)
 - Supplementary planning guidance/documents eg. Affordable Housing SPD
 - Master plans, development briefs
 - Site specific issues such as availability of infrastructure, density, car parking
 - Environmental; effects such as effect on light, noise overlooking, effect on street scene
 - The need to preserve or enhance the special character or appearance of designated conservation areas and protect listed buildings
 - Previous planning decisions, including appeal decisions
 - Desire to retain and promote certain uses e.g. stables in Newmarket.
 - The following planning local plan documents covering West Suffolk Council:
 - Joint development management policies document 2015
 - In relation to the Forest Heath area local plan:
 - i. The Forest Heath Core Strategy 2010 as amended by the High Court Order 2011
 - ii. Core strategy single issue review of policy CS7 2019
 - iii. Site allocations local plan 2019
 - In relation to the St Edmundsbury area local plan:
 - i. St Edmundsbury core strategy 2010
 - ii. Vision 2031 as adopted 2014 in relation to:
 - Bury St Edmunds
 - Haverhill
 - Rural

Note: The adopted Local Plans for the former St Edmundsbury and Forest Heath areas (and all related policy documents, including guidance and SPDs) will continue to apply

to those parts of West Suffolk Council area until a new Local Plan for West Suffolk is adopted.

3. The following are **not** material planning considerations and such matters must **not** be taken into account when determining planning applications and related matters:
 - Moral and religious issues
 - Competition (unless in relation to adverse effects on a town centre as a whole)
 - Breach of private covenants or other private property or access rights
 - Devaluation of property
 - Protection of a private view
 - Council interests such as land ownership or contractual issues
 - Identity or motives of an applicant or occupier
4. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the Development Plan (see section 3 above) unless material planning considerations indicate otherwise.
5. A key role of the planning system is to enable the provision of homes, buildings and jobs in a way that is consistent with the principles of sustainable development. It needs to be positive in promoting competition while being protective towards the environment and amenity. The policies that underpin the planning system both nationally and locally seek to balance these aims.

Documentation received after the distribution of committee papers

Any papers, including plans and photographs, received relating to items on this Development Control Committee agenda, but which are received after the agenda has been circulated will be subject to the following arrangements:

- a. Officers will prepare a single committee update report summarising all representations that have been received up to 5pm on the **Thursday** before each committee meeting. This report will identify each application and what representations, if any, have been received in the same way as representations are reported within the Committee report;
- b. the update report will be sent out to Members by first class post and electronically by noon on the **Friday** before the committee meeting and will be placed on the website next to the committee report.

Any late representations received after 5pm on the **Thursday** before the committee meeting will not be distributed but will be reported orally by officers at the meeting.

Public speaking

Members of the public have the right to speak at the Development Control Committee, subject to certain restrictions. Further information is available via the separate link on the agenda's webpage for this meeting

Development Control Committee

Decision making protocol

The Development Control Committee usually sits once a month. The meeting is open to the general public and there are opportunities for members of the public to speak to the Committee prior to the debate.

Decision Making Protocol

This protocol sets out our normal practice for decision making on development control applications at Development Control Committee. It covers those circumstances where the officer recommendation for approval or refusal is to be deferred, altered or overturned. The protocol is based on the desirability of clarity and consistency in decision making and of minimising financial and reputational risk, and requires decisions to be based on material planning considerations and that conditions meet the tests of Circular 11/95: "The Use of Conditions in Planning Permissions." This protocol recognises and accepts that, on occasions, it may be advisable or necessary to defer determination of an application or for a recommendation to be amended and consequently for conditions or refusal reasons to be added, deleted or altered in any one of the circumstances below.

- Where an application is to be deferred, to facilitate further information or negotiation or at an applicant's request.
- Where a recommendation is to be altered as the result of consultation or negotiation:
 - The presenting Officer will clearly state the condition and its reason or the refusal reason to be added/deleted/altered, together with the material planning basis for that change.
 - In making any proposal to accept the Officer recommendation, a Member will clearly state whether the amended recommendation is proposed as stated, or whether the original recommendation in the agenda papers is proposed.
- Where a Member wishes to alter a recommendation:
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/altered, together with the material planning basis for that change.
 - In the interest of clarity and accuracy and for the minutes, the presenting officer will restate the amendment before the final vote is taken.
 - Members can choose to;
 - delegate the detailed wording and reason to the Director (Planning and Growth);

- delegate the detailed wording and reason to the Director (Planning and Growth) following consultation with the Chair and Vice Chair(s) of Development Control Committee.
- Where Development Control Committee wishes to overturn a recommendation and the decision is considered to be significant in terms of overall impact; harm to the planning policy framework, having sought advice from the Director (Planning and Growth) and the Director (HR, Governance and Regulatory) (or Officers attending Committee on their behalf);
 - A final decision on the application will be deferred to allow associated risks to be clarified and conditions/refusal reasons to be properly drafted.
 - An additional officer report will be prepared and presented to the next Development Control Committee detailing the likely policy, financial and reputational etc risks resultant from overturning a recommendation, and also setting out the likely conditions (with reasons) or refusal reasons. This report should follow the Council's standard risk assessment practice and content.
 - In making a decision to overturn a recommendation, Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
- In all other cases, where Development Control Committee wishes to overturn a recommendation:
 - Members will clearly state the material planning reason(s) why an alternative decision is being made, and which will be minuted for clarity.
 - In making a proposal, the Member will clearly state the condition and its reason or the refusal reason to be added/deleted/altered, together with the material planning basis for that change.
 - Members can choose to;
 - delegate the detailed wording and reason to the Director (Planning and Growth)
 - delegate the detailed wording and reason to the Director (Planning and Growth) following consultation with the Chair and Vice Chair(s) of Development Control Committee
- Member Training
 - In order to ensure robust decision-making all members of Development Control Committee are required to attend Development Control training.

Notes

Planning Services (Development Control) maintains a catalogue of 'standard conditions' for use in determining applications and seeks to comply with Circular 11/95 "The Use of Conditions in Planning Permissions."

Members/Officers should have proper regard to probity considerations and relevant codes of conduct and best practice when considering and determining applications.

Agenda

Procedural matters

Part 1 – public

1. Apologies for absence

2. Substitutes

Any member who is substituting for another member should so indicate, together with the name of the relevant absent member.

3. Minutes

1 - 18

To confirm the minutes of the meeting held on 6 October 2021 (copy attached).

4. Declarations of interest

Members are reminded of their responsibility to declare any pecuniary or local non pecuniary interest which they have in any item of business on the agenda, **no later than when that item is reached** and, when appropriate, to leave the meeting prior to discussion and voting on the item.

5. Planning Application DC/21/0152/HYB - Land South of Burwell Road, Exning

19 - 150

Report No: **DEV/WS/21/041**

Hybrid Planning Application - A. Full planning for 205 dwellings, garages, new vehicular accesses, pedestrian/cycle accesses, landscaping and associated open space and B. Outline planning - early years education facility

6. Planning Application DC/21/0315/FUL - Little Court, Haverhill Road, Little Wratting

151 - 196

Report No: **DEV/WS/21/042**

Planning Application - Specialist dementia care village for up to 120 residents, including: 20 x 6 bedroom apartments provided within five buildings; central amenity building containing shop, restaurant, pub, communal hall, offices and staff accommodation; club/hobby rooms; treatment/counselling rooms; vehicle and cycle parking; landscaping proposals and associated works

**7. Planning Application DC/21/0614/FUL - The Cold Store,
The Street, Stradishall 197 - 214**

Report No: **DEV/WS/21/043**

Planning application - change of use of agricultural storage building to (class B8) storage and distribution as amended by plans received 25th August 2021 specifying a new access driveway

**8. Planning Application DC/21/0687/FUL - 102 Church Road,
West Row 215 - 226**

Report No: **DEV/WS/21/044**

Planning application - one dwelling and alterations to existing access following demolition of existing garage/office and containers

Development Control Committee



Minutes of a meeting of the **Development Control Committee** held on **Wednesday 6 October 2021** at **10.00 am** in the **Conference Chamber, West Suffolk House**, Western Way, Bury St Edmunds IP33 3YU

Present **Councillors**

Chair Andrew Smith

Vice Chairs Mike Chester and Jim Thorndyke

Richard Alecock

Brian Harvey

Carol Bull

Ian Houlder

John Burns

James Lay

Nick Clarke

David Palmer

Jason Crooks

David Roach

Roger Dicker

David Smith

Susan Glossop

In attendance

Marion Rushbrook – Ward Member: Clare, Hundon & Kedington

176. **Welcome**

The Chair formally commenced the meeting, welcomed all present to the Development Control Committee and reminded Members that a short post-Committee briefing session would be undertaken on close of the meeting.

177. **Apologies for absence**

Apologies for absence were received from Councillors Andy Drummond and Peter Stevens.

178. **Substitutes**

The following substitutions were declared:

Councillor James Lay substituting for Councillor Andy Drummond; and Councillor Nick Clarke substituting for Councillor Peter Stevens.

179. **Minutes**

The minutes of the meeting held on 1 September 2021 were confirmed as a correct record, with 14 voting for the motion and with 2 abstentions, and were signed by the Chair.

180. **Declarations of interest**

Members' declarations of interest are recorded under the item to which the declaration relates.

181. **Planning Application DC/21/0706/VAR - Oakfield Surgery, Vicarage Road, Newmarket (Report No: DEV/WS/21/037)**

(Councillor Roger Dicker asked that it be noted, in the interests of transparency, that he was acquainted with the applicant purely by way of the individual in question being a patron at the shop/Post Office he operated in Kennett.)

Planning application - removal of conditions five and six and variation of condition two of DC/17/1614/FUL to allow the use of UPVC windows

This application was referred to the Development Control Committee following consideration by the Delegation Panel and in view of the objection by Newmarket Town Council, which was in conflict with the Officer's recommendation of approval, subject to conditions as set out in Paragraph 20 of Report No DEV/WS/21/037.

Speakers: Harry Dibden (architect) and Darren Moffat (surveyor) jointly spoke in support of the application

(NB: Registration had been made in advance of the meeting for one of the Ward Members (Newmarket East) to speak on the application, however, due to unforeseen circumstances neither Councillor was able to attend and this was verbally confirmed to the Chair during the meeting by the Democratic Services Officer.)

Councillor James Lay drew attention to the comments made by Newmarket Town Council and stressed the importance of the Newmarket Neighbourhood Plan and the designated Conservation Area.

Councillor Susan Glossop echoed these comments and highlighted the need to listen to local communities when considering planning applications.

Councillor Mike Chester inquired as to the reason for the application (to remove the conditions in question), however, he was reminded that the reasoning for an application being made was not a material planning consideration.

The Principal Conservation Officer was in attendance and was invited by the Chair to address the meeting. The Officer explained that the building in question was not a listed building; it was a modern new build.

Attention was drawn to her comments in Paragraph 5 of the report and the Committee was advised that 'traditional features' were still able to be in-keeping and of benefit to a Conservation Area whilst using modern materials.

A number of Members made reference to the energy efficiency benefits the proposal would bring about.

Councillor Roger Dicker spoke in support of the proposal which he considered appropriate and of high-quality design. He proposed that the application be

approved as per the Officer recommendation and this was duly seconded by Councillor Ian Houlder.

With 9 voting for the motion, 6 against and with 1 abstention it was resolved that

Decision

Having regard to the existing planning permission and its conditions, some of which have been discharged, planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun not later than three years from the date of this permission.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.
3. The development shall be completed in accordance with the drainage details submitted under condition 3 of permission DC/17/0614/FUL, discharged by DCON(C)/17/1614, and as approved by this varied permission.
4. The development shall be completed in accordance with the materials submitted under condition 4 of permission DC/17/0614/FUL, discharged by DCON(A)/17/1614, and as approved by this varied permission.
5. The site demolition, preparation and construction works, including deliveries to the site and the removal of excavated materials and waste from the site, shall be carried out between the hours of 08:00 to 18:00 on Mondays to Fridays and between the hours of 08:00 to 13:30 on Saturdays and at no time on Sundays, Bank or Public Holidays without the prior consent of the Local Planning Authority.
6. The acoustic insulation of each dwelling shall be such to ensure noise levels, with windows closed, do not exceed an LAeq (16hrs) of 35dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00, and an LAeq (8hrs) of 30dB(A) within bedrooms and living rooms between the hours of 23:00 to 07:00.
7. The development shall be completed in accordance with the dust mitigation details submitted under condition 9 of permission DC/17/0614/FUL, discharged by DCON(A)/17/1614, and as approved by this varied permission.
8. No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.
9. The development shall be completed in accordance with the screen walls and fences details submitted under condition 12 of permission DC/17/0614/FUL, discharged by DCON(B)/17/1614, and as approved by this varied permission.
10. The development shall be completed in accordance with the landscaping details submitted under condition 13 of permission DC/17/0614/FUL, discharged by DCON(B)/17/1614, and as approved by this varied permission.
11. The development shall be completed in accordance with the arboricultural method statement submitted under condition 14 of permission

DC/17/0614/FUL, discharged by DCON(B)/17/1614, and as approved by this varied permission.

12. The vehicular access shall be laid out and completed in all respects in accordance with Drawing No 1805/10 C and shall be made available for use before the occupation of any dwelling. It shall be retained thereafter in its approved form.
13. No dwelling shall be occupied until the area(s) within the site shown on drawing no. 1805/10 C for the purpose of loading, unloading, manoeuvring and parking of vehicles has been provided. Thereafter the area(s) shall be retained and used for no other purpose.
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order) no development permitted by Article 3, Part 1, Class A, B, C, D and E of Schedule 2 to the Order shall be erected/carried out within the site other than any expressly authorised by this permission.
15. Before occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

Supplementary informative: The applicant is hereby advised that options for complying with this condition are varied and could be any one or more of a number of measures, proportionate, reasonable and relevant to the site in question. These include, but are not limited to, integrated bird boxes, integrated bat boxes, native berry-bearing trees/shrubs, native pollinating plants or wildflower areas, and where adjacent to Green Infrastructure potentially hedgehog domes, hedgehog highways (connecting gardens through small holes in boundary fences) or hibernacula, wildlife pond, and / or compost heaps.

182. Planning Application DC/17/1252/FUL - Land off Cavendish Road, Clare (Report No: DEV/WS/21/038)

(Councillor Nick Clarke advised the meeting, in the interests of transparency, that he had originally registered to speak as Ward Member on the application. Subsequently he was then asked to act as substitute at the meeting by Councillor Peter Stevens. Accordingly, Councillor Clarke withdrew his registration to speak as Ward Member, which was now being undertaken by Councillor Marion Rushbook.)

Planning Application - 53no. dwellings with associated access, infrastructure and landscaping

Members were advised that this application was originally submitted in 2017 but its determination was delayed due to landownership issues which were now resolved.

The Committee were informed that the proposal had been reassessed against current policy and a fresh and full consultation had been carried out.

The site had also previously been the subject of consultation with key stakeholders and the local community as part of the preparation and adoption of a Development Brief, which was formally adopted by the Council in 2016.

The application was referred to the Development Control Committee following a call-in from Ward Member Councillor Nick Clarke (Clare, Hundon and Kedington).

Clare Town Council had also raised concerns with the proposal which was in conflict with the Officer's recommendation of approval, subject to the completion of a S106 agreement and conditions as set out in Paragraph 9.0 of Report No DEV/WS/21/038.

The Principal Planning Officer drew attention to the following conditions which required amendment:

- Condition 2 – the most up to date drawing numbers for the elevations and floor plans were included in the supplementary 'late papers' issued after publication of the agenda;
- Condition 9 – a second drawing number was to be inserted (as it only referenced one); and
- Conditions 26 and 28 – were to be reworded to reflect that development, and therefore occupation, would take place in phases.

As part of her presentation the Officer showed videos of the site by way of a virtual 'site visit'.

Speakers: Margaret Goodwin (Clare Society) spoke against the application
Councillor Paul Bishop (Chair, Clare Town Council) spoke against the application
Councillor Marion Rushbrook (Ward Member: Clare, Hundon and Kedington) spoke against the application
Henrik Darlington (developer) spoke in support of the application

Councillor Nick Clarke spoke on the application and stressed the importance of encouraging foot and cycle access from the site into central Clare; which required further thought in view of the narrow and partially blocked (with telegraph poles) pavement.

Councillor Clarke also echoed the concerns raised by the Town Council in respect of the impact on the highways network and highlighted the need for some form of mitigation.

Councillor John Burns also highlighted highways concerns and referenced photographs that Clare Town Council/the Clare Society had emailed Committee Members with. He asked if a condition could be added to the recommendation in respect of amending the relevant Traffic Regulation Order to extend the 30mph speed limit eastwards.

The Principal Planning Officer explained that it would not be possible to add a condition in this regard because Suffolk County Council, acting as the statutory consultee for the Highways Authority, had not deemed it necessary.

Councillor Susan Glossop raised disappointment that a representative from the Highways Authority was not in attendance. Councillor John Burns similarly asked that discussion be facilitated between the Highways Authority, West Suffolk Council and Clare Town Council in respect of the application in question.

Some Members raised issue with the layout of the scheme; with particular reservations being voiced at the alleyways behind the dwellings leading to/from parking areas. The Case Officer explained that the development had been designed in that way in order to prevent parking from dominating the frontage.

In response to other comments made during the debate the Principal Planning Officer advised:

Growth – the Committee were reminded that housing allocation within the Local Plan was not a 'cap' on development and that windfall sites could always come forward;

Affordable Housing – current policies did not permit rounding upwards when the percentage of properties was calculated per development. Whilst policies did exist that prevented clusters of affordable housing over a certain number, there was a balance to be struck as housing providers favoured the properties being within smaller clusters in developments; and

Renewables – it would not be possible to add additional conditions in respect of sustainable heating, solar panels, broadband etc as current policies did not require these.

Councillor Ian Houlder proposed that the application be approved as per the Officer recommendation. This was duly seconded by Councillor David Roach.

Upon being put to the vote and with 12 voting for the motion and 4 against it was resolved that

Decision

Planning permission be **GRANTED** subject to:

1.) The completion of a S106 agreement to secure the following (subject to meeting the CIL Reg 122 tests):

- Policy compliant level and tenure split of affordable housing
- Contribution in respect of the 0.9 part affordable dwelling.
- Education contribution – Secondary School £213,975.00 and sixth £47,550.00
- Libraries contribution (if deemed compliant with CIL Regulation 122)
- Waste contribution (if deemed compliant with CIL Regulation 122)
- Public rights of way improvements - £74,500
- Off site Play and Recreation - £39,822.00
- NHS - £31,800.00

In the event that there are any substantive changes to the S106 package, then this will go back to the Chair of the Development Control Committee to determine whether it is necessary to bring the proposals back before the Committee.

And

2.) The following conditions:

- 1. Time** The development hereby permitted shall be begun not later than 3 years from the date of this permission.
- 2. Approved Plans** The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.
- 3. Construction and site management plan – pre commencement** Prior to the development commencing a comprehensive Construction and Site Management Programme shall be submitted to the Local Planning Authority for approval. The approved programme shall be implemented throughout the development phase, unless the Local Planning Authority gives written consent to any variation.
The programme shall include:-
 - a. site set-up and general arrangements for storing plant, including cranes, materials, machinery and equipment, offices and other facilities;
 - b. access arrangements for contractors' vehicles (locations and times), parking and turning for vehicles of site personnel, operatives and visitors, loading and unloading of plant and materials and a methodology for avoiding mud from the site tracking onto the highway with a strategy for remedy of this should it occur.
 - c. noise method statements and noise levels for each construction activity including any piling and excavation operations;
 - d. dust, dirt and vibration method statements and arrangements;
 - e. site lighting.
- 4. Construction Surface Water - pre-commencement** No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include: method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 1. Temporary drainage systems
 2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 3. Measures for managing any on or offsite flood risk associated with construction
- 5. Detailed surface water drainage – pre-commencement** No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy (FRADS) by GH Bullard Associates, ref. 045/2011/FRA Rev E and dated Feb 2018 has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a restriction in run-off to greenfield runoff rates (5l/s) and at least

734m³ of surface water storage on site, as outlined in the FRADS. Details to be submitted include:-

1. Dimensioned drawings showing all aspects of the surface water drainage system (including an impermeable area plan). Section details of the proposed storage areas shall also be submitted showing the level benches.
 2. Modelling or similar method shall be submitted to demonstrate that the surface water discharge to the receiving watercourse will be restricted to 5l/s for all events up to the critical 1 in 100yr +CC rainfall event.
 3. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100yr rainfall event including climate change.
 4. Modelling of the pipe network in the 1 in 30yr rainfall event to show no above ground flooding.
 5. Modelling of the volumes of any above ground flooding from the pipe network in a 100yr + climate change rainfall event, along with topographic plans showing where water will flow and be stored to ensure there is no flooding to buildings on the site and there is no flooding in the immediate area due to offsite flows. These flow paths will demonstrate that the risks to people are kept to a minimum.
 6. Demonstration of adequate treatment stages for water quality control shall be submitted - SuDS features should demonstrate betterment to water quality, especially if discharging towards a watercourse.
 7. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.
 8. Arrangements to enable any surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.
6. **Site Access - Pre commencement** Before any plant, machinery or materials are brought onto the site and prior to the first commencement of development, full details of the proposed construction site access (including the position of any gates to be erected, visibility splays provided and drainage or other existing infrastructure to be altered) shall be submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to first use or any other part of the development taking place and no other access to the site shall be used during the construction phase.
7. **Deliveries Management Plan - pre commencement** All HGV and construction traffic movements to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence. No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

- 8. Access details - Prior to access construction** Prior to the access being constructed details of the access and associated works, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

The ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form.

- 9. Offsite highway work - pre commencement** No part of the development shall be commenced until details of the proposed off-site highway improvements indicatively shown on Drawing Nos. 045/2011/22 REV P5 and 045/2011/21rev P2 have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to occupation.

- 10. Internal road details - pre commencement** Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, street lights, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

- 11. Fire Hydrants - pre-commencement** No development shall commence until a scheme for the provision of fire hydrants within the application site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until the fire hydrants have been provided in accordance with the approved scheme. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

- 12. Tree protection - pre commencement** The trees shown on drawing number LSDP11418.01 Rev A shall be protected in accordance with BS5837: 2012 before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

- 13. Construction hours - during construction** The hours of construction activities, including deliveries to the site and the removal of excavated materials and waste from the site, shall be limited to between 07:00 and 18:00 hours on Mondays to Fridays and 08:00 and 15:00 hours on Saturdays. No construction activities shall take place at the application site on Sundays, Bank or Public Holidays.

- 14. Vegetation Clearance - during construction** Notwithstanding the approved details or any details submitted in compliance with the requirements of any other conditions imposed upon this grant of

planning permission, there shall be no clearance of any existing vegetation upon the site or other site clearance works during the bird nesting season (March - September inclusive), without the written agreement of the local planning authority following the submission of survey information, undertaken by a competent ecologist to assess the nesting bird activity on site during this period.

15. Sustainable Design and Construction details – pre-above ground No development above ground level shall take place until, an energy and sustainability statement for the development has been submitted to and approved in writing by the Local Planning Authority. The statement shall outline how the development adheres to broad principles of sustainable design and construction and how energy efficiency will be optimised through the use of renewable and other technology, materials, insulation and construction techniques. The development shall be carried out in accordance with the approved strategy.

16. Designing out opportunities for crime – pre-above ground

No above ground construction shall take place until the details of the measures and strategies to design out opportunities for crime have been submitted to and approved in writing by the Local Planning Authority. The measures shall include as a minimum:

- details of the anti-crime features to be provided for each dwelling including the use of security lighting, where appropriate;
- details of measures to improve the safety of rear access paths including the use of gates, boundary treatments and lighting; and
- Details of boundary treatments to provide safe and secure private amenity spaces and clear demarcation of public and private spaces.

All work shall be carried out in accordance with the approved details.

17. Waste Strategy – pre-above ground Notwithstanding the information submitted with the application, no development above ground level shall take place until a waste strategy has been submitted to the local planning authority and agreed in writing.

Such a strategy shall include full details of the bin storage and collection points including presentation areas for individual dwellings and groups of dwellings. The details shall clearly indicate presentation points and the properties they would serve and shall include details of the distances from dwellings to those bin presentation points where they are not on the property.

18. Fire hydrants – pre above ground No above ground construction shall take place until a scheme for the provision of fire hydrants has been submitted to the local planning authority and agreed in writing. The fire hydrants shall be provided in accordance with the approved scheme and thereafter retained in their approved form.

19. Boundary Treatment - pre above ground Notwithstanding the details previously submitted in relation to the boundaries of the site, no construction above ground level shall take place on the site until full details of the boundary treatments within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted and in the case of hard boundaries must include provision for hedgehog permeability (with gaps of 13x13cm at ground level).

The approved boundary treatments in relation to residential plots shall be constructed or erected before the dwelling to which it relates is first occupied. Other on site boundary treatments shall be completed before the first occupation of any dwelling on the site. Where boundaries include soft landscaping, planting shall be done so within 12 months of the date on which those details are agreed or in accordance with a timetable agreed in writing with the local planning authority. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted.

20. Hard landscaping - pre above ground No construction above ground level shall take place until full details of the hard landscaping for the site has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features. The scheme shall be implemented prior to the first occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

21. Soft Landscaping and Biodiversity Enhancement Details - Pre above ground Notwithstanding the structural landscaping details provided, no above ground construction shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for the site drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. Planting should include native species and a mixture of trees and shrubs that provide nectar, fruit, or seeds to maximise foraging opportunities for invertebrates, birds, and bats.

Additional biodiversity enhancements should include the creation of additional hibernation features suitable for use by amphibians and the provision of artificial bird and/or bat boxes targeted towards species that are notable regionally or nationally.

The approved scheme of soft landscaping and biodiversity enhancement works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

22. Materials - prior to construction

No construction using visible facing or roofing materials take place until details of those facing and roofing materials to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 23. Access Surface Water - pre above ground** Prior to any construction above ground level taking place on the site, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
- 24. Visibility splays - prior to first use of the access** Before the access is first used visibility splays shall be provided as shown on Drawing No. 045/2011/22 REV P5 with an X dimension of 2.4 metres and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays
- 25. Carriageway and footway construction - prior to first occupation** No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details.
- 26. Parking - prior to first occupation of relevant dwellings** Prior to the first occupation of any dwelling within the development hereby approved, the areas shown on Drawing No. 4164-01 REV K for the purposes of manoeuvring and parking of vehicles and for the purposes of secure cycle storage for that dwelling, must have been provided and be available for use. Thereafter, those areas shall be retained and used for no other purposes.
- 27. Cycle storage for dwellings – Prior to occupation** Prior to the first occupation of any dwelling, the cycle storage for that dwelling, as indicated on drawing no. 8946/22 rev C shall be provided. Where it is indicated that this will be within the rear garden it shall be provided in the form of enclosed, secure storage with a minimum size of 3m² shall be provided prior to the first occupation of that dwelling.
- 28. Refuse/recycling bins - prior to first occupation of relevant dwellings** Prior to the first occupation of any dwelling within the development hereby approved, the areas to be provided for storage and presentation for collection of Refuse/Recycling bins as shown on Drawing No. 4164-01 REV K to serve that dwelling must have been provided and be available for use. Thereafter, those areas shall be retained and used for no other purposes.
- 29. Public Open Space and landscape management and maintenance – prior to first occupation** Prior to the first occupation, full details of the proposed arrangements for future management and maintenance of the public open space, including the associated suds features, shall be submitted to the local planning authority and agreed in writing.
The details must include a full landscape management plan, including long term design objectives, and maintenance schedules for all soft

landscape areas, included associated suds features (other than small privately owned domestic gardens) together with a timetable for the implementation.

The details must also specify the appointed management company or adopting body, and the proposed management arrangement. The open spaces shall thereafter managed and maintained in accordance with agreed details.

30. EV charging – prior to first occupation Prior to first occupation of any dwelling with off street, on plot, parking (Plots 15-16, 19-34, 38, 46 to 53), the relevant dwelling shall be provided with a suitable consumer unit and wiring to allow the future installation of an electric vehicle charge point capable of 7kWh charging at a reasonably and practicably accessible location.

Prior to first occupation of dwellings served by a parking court, the relevant parking court shall be provided with two electric vehicle charge points capable of at least a 7kWh charge, available for communal use.

31. Suds Components details - prior to first occupation No dwelling hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

32. Water consumption - prior to occupation No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

183. Planning Application DC/21/1198/FUL - Land North of Green Acre, Thetford Road, Ixworth Thorpe (Report No: DEV/WS/21/039)

Planning application - Three dwellings (following demolition of existing dwellings) Amended plans submitted 24th August

This application was originally referred to the Development Control Committee in September 2021 following consideration at the Delegation Panel.

Following receipt of amended plans on 24 August 2021 the application was subsequently withdrawn from the September agenda in order for further consultation to be carried out.

The Committee was advised that the scheme now seeking determination was a resubmission of a previously refused proposal determined at a previous Development Control Committee and subsequently dismissed at appeal.

Officers were recommending that the application be refused for the reason set out in Paragraph 58 of Report No DEV/WS/21/039, which was in conflict with the view of the Parish Council who cited no objections.

As part of her presentation the Principal Planning Officer showed videos of the site by way of a virtual 'site visit'.

Speakers: Councillor John Griffiths (Ward Member: Ixworth) spoke in support of the application
Phil Cobbold (agent) spoke in support of the application
(Councillor Griffiths did not attend the meeting to personally address the Committee and instead the Democratic Services Officer read out a pre-prepared submitted statement on his behalf.)

During the debate Members posed questions in respect of the Permitted Development 'fallback' position. To aid their understanding the Chair invited the agent to advise on the property boundaries/curtilage.

A number of the Committee voiced support for the proposal which they considered to be an improvement to the existing properties on the site.

Councillor David Roach proposed that the application be approved, contrary to the Officer recommendation, as he (i) considered the location to be within a cluster of development, (ii) the proposal to be a proportionate replacement for the existing dwellings and, (iii) in view of the scheme having reduced the dwellings now proposed from 5 to 3, he considered it to accord with policy. This was duly seconded by Councillor Brian Harvey.

The Principal Planning Officer made reference to the reasons given for approval and advised Councillors Roach and Harvey that whilst reasons (ii) and (iii) were subjective, he would advise caution with regard to reason (i) as there were clear definitions as to what was deemed a cluster and this site had been assessed by the recent Appeal Inspector as not being within a cluster.

Furthermore, if the proposer and seconder were content to withdraw reason (i) from their motion then the Decision Making Protocol would not need to be invoked and a risk assessment would not be required.

Accordingly, Councillors Roach and Harvey confirmed to the Chair that they were happy to withdraw this element from their proposal.

The Principal Planning Officer then outlined conditions that could be appended to a permission, if granted.

Upon being put to the vote and with 8 voting for the motion and 8 against and it was resolved on the Chair's casting vote that

Decision

Planning permission be **GRANTED, CONTRARY TO THE OFFICER RECOMMENDATION**, subject to the following conditions:

1. The development hereby permitted shall be begun not later than three years from the date of this permission.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.
3. Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00

hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

4. Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.
5. Prior to the dwellings hereby permitted being first occupied, the existing vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 10 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.
6. Prior to the occupation of the dwellings hereby approved details of the areas to be provided for storage and presentation for collection of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.
7. The use shall not commence until the areas within the site shown on Drawing No. 100 REV C for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that those areas shall be retained and used for no other purposes.
8. Prior to the occupation of the dwellings hereby approved details of the areas to be provided for secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.
9. The development hereby permitted should be completed in accordance with the mitigation and enhancement measures detailed within the submitted ecological survey report by Hillier Ecology dated October 2019.
10. The development hereby permitted; shall not in any circumstances commence unless the Local Planning Authority has been provided with either:
 - a. A licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or
 - b. A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.
11. No development above slab level shall take place until full details of the materials, including for the roof, of the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
12. The dwelling(s) hereby approved shall not be occupied until the requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.
13. No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position,

species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

14. No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.
15. Prior to the occupation of the dwellings hereby approved, the existing cottages on site shall be demolished in their entirety. The site of the demolished dwellings shall be cleared and finished in accordance with a scheme first submitted to and approved by the Local Planning Authority.

184. Planning Application DC/21/1366/FUL - West Suffolk House, Western Way, Bury St Edmunds (Report No: DEV/WS/21/040)

Planning application - Installation of battery container, and associated foundations and fencing

This application was originally referred to the Development Control Committee on 4 August 2021 as West Suffolk Council is the applicant.

The matter was deferred at the August meeting in order to allow Officers additional time in which to explore an alternative location for the container.

The Planning Officer highlighted the alternative locations that the applicant had considered and the reasons for discounting these.

The Committee was also advised that works towards the setting up of the site compound for the works to the substation, which had been confirmed as Permitted Development, had commenced in late September 2021. These works did not relate to the application before Members seeking determination.

Officers were continuing to recommend that the application be approved, subject to conditions as set out in Paragraph 28 of Report No DEV/WS/21/040.

Attention was drawn Condition No 4; Members were informed that since publication of the agenda a Arboricultural Method Statement and Tree Protection Plan had been submitted by the applicant. The Council's Tree Officer had assessed the documentation and was in agreement with what was proposed and the condition would therefore be amended to reflect this.

As part of his presentation the Planning Officer showed videos of the site by way of a virtual 'site visit'.

Speaker: Luke Simpkin (West Suffolk Council Environment and Energy Officer, applicant) spoke in support of the application

Considerable debate took place on the application with some Members raising concern at the impact the proposal would have on visibility at the adjacent junction splay within the car park.

The Principal Planning Officer confirmed that Suffolk County Council Highways had not considered this to be an issue due to it being an internal junction within a car park where vehicles would not be travelling at any speed.

Some of the Committee also voiced reservations at the visual impact of the battery container and were assured by the Solicitor that any advertisements would require separate consent and would be controlled by way of that separate application.

A number of technical questions were posed in respect of power storage, security, fire safety and ventilation. Two representatives from the architect firm who developed the scheme were in attendance and the Chair invited one to come forward in order to directly respond on these matters.

Councillor David Roach proposed that the application be approved as per the Officer recommendation, this was duly seconded by Councillor Nick Clarke.

Upon being put to the vote and with 15 voting for the motion and with 1 abstention, it was resolved that

Decision

Planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun not later than three years from the date of this permission.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the approved plans and documents.
3. On or before the 08 day of October 2025 the building hereby permitted shall be removed and the land shall be restored to its condition immediately prior to the development authorised by this permission commencing.
4. The development shall be carried out strictly in accordance with the Tree Protection Plan and Arboricultural Method Statement submitted 04 October 2021, drawing no. ADAS-PIC-WES-SEPTEMBER 2021. The protective measures contained within the scheme shall be

implemented, Maintained and retained until the development is completed. The development shall be carried out in accordance with the approved TPP and AMS unless agreed in writing by the Local Planning Authority.

The meeting concluded at 1.36pm

Signed by:

Chair

Development Control Committee 3 November 2021

Planning Application DC/21/0152/HYB – Land South of Burwell Road, Exning

Date registered:	15 February 2021	Expiry date:	17 May 2021 - EOT 05.11.2021
Case officer:	Kerri Cooper	Recommendation:	Approve application
Parish:	Exning	Ward:	Exning
Proposal:	Hybrid Planning Application - A. Full planning for 205 dwellings, garages, new vehicular accesses, pedestrian/cycle accesses, landscaping and associated open space and B. Outline planning - early years education facility		
Site:	Land South of Burwell Road, Exning		
Applicant:	Persimmon Homes		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Kerri Cooper

Email: kerri.cooper@westsuffolk.gov.uk

Telephone: 07971 534102

Background:

This application was considered by the Development Control Committee in September following an objection from Exning Parish Council.

The Committee deferred consideration of the application in order to allow Officers additional time in which to work with the applicant to address some of the concerns raised by the Committee relating to:

- **The wider highways concerns and impact.**
- **The conflict with the landscape buffer and perceived overdevelopment.**
- **To allow the applicant and Officers to engage with Exning Parish Council.**

This report should be read in conjunction with the September Committee Report and associated late paper, which are attached as Working Papers one and two respectively.

Proposal:

1. The planning application has been submitted in a 'hybrid' format meaning that full planning permission is sought for some elements of the scheme and outline planning permission is sought for other elements.
2. Full planning permission is sought for a residential development comprising 205 dwellings (61 being affordable), together with associated infrastructure including vehicular and pedestrian accesses, parking and garaging and landscaping. Areas of public open space are proposed to the north of the proposed housing and centrally within the site.
3. The development comprises a mix of dwelling types and sizes, which are set out below:

ACCOMMODATION SCHEDULE			
TYPE	PLOTS	TOTAL	BEDS
Private			
Almouth	8,9,10,39,40,41,48,49,50,118,119,120,170,171,172	15	2
Piccadilly	32,37,54,61,117,121,184,191,192	9	3
Whitehall	6,80,83,90,93,133,136,140,150,165,175,195	12	3
Danbury	17,18,19,69,70,71,72,73,74,124,125,141,142	13	3
Strand	7,14,15,77,95,98,143,173,196,202,204,205	12	4
Mayfair	51,52,55,56,96,97,116,123,165,160,169,179,185,187,198,200,201	17	4
Sherwood	16,42,94,114,115,134,135	7	3
Sherwood Cr	1,13,113,126	4	3
Charnwood Cr	12,31,75	3	3
Knightsbridge	5,57,58,105,166,176,181,182,183,186,197,203	12	4
Marlborough	78,79,87,99,161,162,199	7	4
Marylebone	2,3,38,59,62,138,180,194	8	5
Fenchurch	53,60,84,137,139,190,193	7	5
Oxford	4,86,101,122,164,174,188,189	8	5
Brightstone	103,104	2	5
Bond	89,100,102,163	4	5
Portland	11,76,85,88	4	5
		Total	144
Rented <input type="radio"/>			
Cannock	20,21,22,23,24,25,26,27	8	1
Heartwood	159	1	1
Wickham	158	1	2
Haldon	167,168,177	3	2
Wareham	28,29,30,3,34,35,36,46,47,63,64,67,68,148,149	15	2
Whinfall	43,44,45,	3	4
Dallington	65,66,109,110,146,147,154,155	8	3
Belmont	157	1	5
		Total	40
SO <input type="checkbox"/>			
Wareham	81,82,91,92,106,107,111,112,127,128	10	2
Dallington	108,129,130,131,132,151,152,153	8	3
Haldon	144,145,178	3	2
		Total	21
		TOTAL	205

- The application also includes outline planning permission for an Early Years Facility in the eastern corner of the site.

Application supporting material:

- Following the September Committee amended plans have been submitted revising the width of the landscape buffer along the western boundary, the inclusion of a permissive footpath to the south and relocation of a substation. Additional information has also been provided in relation to off-site cycle routes into the centre of Exning.
- The application is supported by numerous plans and supporting documents, many of which have been amended during the course of the application.
- Supporting documents submitted with the application include:
 - Planning Statement
 - Design and Access Statement
 - Ecology Reports
 - Environmental Impact Assessment Screening Report
 - Transport Assessment
 - Travel Plan
 - Revised Flood Risk Assessment
 - Sustainability Statement
 - Air Quality Assessment
 - Landscape Details
 - Drainage Details
 - Location Plan

- Site Layout Plan
- Elevations, Floor Plans, Sections

8. The full list of updated plans and documents, which are relevant to the proposed development are detailed in full within Condition 2 in the recommendations section of the report.

Site details:

9. The application site, which measures approximately 14.6 hectares, is located along the southern side of Burwell Road, in the Parish and Ward of Exning. The site, which was formerly agricultural land, is now fallow land.

10. To the west and south of the site is vast agricultural land and to the east is Chancery Park, a recently completed Persimmon residential development which is referred to as Phase 1. The southern boundary of the site is bounded by a tree belt. The site connects to Glebe Drive and the existing open space associated with Phase 1.

Planning history:

11. Relevant planning history on the land which adjoins to the application site:

Reference Number	Description/Proposal	Decision
F/2012/0552/OUT	Outline application for erection of 120 dwellings including associated access arrangements and open space provision (Departure from the Development Plan and Major Development)	Approved 29 April 2014 Permission implemented
DC/14/0942/RM	Submission of details under Outline Planning Permission F/2012/0552/OUT - erection of 120 dwellings including associated access arrangements and open space provision (Departure from the Development Plan and Major Development)	Approved 12 January 2015 Permission implemented
DC/15/0264/FUL	Planning Application - Change of use from agricultural to recreational use and associate landscaping	Approved 12 January 2015 Permission implemented

Consultations:

12. The previous consultation responses are set out in paragraphs 11 to 31 in working paper one.

13. Following the September Committee, the following consultation responses have been received, which are summarised below. Full consultation responses are available to view online through the Council's public access system using the link:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QNJIMXPD03E00>

14. **SCC Highway Authority** – Additional comments regarding the impact on highway safety and confirmation that the highway impact falls significantly below the tests set out in the National Planning Policy Framework (NPPF), and permission should not be refused on highways grounds. The submitted mitigation and proposed cycle way improvements for Oxford Street is not considered by SCC as the Highway Authority to be LTN 01/20 (Latest national guidance on walking and cycling infrastructure) compliant and is not supported.

15. **Public Health and Housing** – No further comments to make.

16. **SCC Schools Infrastructure Manager** – Comments reiterating the need for an Early Years facility and details regarding the expansion of the existing Primary School facility. See paragraphs 71-74 for details of the S106 requirements.

Representations:

17. Previous representations are summarised in paragraphs 32 to 36 of working paper one.

18. The Parish Council, the Ward Member and Neighbours immediately adjacent to the application site were re-consulted for 14 days on the amended plans and additional information.

19. The following responses have been received.

Parish Council:

20. Exning Parish Council's objection remains on the application, for the following summarised reasons:

- Lack of consultation and communication with Parish Council and residents during Development Brief;
- Traffic infrastructure is not fit for purpose in the village. Proposed Sunnica proposal will generate further traffic;
- Insufficient primary school provision

Neighbours:

21. 45 nearby addresses were notified of the amended details and additional information on the application.

22. Representations have been received by the owners/occupiers of three properties, which are summarised as follows:

32 Mallard Way

- Object

- Concerned about the proposal for a management company to adopt the open space – residents can soon find themselves paying inflated charges that are unaffordable.

26 Glebe Drive

- Object
- Proposed landscaping plan is inadequate;
- No landscape buffer is proposed where the site adjoins the existing open space – will result in overlooking and noise disturbance to properties;
- Consideration should be given to additional planting and trees along the footpath boundary adjacent to plots 159-123.

149 Burwell Road

- Object
- Questions raised previously regarding site management, parking and noise have been unanswered;
- Impact on highway safety as a result of traffic;
- Lack of consideration and commentary on local amenities

23. All representations can be viewed online in full through the Council's public access system using the link:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QNJIMXPD03E00>

24. Members will be updated on any further comments that have been received via a later paper or at Committee.

Policy:

25. The relevant planning policies are set out in paragraphs 37-49 of working paper one.

Officer comment:

Legislative Context

26. The main legal requirements remain unchanged and are set out in paragraphs 40-54 of working paper one.

Development Brief

27. The assessment and detail in terms of the adopted Development Brief, set out in working paper one, remains unchanged.

Principle of Development

28. The assessment and overall conclusion in terms of principle of development, set out in working paper one, remains unchanged.

Layout and Design

29. The majority of the assessment in terms of design and layout, set out in working paper one, remains unchanged. However, the applicant has made

an amendment to the landscape buffer and footpath along the western and south-western boundary of the site, which has resulted in the relocation of the substation, plots 161-163 moving slightly north and the turning head associated with plots 69-72 being readjusted. In addition, a permissive footpath link has been incorporated to the south-east corner of the site.

30. The purpose of the green spaces is to provide important recreational routes through and around the wider site to encourage sustainable modes of travel. This has been further enhanced through the proposed amendments. The substation was originally located along the western boundary of the site, with limited views from the public realm. Although it is now sited in a more prominent location, the building relates to the pumping station and generous screening is proposed, helping to assimilate the building into the street scene.
31. The changes to the landscape buffer will be discussed in detail, further in the report. However, in the debate at the September Committee, concerns were raised regarding the perceived overdevelopment of the site as a result of the conflict with the landscape buffer. Amendments have been made to the landscape buffer, whilst retaining the 205 dwellings and not affecting the associated infrastructure, land reserved for the Early Years Facility and areas of open space throughout the site. In any event, the proposed development is not considered to be overdevelopment as detailed in paragraphs 61-79 of working paper one.
32. The amendments proposed to the overall layout of the scheme as a result of the widening of the landscape buffer along the western and south-western corner of the site are considered to be modest and do not significantly change the scheme.
33. It is considered that the revised layout and design of the scheme results in an attractive and well-designed development, and which creates a strong sense of place. The development is therefore considered to be in accordance with policies DM2 and DM22 of the Joint Development Management Policies Document 2015, CS3 and CS5 of the Core Strategy 2010 and the NPPF.

Amenity

34. The majority of the assessment in terms amenity, set out in working paper one, remains unchanged. However, in order to address the matter of the landscape buffer, the applicant has made an amendment to the layout resulting in the substation being relocated from the western boundary of the site to the edge of the central area of Public Open Space (POS), adjacent to the pumping station.
35. The substation serving the development is now proposed within the central area of POS, immediately adjacent to the pumping station. They are sited approximately 58 metres from the north-eastern boundary of the site. To ensure that the appropriate attenuation measures are installed to protect the amenity of the properties within the site and adjacent to it, Public Health and Housing recommend that a condition is imposed if planning permission is granted requiring details to be submitted of the plant and equipment, to prevent the transmission of noise and vibration to

neighbouring residential properties. It is considered that the relocation of the substation within the site, will not exacerbate the potential disturbance to residential properties as to cause harm.

36. During the re-consultation, comments were received from the owner/occupier of 26 Glebe Drive in relation to overlooking and noise disturbance caused by the lack of tree planting and a landscape buffer along the footpath of the site, which runs along the south of the existing POS associated with Phase 1. There is an existing footpath within the Phase 1 development from Mallard Way, which is located within the open space and connects to Glebe Drive and Plover Place. The proposed footpath along the north-east boundary of the application site is located a minimum distance of approximately 16metres beyond this footpath and a maximum distance of approximately 60metres beyond the existing footpath. Given the separation distance between the existing dwellings along Glebe Drive and Mallard Way, and their relationship to the proposed footpath and dwellings which sit to the south, it is not considered that a level of overlooking will be generated as to result in an adverse impact to the amenity of the properties.
37. Concerns have been reiterated by residents regarding the potential noise and disturbance that will be generated during the construction period of the proposed development. As set out in working paper one, a Construction Method Statement will be required to be submitted and approved by the Local Planning Authority prior to any development commencing on site to protect the amenity of existing occupiers from noise and disturbance.
38. As such, it is considered that the proposal complies with policies DM2 and DM22 as the proposal does not result in adverse impact as to cause significant harm to the residential amenities of surrounding properties, nor will the layout proposed negatively affect future users of the proposed development.

Highways Impact, Sustainable Transport and Connectivity

39. At September Committee concerns were raised during the debate over the traffic impacts associated with the proposed development and this became a reason for deferral. Whilst the scheme remains unchanged, the Highway Authority have provided further advice and guidance on the proposed development.
40. This site was included in the Forest Heath District Council Local Plan Single Issue Review (SIR). The SIR was supported by a district-wide traffic assessment, this was used to support the principle of this site being allocated. Suffolk County Council was fully consulted on the evidence base for the SIR and found, at a district-wide level the transport evidence to be robust, and the plan was found to be 'sound' at Examination in Public by the Planning Inspectorate.
41. As part of the detailed evidence supporting this planning application, a transport assessment was submitted, Richard Jacksons document dated October 2020. SCC reviewed this document and made a number of recommendations in their letter dated 25 March 2021, some of these detailed comments referred to the traffic impact of the scheme. A further

Technical Note (dated 18 June 2021) was supplied which addressed these concerns, providing additional information and context to show the impacts had been robustly modelled and the scheme would not cause any severe traffic congestion on the surrounding highway network.

42. The transport assessment included committed local development in the trip data, these included developments in Burwell and Newmarket. It is noted that there were mitigation proposals for key sites identified in the transport assessment, for example Windmill Hill junction with Fordham Road and the Windmill Hill War Memorial junction, which were addressed as part of the Phase 1 Exning development off Burwell Road. The mitigation proposal identified for this development was the off-site cycle/footway between Exning to Burwell linking key services and facilities which the scheme will help fund so it is delivered.
43. Paragraph 111 of the NPPF states that development should not be prevented or refused on transport grounds, unless there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.
44. Although there is an impact from the additional development of 205 dwellings in Exning, it is the assessment of the Highway Authority that this impact falls significantly below the tests set out in the NPPF, and permission should not be refused on highways grounds.
45. As set out in working paper one, the proposed development is to provide an off-site contribution to facilitate the delivery of a cross boundary cycle link from the application site in Exning to Burwell. A registered speaker at September Committee, highlighted that the cycle routes into the centre of Exning village were inadequate and required improvements. The applicant has since undertaken some work to explore possible improvements to the footpaths/cycle links from application site to the junction Oxford Street/Lacey's Lane/Ducks Lane.
46. The proposed improvements put forward by the applicant are additional signage and the provision of cycle markings on the carriageway by the northern end of Oxford Street.
47. The Highway Authority have confirmed that the proposed cycle marking would not be appropriate in this location for highway safety reasons. Furthermore, given the layout of Oxford Street, it is not possible for the existing cycle route to be amended so that it accords with the latest standards set out in LTN01/20 guidance. Therefore, the proposed cycle markings are not proposed as part of the scheme.
48. In respect of the signs, whilst additional signage is a positive, the detail and location of any additional signs will need to be agreed by the Highway Authority and the Local Planning Authority. At the time of writing this report, the details of the proposed signage have not been agreed. An update will be given in Late Papers or at the meeting if any agreement is reached on matters relating to signage.
49. Notwithstanding the ongoing discussions regarding cycle signage, the Highways Authority and Officers position remains that no improvements to

the existing footpaths and cycleways into the centre of the village of Exning are required as part of the consideration of this application.

50. In light of the above and the assessment in working paper one, the development is considered to be in accordance with policies DM2, DM44, DM45 and DM46 of the Joint Development Management Policies Document, CS12 of the Core Strategy and the NPPF.

Public Open Space (POS), Landscape and Trees, Ecology and Drainage

POS

51. The assessment in terms of POS, set out in working paper one, remains unchanged.

Landscape and Trees

52. The majority of the assessment in terms of landscape and trees, set out in working paper one and confirmed in the consultee comments set out in working paper one, remains unchanged. However, the applicant has amended the scheme to widen the landscape buffer along the western boundary of the site.

53. In terms of the landscaping the adopted Development Brief sets out that a minimum of a 15metre landscape buffer will be provided along the western and south-western boundary of the site, with further opportunities for strong landscaping within the site.

54. Along the western boundary of the site, leading round to the south-western corner of the site is a landscaping buffer which frames the boundary of the site and responds to the adjoining open space and footpath alongside it. The landscape buffer in this location was originally organically formed and planted, with some areas of the buffer measuring as wide as 22 metres in parts. An area of approximately 30 metres (out of a total of 185 metres) of the landscape buffer along the western previously measured between 10-13 metres. It was acknowledged that there was a conflict with the Development Brief which requires a minimum 15 metre buffer in this location. Although this was not considered to result in visual harm from an Officers perspective, Members raised strong concerns in respect of the landscape buffer conflict.

55. The proposed scheme has now been amended to provide a minimum 15metre landscape buffer along the western and south-western boundary of the site. To achieve this, the substation has been relocated within the site and the footpath along the boundary has been repositioned. The original layout meant that this aspect weighed against the scheme in the overall planning balance. However, the amendment to the proposal has resulted in a welcomed and positive change that reflects the parameters of the adopted Development Brief.

56. The development is therefore considered to be in accordance with adopted Development Brief and policies CS2, CS3 and CS5 of the Forest Heath Core Strategy 2010, Policies DM2 and DM13 of the Joint Development Management Policies Document 2105 and the guidance set out in the NFFP.

Ecology

57.The assessment in terms of ecology, set out in working paper one, remains unchanged.

Drainage

58.The assessment in terms of drainage, set out in working paper one, remains unchanged.

Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI)

59.The assessment in terms of impact on Devils Dyke SAC and Newmarket Heath SSSI, set out in working paper one, remains unchanged.

Contamination

60.The assessment in terms of contamination, set out in working paper one, remains unchanged.

Air Quality and Sustainability

61.The assessment in terms of air quality and sustainability, set out in working paper one, remains unchanged.

Affordable Housing

62.The assessment in terms of affordable housing, set out in working paper one, remains unchanged.

Heritage Impacts

63.The assessment in terms of heritage impacts, set out in working paper one, remains unchanged.

Planning Obligations

64.The assessment and detail in terms of the planning obligations and what is to be secured via a S106 agreement, set out in working paper one, remains unchanged.

Other Matters

65.Following deferral of the application at Committee in September, Officers and the applicant/agent had a lengthy meeting with Exning Parish Council on 9 September to discuss their concerns. During the meeting a number of matters were discussed, which included the provision of a new primary school, village hall and community orchard, the need for an early years' facility and impact on highway safety from a traffic perspective. With regard to the primary school and early years facility, this is covered in detail below and in relation to the impact on highway safety this is set out in the paragraphs 39-50 above.

66. The Parish Council explained at the meeting that in earlier conversations with the applicant during consultation on Phase 1 and during the Development Brief process, they asked for any new development to provide a village hall and a community orchard, and it was alluded to them that this would be provided. As part of the allocation there was no requirement for the development to provide either aspect. In addition to this, there is no policy requirement or trigger for a development of this scale to provide such facilities. It is unfortunate that the Parish Council were not advised of this at that time and the position was clarified to them during the meeting and in a follow up email from the applicant.

67. As a result of the discussion which evolved, there were also points of action which were taken away from the meeting for Officers and Persimmon to respond to ahead of the Parish Councils meeting on 22 September:

- Review the footpaths and cycle paths within the site, in relation to the connectivity to the permissible footpath on the southern boundary of the site. If this is not possible, an explanation will be given as to why;
- A copy of the responses from Persimmon to the Parish Council and residents during the Development Brief consultation process;
- Review the SUDs on site to see if these can be changed to add further biodiversity value and if wet basins can be provided. If this is not possible, an explanation will be given as to why;
- Look at how the management and maintenance of the POS can involve consulting with the Parish Council;
- Liaise with the Highway Authority regarding the provision of mini Speed Indicator Devices (SID) and fixing the existing sign;
- Review the trigger in the S106 for the cycle path contribution and whether this could be 50% occupation trigger;
- Persimmon to provide regular updates to the Parish Council;
- Can Persimmon include a parish magazine to residents in a welcome pack.

68. The matters were responded to addressed via email to the Parish Council by 15 September as follows:

- **Footpaths and cycle paths within site** – The layout has been amended to provide a link to the footpath to the south of the site, to create a permissible link to the existing Public Right of Way to the south of the site.
- **Statement of Community Involvement (SCI) in relation to Development Brief** – A copy of the document was provided to the Parish Council.
- **SUDs features** – The applicant confirmed that it was not possible to make the SUDs features shallower as this would require far more land in order to get them to the required capacity. They cannot be wet all the time as they are infiltration systems and by nature will be constantly draining. During periods of wet weather, they will likely have water pooled in them, but during the summer months when there is less rain, they will tend to be dry. Furthermore, all SUDs features will be planted with wet wildflower, and wildflower around the perimeter, which will be beneficial for biodiversity and wildlife.

- **Management of POS** – A condition is recommended requiring the applicant to provide a POS management plan to prior to any development above ground level. The applicant confirmed that they are happy to consult the Parish Council before submitting details of this condition to West Suffolk Council so that they can take into account any comments that they have and also acknowledge their concerns in respect of management companies. It will be for the Local Planning Authority to determine the submitted details.
- **Mini SID's** – There have been ongoing conversations between the Highway Authority and the Parish Council regarding the replacement or repair of the existing mini SID along Burwell Road. The Highway Authority have confirmed to the Local Planning Authority that they are of the understanding that the Parish Council own the sign and it is licensed as a private structure on the highway. They confirmed that following a site visit last month that the electricity feed to the sign is still there, so it may be that the sign itself needs repairing or replacing. The Highway Authority have stated that they are happy for the sign to be replaced. It has been advised that these discussions continue between the Highway Authority and the Parish Council to resolve this situation. The addition of new SID's is not a requirement by the Highway Authority as part of the proposed scheme.
- **Trigger for cycle path contribution** – The trigger for the cycle path contribution to be paid within the draft S106 agreement, is prior to the occupation of 80 dwellings, which is just under 40% of the dwellings. This is 10% earlier what the Parish Council requested.
- **Regular updates to Parish Council** – The applicant confirmed that they will be happy to provide regular updates to the Parish Council, either by email or by attending Parish Council meetings periodically to provide an update.
- **Residents Welcome Pack** – The applicant stated that they will provide all residents with a Welcome Pack when they move into the development, and this can include a Parish Council magazine within that.

69. It is considered that extensive engagement has taken place between the applicant and Parish Council since September Committee, with an amendment being made to the scheme, responses provided to their questions and assurances that the applicant will continue to engage with the Parish Council moving forward.

70. The Development Brief identified the need to reserve a parcel of land within the site for an Early Years facility as a result of the consultations with Suffolk County Council. The 0.1 hectare of land is situated in the eastern corner of the site, immediately adjacent to the access road and the earlier Persimmon development known as Phase 1/Chancery Park.

71. One of the Parish Council's objections to the proposed development is on the basis of insufficient school space at the Primary School and the

increased numbers of children the development will bring. Since September Committee, Officers have met with SCC Schools Infrastructure Manager and additional comments have been provided in response to the concerns raised.

72. In Exning there is Stepping Stones who are an Outstanding Early Years provider. They are located on land on the Primary School site. Suffolk County Council are committed to ensuring that they retain sufficient high quality early places and continue to grow additional places for children arising from new housing. Stepping Stones are in a modular build and this would make it difficult to expand the building. The Primary School site also has limited space for parking. Any expansion of Early Years on this site would take up additional School playing field and would require additional parking. Suffolk County Council are aware that this may not be acceptable when making an application to dispose of playing field land. Recently Suffolk County Council completed a new block on the School field for a 12 place SEND Unit. As part of the feasibility for the SEND unit Suffolk County Council asked their agent to create a block plan of how school expansion would be accommodated on the site to ensure that its expansion was possible and that a new primary school was not necessary
73. The further School expansion would need to be built on the school playing field, including additional parking. Therefore, Early Years have sought land within the proposed development to prevent over development of the school site and allow increase in much needed School and Early Years places.
74. Suffolk County Council in their original response to the application confirmed that Exning Primary School currently has a capacity of 210 places, however there is a project to expand up to 315 places which will mitigate the impact of the additional pupils arising from the proposed development. To facilitate this a contribution of £846,132 is required to be secured via S106 agreement.

Planning Balance and Conclusions:

75. Section 38(6) of the 2004 Planning Act states planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Framework reinforces the approach set out in Section 38(6). It emphasises the importance of the plan-led system and supports the reliance on up-to-date development plans to make decisions.
76. As a result of the amendments made to the scheme and the additional information, it is considered that the proposed development creates a well laid out and visually attractive scheme which provides key and important features throughout the development. The layout of the scheme allows for meaningful and strategic landscaping to be provided, large areas of open space and strong connectivity throughout the whole development.
77. The proposed development is considered to reflect the parameters, aims, objectives and opportunities set out in the adopted Development Brief.
78. The development can be successfully accommodated within the highway network without significant harm in respect of highway safety and safe

and suitable access can be achieved for all users, whilst providing an off-site contribution to deliver a footpath/cycle link between Exning and Burwell.

79.It is considered that the development would offer a good level of amenity to future occupants and would not adversely affect the amenity of the existing residents of Burwell Road, Glebe Drive, The Drift and Mallard Way.

80.Additional information submitted in respect of drainage has also demonstrated that there would be no adverse impacts in this regard subject to appropriate conditions.

81.With regard to ecology, provided that the recommendations and precautionary methods are carried out, it is considered that all significant impacts upon biodiversity, including any potential adverse impacts upon specific protected species will likely be able to be wholly mitigated and appropriate enhancements secured.

82.It is considered that the applicant has taken on board the comments made by members and the Parish Council and amended the proposals accordingly. The recommendation remains that planning permission be approved subject to conditions and S106 agreement.

Recommendation:

83.It is recommended that planning permission be **APPROVED** subject a S106 Agreement Heads of Terms and the following conditions:

Conditions:

IN RESPECT OF THE FULL PLANNING APPLICATION FOR 205 DWELLINGS AND ASSOCIATED INFRASTRUCTURE:

- 1 The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Drawing/Document Title	Reference Number	Revision	Date Received
Planning Layout Overview	203-20-0100	P10	01.10.2021
Planning layout Sheet 1 of 2	203-20-0101 P1	P2	01.10.2021
Planning layout Sheet 2 of 2	203-20-0102 P1	P4	01.10.2021
Site Location Plan	203-20-0150	P2	01.10.2021

Affordable Housing Layout Sheet 1 of 2	203-20-0200	P9	01.10.2021
Affordable Housing Layout Sheet 2 of 2	203-20-0201	P10	01.10.2021
Parking Allocation Layout Sheet 1 of 2	203-20-0205	P9	01.10.2021
Parking Allocation Layout Sheet 2 of 2	203-20-0206	P10	01.10.2021
Housing Distribution Layout Sheet 1 of 2	203-20-0210	P9	01.10.2021
Housing Distribution Layout Sheet 2 of 2	203-20-0211	P10	01.10.2021
Storey Heights Plan Sheet 1 of 2	203-20-0215	P9	01.10.2021
Storey Heights Plan Sheet 2 of 2	203-20-0216	P10	01.10.2021
Character Areas Plan Sheet 1 of 2	203-20-0220	P9	01.10.2021
Character Areas Plan Sheet 2 of 2	203-20-0221	P9	01.10.2021
Details Sheet 1 - Area 1 Main Avenue Character	203-20-0222	P5	01.10.2021
Details Sheet 2 - Area 2 Parkland Edge Character	203-20-0223	P5	01.10.2021
Details Sheet 3 - Area 3 Tertiary Street Character	203-20-0224	P4	01.10.2021
Boundary Treatments Plan Sheet 1 of 2	203-20-0230	P8	01.10.2021
Boundary Treatments Plan Sheet 2 of 2	203-20-0231	P10	01.10.2021
Refuse and Waste Strategy Plan Sheet 1 of 2	203-20-0235	P9	01.10.2021
Refuse and Waste Strategy Plan Sheet 2 of 2	203-20-0236	P9	01.10.2021
Materials Plan Sheet 1 of 2	203-20-0240	P9	01.10.2021
Materials Plan Sheet 2 of 2	203-20-0241	P10	01.10.2021
Materials Schedule	976-P-151	/	01.10.2021
Street scene A-E Sheet 1 of 3	976-P-115	/	01.10.2021
Street scene F-I Sheet 2 of 3	976-P-116	/	01.10.2021
Street scene Sheet 3 of 3	976-P-117	/	01.10.2021
Belmont	203-20-A-BEL1	P8	05.08.2021
Haldon	203-20-SO-HAL1	/	28.07.2021
Haldon	203-20-A-HAL1	P8	28.07.2021
Alnmouth	203-20-ALN1	P6	16.07.2021
Alnmouth	203-20-ALN2	P7	16.07.2021

Alnmouth	203-20-ALN3	P7	16.07.2021
Alnmouth	203-20-ALN4	P3	16.07.2021
Danbury	203-20-DAN1	P7	16.07.2021
Danbury	203-20-DAN2	P7	16.07.2021
Danbury	203-20-DAN3	P7	16.07.2021
Fenchurch	203-20-FEN1	P7	16.07.2021
Fenchurch	203-20-FEN2	P7	16.07.2021
Fenchurch	203-20-FEN3	P7	16.07.2021
Knightsbridge	203-20-KNIGHT1	P6	16.07.2021
Knightsbridge	203-20-KNIGHT2	P7	16.07.2021
Knightsbridge	203-20-KNIGHT3	P7	16.07.2021
Knightsbridge	203-20-KNIGHT4	P8	20.07.2021
Knightsbridge	203-20-KNIGHT5	P4	20.07.2021
Marlborough	203-20-MARL1	P7	16.07.2021
Marlborough	203-20-MARL2	P7	16.07.2021
Marlborough	203-20-MARL3	P7	16.07.2021
Marylebone	203-20-MARY1	P7	16.07.2021
Marylebone	203-20-MARY2	P7	16.07.2021
Marylebone	203-20-MARY3	P7	16.07.2021
Mayfair	203-20-MAYFAIR1	P6	16.07.2021
Mayfair	203-20-MAYFAIR2	P7	16.07.2021
Mayfair	203-20-MAYFAIR3	P7	16.07.2021
Mayfair	203-20-MAYFAIR4	P3	16.07.2021
Mayfair	203-20-MAYFAIR5	P3	16.07.2021
Mayfair	203-20-MAYFAIR6	P3	16.07.2021

Oxford	203-20-OXF1	P7	16.07.2021
Piccadilly	203-20-PICC1	P6	16.07.2021
Piccadilly	203-20-PICC2	P6	16.07.2021
Piccadilly	203-20-PICC3	P6	16.07.2021
Piccadilly	203-20-PICC4	P7	16.07.2021
Sherwood	203-20-SHE1	P7	16.07.2021
Sherwood	203-20-SHE2	P7	16.07.2021
Sherwood	203-20-SHE3	P7	16.07.2021
Strand	203-20-STR1	P6	16.07.2021
Strand	203-20-STR2	P7	16.07.2021
Strand	203-20-STR3	P7	16.07.2021
Strand	203-20-STR4	P7	16.07.2021
Whitehall	203-20-WHITE1	P7	16.07.2021
Whitehall	203-20-WHITE2	P7	16.07.2021
Whitehall	203-20-WHITE3	P7	16.07.2021
Whitehall	203-20-WHITE4	P3	16.07.2021
Whitehall	203-20-WHITE5	P3	16.07.2021
Whitehall	203-20-WHITE6	P3	16.07.2021
Whitehall	203-20-WHITE7	P2	16.07.2021
Bond	203-20-BOND1	P2	16.07.2021
Portland	203-20-PORT1	P3	16.07.2021
Portland	203-20-PORT2	P3	16.07.2021
Brightstone	203-20-BRI1	P3	16.07.2021
Sherwood Cr	203-20-SHE-C1	P3	16.07.2021
Sherwood Cr	203-20-SHE-C2	P3	16.07.2021
Charnwood Cr	203-20-CHA-C1	P3	16.07.2021
Charnwood Cr	203-20-CHA-C2	P3	16.07.2021

Cannock	203-20-A-CAN1	P3	16.07.2021
Cannock with Binstore	203-20-A-CAN2	/	16.07.2021
Dallington	203-20-A-SO-DALL1	P2	16.07.2021
Dallington	203-20-SO-DALL1	P2	16.07.2021
Dallington	203-20-A-DALL1	P2	16.07.2021
Dallington	203-20-A-DALL2	P3	16.07.2021
Heartwood	203-20-A-HRT1	P3	16.07.2021
Wareham	203-20-A-WAR1	P2	16.07.2021
Wareham	203-20-A-WAR2	P2	16.07.2021
Wareham	203-20-SO-WAR1	P2	16.07.2021
Wareham	203-20-SO-WAR2	P3	16.07.2021
Wickham	203-20-A-WICK	/	16.07.2021
Whinfell	203-20-A-WHIN1	/	16.07.2021
Single and Double Garages	203-20-GAR1	P2	16.07.2021
Triplex Garage	203-20-GAR2	/	20.07.2021
Pumping Station Floor Plans and Elevations	0110	P1	16.07.2021
Sub Station Floor Plans and Elevations	0120	P2	16.07.2021

Reason: To define the scope and extent of this permission.

- 3 No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
- a. The programme and methodology of site investigation and recording.
 - b. The programme for post investigation assessment.
 - c. Provision to be made for analysis of the site investigation and recording.
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.

- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to archaeological and historic assets.

- 4 No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 5 Prior to commencement of development details of the strategy for the disposal of surface water on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 6 Prior to commencement of development details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of water drainage, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 7 Within 28 days of practical completion of the last dwelling or unit, a surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk., in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 8 Prior to commencement of development details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) shall be submitted to and agreed in writing by the Local Planning Authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

1. Temporary drainage systems
2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
3. Measures for managing any on or offsite flood risk associated with construction.

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan, in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 14 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 9 Prior to the construction above damp proof course, a scheme for on-site

foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 10 Prior to construction above damp proof course a Phasing Plan setting out the details of the phasing of the development shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in complete accordance with the approved Phasing Plan.

Reason: To ensure the development is phased to avoid an adverse impact on drainage infrastructure, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 11 No occupation of dwellings approved by this permission shall occur until the agreed scheme for improvement and/or extension of the existing sewage system has been completed.

Reason: To protect and prevent pollution of the water environment, in accordance with policy DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 14 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 12 No other part of the development hereby permitted shall be commenced until the new vehicular access complete with footways and cycleways has been laid out and completed in broad accordance with drawing number 203-20 0101 P1. Thereafter the access shall be retained thereafter in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 13 No part of the development shall be commenced until details of the proposed access link into Glebe Drive and Mallard Way have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any occupation of dwellings accessed from these roads. Thereafter the access shall be retained in its approved form. The details shall show how the two cycle links will safely link to each other giving cyclists a safe and

sustainable link.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 14 Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 15 No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least base course level or better, in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 16 No development shall be commenced until an estate road phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate road phasing and completion plan shall set out the development phases and the standards of construction that the estate roads serving each phase of the development will be completed to and maintained at.

Reason: In the interests of highway safety, to ensure that the estate roads serving the development are completed and thereafter maintained during the construction phase to an acceptable standard, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 17 Before the development hereby permitted is commenced a Construction Management Plan and Statement shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the

approved plan. The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and
- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.
- o) pre and post construction photographic survey of the adopted highway off Burwell Road
- p. The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
- q. Measures to control the emission of dust and dirt during construction
- r. A scheme for recycling/disposing of waste resulting from demolition and construction works
- s. Hours of construction operations including times for deliveries and the removal of excavated materials and waste
- t. Noise method statements and noise levels for each construction activity including piling and excavation operations
- u. Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.
 - v. monitoring and auditing facilities
- w. complaints response procedures and community liaison procedures

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase., in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 18 The dwellings hereby permitted shall not be occupied until the area(s) within the site shown on drawing numbers 203-20 0101 P1 and 203-20 0102 P1 for the purpose of loading, unloading, manoeuvring and parking of vehicles shall be provided. Thereafter the area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided, in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 19 The areas to be provided for the storage and presentation of refuse and recycling bins shall be implemented in its entirety before the dwellings are occupied and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 20 Before the new access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 215 metres in a direction towards the village of Burwell and 43m in the direction of Exning village centre, along the edge of the metalled carriageway from the centre of the access (Y dimension) [or tangential to the nearside edge of the metalled carriageway, whichever is the more onerous]. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure vehicles exiting the access have sufficient visibility to enter the public highway safely and vehicles on the public highway have sufficient warning of a vehicle emerging to take avoiding action in the interests of road safety, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 21 The development hereby permitted shall not be first occupied until cycle storage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter these facilities shall be retained in accordance with the approved details and continue to be available for use unless the prior written consent of the Local Planning Authority is obtained for any variation to the approved details.

Reason: To encourage the use of sustainable forms of transport and reduce dependence on the private motor vehicle, in accordance with policy DM2 and DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 22 Before any dwelling is first occupied, a cycle signing and lighting strategy should be submitted to and approved in writing by the Local Planning

Authority and Highway Authority which include:

- a) signing strategy to and from the site to local amenities
- b) types of signs to be provided
- c) location of signs and posts
- d) methodology of lighting the routes.

Reason: In the interest of Highway Safety, to encourage sustainable transport modes and to ensure the routes are useable and desirable at all times, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 23 All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Updated Ecology Report (Wild Frontier Ecology, September 2020) and Landscape and Ecological Management and Maintenance Plan (James Blake Associates, Nov 2020) for Phase 2 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination, unless otherwise agreed in writing.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and to secure biodiversity enhancements commensurate with the scale of the development, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 24 Prior to commencement of development (including demolition, ground works, vegetation clearance) a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities
- b. Identification of "biodiversity protection zones"
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- d. The location and timing of sensitive works to avoid harm to biodiversity features
- e. The times during construction when specialist ecologists need to be present on site to oversee works
- f. Responsible persons and lines of communication
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the ecological and nature conservation value of the area, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 25 Prior to development commencing above ground level, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans;
 - d) persons responsible for implementing the enhancement measures;
 - e) details of initial aftercare and long-term maintenance (where relevant).
- The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To enhance Protected and Priority Species/habitats, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that an appropriate strategy is in place prior to any disturbance to wildlife and the ecological value of the area.

- 26 Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a. Identify those areas/features on site that are particularly sensitive for bats and that are likely to be disturbed by lighting;
- b. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) to demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality and the ecological value of the area, in accordance with policies DM2 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant

Core Strategy Policies.

- 27 Prior to development commencing, a Farmland Bird Mitigation Strategy shall be submitted to and approved by the local planning authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced. This shall include provision of offsite compensation measures to be secured by legal agreement, in nearby agricultural land, prior to commencement.

The content of the Farmland Bird Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark nest plots;
- b) detailed methodology for the compensation measures e.g. Skylark nest plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots';
- c) locations of the compensation measures by appropriate maps and/or plans;
- d) persons responsible for implementing the compensation measure.

The Farmland Bird Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species). This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 28 Prior to occupation, on site measures to avoid impacts from the development alone to the Stour and Orwell Estuaries SPA and Ramsar site shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.

The content of the of the onsite measures will be in line with the approved Habitats Regulations Assessment and shall include the following:

- a) Purpose and conservation objectives for the proposed measures;
- b) Detailed designs of the interpretation board to promote circular dog walking routes within 3km of at least 2.7km¹ in length;
- c) Timetable for implementation demonstrating that measures are aligned with any proposed phasing of development;
- d) Locations of proposed interpretation boards by appropriate maps and plans; and
- e) details of initial aftercare and long-term maintenance.

The measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To avoid Adverse Effects to Site Integrity from the development alone to the Stour and Orwell Estuaries SPA and Ramsar and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

- 29 All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 30 No development above ground level shall take place until, a landscape and ecological management plan (LEMP) has been submitted to and be approved in writing by the Local Planning Authority. The LEMP shall include the following:

- a. Description and evaluation of features to be managed
- b. Ecological trends and constraints on site that might influence management
- c. Aims and objectives of management
- d. Appropriate management options for achieving aims and objectives
- e. Prescriptions for management actions
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g. Details of the body or organization responsible for implementation of the plan
- h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To identify and ensure the protection of important species and those protected by legislation, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 31 No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of

hedging to be retained and / or planted together with a programme of implementation.

All boundary treatments shall include hedgehog highway gaps.

Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers and enhance Protected and Priority Species/habitats, in accordance with policy DM2, DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 32 No development above ground level shall take place until a Public Open Space (POS) Management Plan has been submitted to and approved in writing by the Local Planning Authority. The POS shall be implemented in accordance with the approved POS Management Plan prior to each phasing and retained thereafter in perpetuity.

Reason: To ensure that sufficient open space is provided and maintained on the development site for the future occupiers of the dwellings, in accordance with policy DM42 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 8 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 33 No development above ground floor slab level of any part of the development hereby permitted shall take place until the travel arrangements to and from the site for residents of the dwellings, in the form of a revised Travel Plan in accordance with the mitigation measures identified in the submitted Transport Assessment (dated October 2020), Interim Residential Travel Plan (dated October 2020) and Technical Note [DATED] shall be submitted for the approval in writing by the local planning authority in consultation with the highway authority. This Travel Plan must contain the following:
- o Baseline travel data based upon the information provided in the Transport Assessment, with suitable measures, objectives and targets identified to reduce the vehicular trips made by residents across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met
 - o Appointment of Travel Plan Coordinator to implement the Travel Plan in full and clearly identify their contact details in the Travel Plan
 - o A commitment to monitor the vehicular trips generated by the residents using traffic counters and resident questionnaires and submit a revised (or Full) Travel Plan one year after occupation of the first dwelling
 - o A further commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to and approved in writing by the Local Planning Authority for a minimum of five years, or one year after occupation of the final dwelling (whichever is the

- longest duration) using the same methodology as the baseline monitoring
- o A suitable marketing strategy to ensure that all residents on the site are engaged in the Travel Plan process
- o A Travel Plan budget that covers the full implementation of the Travel Plan
- o A copy of a residents travel pack that includes a multi-modal voucher to incentivise residents to use sustainable travel in the local area

No dwelling within the site shall be occupied until the Travel Plan has been agreed. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan.

Reason: In the interest of sustainable development, in accordance with policy DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 34 Prior to commencement of development a scheme for the provision of fire hydrants within the application site shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until the fire hydrants have been provided in accordance with the approved scheme. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

Reason: To ensure the adequate supply of water for firefighting and community safety, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 8 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 35 The site preparation and construction works including deliveries to the site and the removal of excavated materials and waste from the site shall not take place outside the hours of 8am to 6pm hours Mondays to Fridays and 8am to 1:30pm hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 36 No plant or equipment associated with the development shall be installed until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, location and screening of the proposed plant or equipment. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation the plant or equipment shall be retained in accordance with the approved details unless the prior written consent of the Local Planning Authority is

obtained for any variation of the approved details or specifications.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 37 No generators shall be used in external areas on the site shall be used outside of the hours of 8am to 6pm on Monday to Friday and 8am to 1:30pm Saturdays and at any time on Sundays, Bank or Public Holidays.

Reason: To ensure the appropriate use of the site and to protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 38 No floodlights or other means of external lighting shall be erected on the site until details have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the position, height and illumination levels of all lighting.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 39 Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

- 40 The dwelling(s) hereby approved shall not be occupied until the requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The higher standards for implementation of water efficiency measures set out in the Building Regulations are only activated if they are also a requirement of a planning condition attached to a planning permission.

- 41 The development hereby approved shall be carried out in accordance with the approved Sustainability Statement and achieve a reduction of CO2

emissions by at least 14%.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 42 No development above slab level shall take place until samples/details of the facing and roofing materials have be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

IN RESPECT OF THE OUTLINE PLANNING APPLICATION FOR EARLY YEARS FACILITY:

- 43 Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates:-

- i) The expiration of three years from the date of this permission; or
- ii) The expiration of two years from the final approval of the reserved matters; or,

In the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 44 Prior to commencement of development details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

- 45 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Drawing/Document Title	Reference Number	Revision	Date Received
-------------------------------	-------------------------	-----------------	----------------------

Planning layout Sheet 2 of 2	976-P-102	P4	01.10.2021
Site Location Plan	203-20-0150	P2	01.10.2021

Reason: To define the scope and extent of this permission.

- 46 No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
- a. The programme and methodology of site investigation and recording.
 - b. The programme for post investigation assessment.
 - c. Provision to be made for analysis of the site investigation and recording.
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation.
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of lost and damage to archaeological and historic assets.

- 47 No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 48 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 48 Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved FRA and include:
- a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or $2l/s/ha$ for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
 - g. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.
 - h. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage. In accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy

Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 49 Within 28 days of practical completion of the Early Years Facility, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure all flood risk assets and their owners are recorded in accordance with the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act, policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 50 All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Updated Ecology Report (Wild Frontier Ecology, September 2020) and Landscape and Ecological Management and Maintenance Plan (James Blake Associates, Nov 2020) for Phase 2 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and to secure biodiversity enhancements commensurate with the scale of the development, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 51 Concurrent with the first reserved matters application(s) A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- i) Risk assessment of potentially damaging construction activities.
 - j) Identification of "biodiversity protection zones".
 - k) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - l) The location and timing of sensitive works to avoid harm to biodiversity features.
 - m) The times during construction when specialist ecologists need to be present on site to oversee works.

- n) Responsible persons and lines of communication.
- o) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- p) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the ecological and nature conservation value of the area, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 52 Concurrent with the first reserved matters application(s), a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- f) Purpose and conservation objectives for the proposed enhancement measures;
- g) detailed designs to achieve stated objectives;
- h) locations of proposed enhancement measures by appropriate maps and plans;
- i) persons responsible for implementing the enhancement measures;
- j) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that an appropriate strategy is in place prior to any disturbance to wildlife and the ecological value of the area.

- 53 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved

plans and in accordance with a timetable to be agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to ensure that the most vulnerable trees are adequately protected during the periods of construction, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 54 Prior to first operational use of the site, at least 15% of car parking spaces shall be equipped with working electric vehicle charge points, which shall be provided for staff and/or visitor use at locations reasonably accessible from car parking spaces. The Electric Vehicle Charge Points shall be retained thereafter and maintained in an operational condition.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

- 55 The site preparation and construction works including deliveries to the site and the removal of excavated materials and waste from the site shall not take place outside the hours of 8am to 6pm hours Mondays to Fridays and 8am to 1:30pm hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 56 No plant or equipment associated with the development shall be installed until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, location and screening of the proposed plant or equipment. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation the plant or equipment shall be retained in accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation of the approved details or specifications.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 57 No floodlights or other means of external lighting shall be erected on the site until details have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the position, height and illumination levels of all lighting.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 58 No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 59 No development above slab level shall take place until samples/details of the facing and roofing material have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 60 The opening hours of the Early Years Facility hereby approved shall be restricted to the following hours:

8am-6pm Monday to Friday

The premises shall not be open at any time on Saturdays, Sundays, Bank or Public Holidays

Reason: To minimise the impact of the development on the locality in the interests of amenity in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 61 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended (or any Order revoking and re-enacting that Order) and the Town and Country Planning (General Permitted Development) Order 2015, as amended, the use shall be only as an Early Years Facility and for no other purpose.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development

S106:

DC/21/0153/FUL – Land South of Burwell Road, Exning – S106 Heads of Terms			
Item	Detail	Provision	Contribution
Affordable Housing	On-site dwellings and off-site contribution	30% Mix - 40 rented & 21 shared ownership 0.5commuted sum	£51,708
Education	Early Years Primary School Secondary School Sixth Form	-	£389,652 £846,132 £832,125 £166,425
Library	Enhancement of local provision	-	£44,280
Open Space	Off-site contribution to improve existing facilities	-	£60,000
Travel Plan	Monitoring and engagement process	Travel Plan Evaluation and Support Contribution	£1,000 per annum - from first occupation for a minimum of five years, or one year after occupation of the final dwelling (whichever is the longest duration).
NHS	Health care capacity	-	£123,200
Cross Boundary Cycle Link – Burwell to Exning	Off-site cross boundary cycle link contribution required as set out in SALP.	-	£162,430

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online DC/21/0152/FUL

WORKING PAPER 1

**Development Control Committee
1 September 2021**

**Planning Application DC/21/0152/HYB –
Land South of Burwell Road, Exning**

Date registered: 15 February 2021 **Expiry date:** 17 May 2021 - EOT

Case officer: Kerri Cooper **Recommendation:** Approve application

Parish: Exning **Ward:** Exning

Proposal: Hybrid Planning Application - A. Full planning for 205 dwellings, garages, new vehicular accesses, pedestrian/cycle accesses, landscaping and associated open space and B. Outline planning - early years education facility

Site: Land South of Burwell Road, Exning

Applicant: Persimmon Homes

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Kerri Cooper

Email: kerri.cooper@westsuffolk.gov.uk

Telephone: 07971 534102

Background:

The site is allocated in the Site Allocations Local Plan (SALP) 2019 under Policy SA12(a) which was adopted in September 2019. This site is known in the SALP document as Land South of Burwell Road and West of Queens View. Policy SA12(a) of the SALP 2019 document sets out that 15 hectares of land is allocated for residential development, with an indicative capacity of 205 dwellings.

The policy details that a Development Brief should be prepared which will help to determine access arrangements, landscaping and the delivery of a cycle path between the site and the village of Burwell. It then goes on to state that planning applications for the site should only be determined once the Development Brief has been adopted by the Local Planning Authority. A Development Brief was adopted for the site in April 2021, which will be discussed in further detail within officer comment section of the report.

During the course of the application amendments were made to the layout and design of the scheme and additional information was submitted regarding landscaping, air quality, transport, highways and drainage.

At the time of writing this report, a 14-day re-consultation is currently being undertaken with neighbours and the Parish Council to inform them of the latest changes to the footpaths and house types. A later paper or verbal update will be provided to Members with any further comments that are received.

The application is before the Development Control Committee, as the officers' recommendation is one of APPROVAL, contrary to the view of Exning Parish Council.

Proposal:

1. The planning application has been submitted in a 'hybrid' format meaning that full planning permission is sought for some elements of the scheme and outline planning permission is sought for other elements.
2. Full planning permission is sought for a residential development comprising 205 dwellings (61 being affordable), together with associated infrastructure including vehicular and pedestrian accesses, parking and garaging and landscaping. Areas of public open space are proposed to the north of the proposed housing and centrally within the site.

3. The development comprises a mix of dwelling types and sizes, which are set out below:

ACCOMMODATION SCHEDULE			
TYPE	PLOTS	TOTAL	BEDS
Private			
Almouth	8,9,10,39,40,41,48,49,50,118,119,120,170,171,172	15	2
Piccadilly	32,37,54,61,117,121,184,191,192	9	3
Whitehall	6,80,83,90,93,133,136,140,150,165,175,195	12	3
Danbury	17,18,19,69,70,71,72,73,74,124,125,141,142	13	3
Strand	7,14,15,77,95,98,143,173,196,202,204,205	12	4
Mayfair	51,52,55,56,96,97,116,123,165,160,169,179,185,187,198,200,201	17	4
Sherwood	16,42,94,114,115,134,135	7	3
Sherwood Cr	1,13,113,126	4	3
Charnwood Cr	12,31,75	3	3
Knightsbridge	5,57,58,105,166,176,181,182,183,186,197,203	12	4
Marlborough	78,79,87,99,161,162,199	7	4
Marylebone	2,3,38,59,62,138,180,194	8	5
Fenchurch	53,60,84,137,139,190,193	7	5
Oxford	4,86,101,122,164,174,188,189	8	5
Brightstone	103,104	2	5
Bond	89,100,102,163	4	5
Portland	11,76,85,88	4	5
	Total	144	
Rented <input type="radio"/>			
Cannock	20,21,22,23,24,25,26,27	8	1
Heartwood	159	1	1
Wickham	158	1	2
Haldon	167,168,177	3	2
Wareham	28,29,30,3,34,35,36,46,47,63,64,67,68,148,149	15	2
Whinfell	43,44,45,	3	4
Dallington	65,66,109,110,146,147,154,155	8	3
Belmont	157	1	5
	Total	40	
SO <input type="checkbox"/>			
Wareham	81,82,91,92,106,107,111,112,127,128	10	2
Dallington	108,129,130,131,132,151,152,153	8	3
Haldon	144,145,178	3	2
	Total	21	
	TOTAL	205	

4. The application also includes outline planning permission for an Early Years Facility in the eastern corner of the site.

Application supporting material:

5. The application is supported by numerous plans and supporting documents, many of which have been amended during the course of the application.
6. Supporting documents submitted with the application include:
- Planning Statement
 - Design and Access Statement
 - Ecology Reports
 - Environmental Impact Assessment Screening Report
 - Transport Assessment
 - Travel Plan
 - Revised Flood Risk Assessment
 - Sustainability Statement
 - Air Quality Assessment
 - Landscape Details
 - Drainage Details
 - Location Plan
 - Site Layout Plan
 - Elevations, Floor Plans, Sections

7. The full list of plans and documents, which are relevant to the proposed development are detailed in full within Condition 2 in the recommendations section of the report.

Site details:

8. The application site, which measures approximately 14.6 hectares, is located along the southern side of Burwell Road, in the Parish and Ward of Exning. The site, which was formerly agricultural land, is now fallow land.
9. To the west and south of the site is vast agricultural land and to the east is Chancery Park, a recently completed Persimmon residential development which is referred to as Phase 1. The southern boundary of the site is bounded by a tree belt. The site connects to Glebe Drive and the existing open space associated with Phase 1.

Planning history:

10. Relevant planning history on the land which adjoins to the application site:

Reference Number	Description/Proposal	Decision
F/2012/0552/OUT	Outline application for erection of 120 dwellings including associated access arrangements and open space provision (Departure from the Development Plan and Major Development)	Approved 29 April 2014 Permission implemented
DC/14/0942/RM	Submission of details under Outline Planning Permission F/2012/0552/OUT - erection of 120 dwellings including associated access arrangements and open space provision (Departure from the Development Plan and Major Development)	Approved 12 January 2015 Permission implemented
DC/15/0264/FUL	Planning Application - Change of use from agricultural to recreational use and associate landscaping	Approved 12 January 2015 Permission implemented

Consultations:

11. The following consultation responses have been received, which are summarised below. Full consultation responses are available to view online:

12. Waste Team

Comments received 12 March:

- A swept path analysis should be provided.

- In some cases, the distance that householders would have to move their waste appears to be greater than 50 metres, this distance is too far.
- Any designated storage area within the boundaries of the property should not be more than 30 metres distance from the collection point, to minimise the distance householders need to move their waste.

13. Environment Team

Comments received 17 March:

- No objection, subject to conditions.

14. Energy Officer

Comments received 15 April:

- We appreciate that the applicant is moving in the right direction with this development and are glad to see emissions savings from fabric and the use of renewable energy set out. We were also glad that the applicant has made reference to the published changes to Part L of the Building Regulations which are due to come into force next year.
- We do feel the development should be aiming a little higher.

15. Environment Agency

Comments received 14 April:

- No objection subject to a condition and the following comments:
- Anglian Water have provided advice regarding the capacity constraints at Newmarket Water Recycling Centre, in their document 'Planning Applications – Suggested Information Statements and Conditions Report', reference 170564/1/0115760. Anglian Water request a condition requiring a phasing plan and on-site drainage strategy.
- A scheme for improving the sewerage infrastructure in Newmarket has been identified by Anglian Water. To avoid impacting the water environment negatively, the Anglian Water improvement strategy must be completed and operational before dwellings are occupied at this site.

Comments received 19 May:

- No further comments to make.

16. Anglian Water

Comments received 4 March:

- No objection, subject to pre-commencement condition in respect of a scheme to improve the existing sewerage network.

17. Suffolk County Council Highway Authority

Comments received 26 March:

- Holding objection until acceptable details are submitted.
- Revisions to parking, cycle provision, road layout, off site highway works required, transport assessment and travel plan required.

Comments received 17 June:

- From the amended plans that have been submitted I note that the majority of the Highway Authority's comments from response dated 26 March 2020, have not been addressed.

Comments received 2 August:

- Following amendment plans and submission of additional information, no objection, subject to conditions and S106 contributions.

18. Suffolk County Council Travel Plan Officer

Comments received 13 May:

- No further comment to make, as the Travel Plan comments in the SCC Highway response (26 March 2021) have not been addressed.

Comments received 26 July:

- No objection subject to Travel Plan contribution and bus enhancement measures being secured.

19. Natural England

Comments received 12 February:

- Please refer to Natural England's advice regarding consideration of recreational pressure impacts, through relevant residential development, to sensitive Sites of Special Scientific Interest (SSSI).
- Refer to standing advice.

Comments received 21 May:

- No further comments to make.

20. Suffolk Fire and Rescue

Comments received 25 February:

- The provision of fire hydrants is required.

21. Suffolk County Council Archaeology Service

Comments received 26 February:

- The proposed development site lies in an area of high archaeological potential recorded on the County Historic Environment Record. As a result, there is a high potential for the discovery of further below ground heritage assets or archaeological importance within this area. Therefore, a phase of archaeological excavation is required.
- No objection, subject to conditions.

22. Suffolk County Council Planning Obligations Officer

Comments received 1 March:

- Contributions towards pre-school, primary school, secondary school and sixth forms in the catchment area are sought as there is forecast to be surplus capacity to accommodate pupils anticipated from this scheme. A contribution of £44,280 towards the development of library services is sought. Consideration will also need to be given to adequate play space provision, health, supported housing, transport issues, waste management, surface water drainage, fire safety and broadband.
- A site large enough to deliver a 60-place setting will be required to future proof the setting.

Comments received 1 April:

- Clarification and amendments to original contribution figures identified in comments received on 1 March.

Comments received 21 May:

- No further comments to make.

23. Public Health and Housing

Comments received 8 March:

- Public Health and Housing do not object and recommend conditions, however raise comments.
- Concerns regarding means of escape from some of the dwellings proposed and size of the bedrooms in respect of some of the house types.

24. Suffolk County Council Floods and Water

Comments received 8 March:

- SCC Flood and Water Management have reviewed the drainage strategy and recommend a holding objection at the current time. The overall principle of the surface water drainage design is acceptable however SCC require further clarification on the design at this full planning stage.

Comments received 30 July:

- SCC Flood and Water Management have reviewed the latest drainage strategy and have no objections, subject to conditions.

25. West Suffolk CCG

Comments received 11 March:

- West Suffolk Clinical Commissioning Group (CCG) incorporating NHS England Midlands and East (East) (NHS England) request a financial contribution of £123,200 as it has been identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

26. Strategic Housing

Comments received 15 March:

- Strategic Housing support this application in principle as it provides 30% affordable housing in line with the S106 agreement. However, I do have a number of concerns with the affordable housing in terms of bedroom sizes and use of study rooms.

Comments received 25 May:

- Some concerns still remain outstanding regarding bedroom sizes and use of study rooms.

Comments received 3 August:

- The applicant has taken on board previous comments in regard to the four bedroom homes, changes are still required to five bedroom homes.
- Support the revised affordable housing layout (02 August 2021) to reflect the recent First Homes guidance that confirms the NPPF paragraph 65 trigger requirement to provide 10% of the overall numbers of dwellings as home ownership.
- A 0.5. off-site contribution/commuted sum is required to ensure 30% overall is provided.

Comments received 9 August:

- No objection following amendments to five-bedroom house type.

27. Design Out Crime

Comments received 16 March:

- Some areas of concern relating to security and surveillance for dwellings within the development.
- The developer should accommodate Secure by Design Principles where possible.

28. Suffolk Wildlife Trust

Comments received 16 March:

- No objection subject to conditions regarding lighting strategy, compliance with recommendations of the ecological reports, a biodiversity enhancement strategy and a landscape ecological management plan.

29. Suffolk County Council PROW

Comments received 18 March:

- We accept this proposal subject to the Applicant providing a safe walking and cycling route to ensure safe access alongside the B1103 to access services in Burwell.

30. Place Services – Landscape and Ecology Officer

Comments received 26 March:

- Prior to determination the Landscape Officer recommends that consideration is given to how the SUDs can improve biodiversity further, gaps should be provided in the post and rail fences to ensure access to open space and Landscape and Ecological Management Plan needs to be carefully considered to ensure protection of hedgerow and shrub planting.
- The Ecology Officer has no objection subject to securing mitigation and enhancement measures in accordance with the LPA's Habitats Regulation Assessment.

31. East Cambridgeshire District Council

Comments received 18 May:

- We are having continuing detailed discussions regarding the provision of a cycle path link between Burwell and Exning which is to be part funded by the above scheme and part funded by the scheme at Newmarket Road, Burwell. We confirm that the provision of the cycle path remains necessary.
- No other comments to make.

Representations:

Parish Council:

32. Exning Parish Council object to the application for 205 dwellings as it is the policy of the Parish Council to support only small-scale developments of up to ten dwellings. The following summarised comments have been made by Exning Parish Council:

- S106 – request that village hall is upgraded as Exning requires further space for social activities, a cycle path to Burwell is provided and a piece of land to use as a Community Orchard;
- SUDs – existing SUDs associated with Phase 1 are not working as hoped to provide ecological enhancements. This site should provide ecological enhancements and the SUDs should be designed around this. Concerns over location of SUDs next to Early Years provision;
- School – provision must be made to extend the existing primary school or help to create a new one;
- On-site cycle/pedestrian routes – on the southern eastern side, the footpath diverts north and around the nursery provision rather than in a straight line route to the rest of Exning;
- Building for life assessment – do not consider this has been applied correctly. The scheme does not provide wider connectivity and community facilities;
- Consultation – we are concerned that none of the issues raised prior to the application being submitted previously have been addressed;
- Is it one development or two developments? The S106 agreement should reflect this;
- Houses – there are no bungalows proposed for private purchase. There is no 'green agenda', no provision of play and no charging points.

Ward Member:

33. No comments received from local Ward Member Councillor Cole during the course of the planning application.

Neighbours:

34.275 nearby addresses were notified of the application via post and three site notices were displayed.

35. Representations have been received by the owners/occupiers of 15 properties, which are summarised as follows:

65 Burwell Road

- If similar housing developments are considered unnecessary in Newmarket, it defies logic that a Planning Authority would agree such a sized development in Exning;
- Impact on highway safety – existing highway network is inadequate, high volume of traffic which will be further increased by development.
- There is already low water pressure in the area and this has got worse since the new houses were built on the estate adjacent to Burwell Road.
- Impact from disruption and damage to our property during the construction of Phase 1.

73 Burwell Road

- Impact on highway safety – volume of traffic that will be generated from the proposed development and do not consider that the traffic report undertaken took account of the developments being built and was carried out during the pandemic.

89 Burwell Road

- Impact on highway safety as a result of increase in volume of traffic.

109 Burwell Road

- The new development is a nice idea in theory, but there is already a lack of infrastructure to support it;
- Impact on highway - high volumes of traffic through the village at present, will be increased further by 205 houses. Increase traffic, noise and pollution;
- Existing school is already at capacity and no provision is made to increase this;
- There is already low water pressure in the area and this has got worse since the new houses were built on the estate adjacent to Burwell Road.

117 Burwell Road

- Insufficient amenities, school space in the village to justify an additional 200 houses;
- Impact on highway - Traffic is already becoming unbearable on Burwell Road as it is.

149 Burwell Road

- Holding objection on a number of grounds;
- Impact on parking;
- How are the new bus shelters going to be accessed, will it impact the existing parking strip along Burwell Road;
- Noise impact;
- Concerns in respect of the construction process – how will noise and vibration be mitigated, who will be the contact at West Suffolk Council during construction, what will the hours of work be?
- Potential impact to foul and surface water;
- Agree with comments made by statutory consultees;
- The Construction Design Management (CDM) Risk Assessment highlights a 'High' risk that there is damage to services during tree pit excavation, potentially impacting local residents. How will the developers mitigate against this risk?
- What boundary treatment is proposed around the entire site;

- How long will hoardings be in place?
- Lack of educational space and other amenities

163 Burwell Road

- Object for many reasons;
- Concerned regarding the lack of developments at the nearby town of Newmarket;
- There is a more suitable site in Exning along Windmill Hill, opposite Ben Burgess;
- Amount of housing is too large;
- Impact on highway safety – volume of traffic;
- Pressure on health services and schools in the area;
- When will the Burwell to Exning link be delivered?
- Who will be responsible for open space areas?
- Early Years facility is not appropriate;
- Lighting needs to be carefully considered in respect of ecology;
- There is already low water pressure in the area and this has got worse;
- Concerns in respect of the construction process – how will noise and dust be mitigated, where will the construction compound be, what will the hours of work be?
- What assurances will be provided from the proposed development, that will ensure that the boundary to my garden will be secured from their side?
- The new walkway along the boundary of the site will pose a security risk to my property.

4 Wild Acres

- Impact on highway safety – no suitable and safe cycle links in the village.
- The provision of cycle links should be provided between the pedestrian crossing at Ducks Lane/Church St to the A14 bridge corner alongside the B1103 and route from Phase 2 and 1 directly to Chapel Street.

2 Glebe Drive

- Impact on highway – concerns about the volume of traffic that will be coming through the entrance to glebe drive and the speed of the traffic and the potential accidents that could be caused. The infrastructure of the roads and pavements are just not adequate for the size of development.

24 Glebe Drive

- Impact on highway – no details on Early Years facility as to where people will park and this is likely to cause an impact to Glebe Drive and extra traffic proposal will generate;

26 Glebe Drive

- Construction traffic access needs to be via the proposed new access road from Burwell Road;
- The proposed road layout clearly conflicts with the aspirations of the Travel Plan submitted;
- Impact on highway safety;

2 Icen Way

- Impact on highway safety – existing volume of traffic and proposal will increase this further.

37 Queensway

- Strongly object;
- Existing development has caused issues as Exning can't take this level of development;
- Impact on highway;
- Anti-social behaviour in the area has risen.

Willowbrook, 1 Brookside

- There is no infrastructure to support the additional people and transport that it will create. The primary school is already oversubscribed, all the local GPs are full and the village dental surgery is non-NHS;
- Impact on highway safety- roads are at capacity, particularly at the junction of Windmill Hill and A142 and the parking throughout the village also creates additional challenges. Volume of traffic and insufficient on site parking;
- The 'school site' reserved on the Eastern parcel of land is only about 950sqm (smaller than the current Stepping Stones (Pre-school village playgroup) and the plot is only 'reserved';
- The planning layout highlights a section on the western parcel of land as 'area for future development' – why?
- The proposed cycle route between Exning and Burwell (along the Burwell Road) is not going to be developed in full by the developer – just a short section;
- The proposed housing development would negatively impact the life of the village of Exning, both during construction and in the longer term
- Unsuitable development in Exning

99 Falcon Way

- We strongly support all of the proposals from Senior Planning and Infrastructure Peter Freer, especially when it comes to schooling;
- Concerns regarding impact on highway safety - there is already a problem with not enough parking leading to paths being blocked. Glebe Drive should not be extended into the new development;
- Construction traffic access needs to be via the proposed new access road from Burwell Road;
- Construction hours need to be controlled;
- I would ask the Persimmon team to reconsider the location for the early years school. Such a facility would be welcomed by residents but we think its location within the development is not well thought out. We think it should be sited nearer the entrance to the development.

36.All representations can be viewed online in full.

Policy:

37.On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved Forest Heath District Council.

38.The following policies of the Joint Development Management Policies Document, the Forest Heath Core Strategy 2010, Single Issue Review 2019 and Site Allocations Local Plan 2019 have been taken into account in the consideration of this application:

Forest Heath Core Strategy 2010

Core Strategy Policy CS1 - Spatial Strategy

Core Strategy Policy CS2 - Natural Environment

Core Strategy Policy CS3 - Landscape character and the historic environment

Core Strategy Policy CS4 - Reduce emissions, mitigate and adapt to future climate change

Core Strategy Policy CS5 - Design quality and local distinctiveness

Core Strategy Policy CS9 - Affordable Housing Provision

Core Strategy Policy CS10 - Sustainable rural communities

Core Strategy Policy CS12 - Strategic transport improvement and sustainable transport

Core Strategy Policy CS13 - Infrastructure and developer contributions

Joint Development Management Policies Document 2015

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM4 Development Briefs

Policy DM6 Flooding and Sustainable Drainage

Policy DM7 Sustainable Design and Construction

Policy DM8 Low and Zero Carbon Energy Generation

Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance

Policy DM11 Protected Species

Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity

Policy DM13 Landscape Features

Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Policy DM15 Listed Buildings

Policy DM17 Conservation Areas

Policy DM20 Archaeology

Policy DM22 Residential Design

Policy DM42 Open Space, Sport and Recreation Facilities

Policy DM44 Rights of Way

Policy DM45 Transport Assessments and Travel Plans

Policy DM46 Parking Standards

Site Allocations Local Plan 2019

Site Allocations Local Plan 2019 (former Forest Heath area) SA1 - Settlement boundaries

Site Allocations Local Plan 2019 (former Forest Heath area) SA12 - Housing allocation in Exning

Single Issue Review 2019

Policy CS7 – Overall Housing Provision

Other planning policy:

- National Planning Policy Framework (NPPF)
39. The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given.
- West Suffolk Affordable Housing Supplementary Planning Document (SPD) (November 2019)
 - Forest Heath Open Space, Sport and Recreation (SPD) (October 2011)
 - Exning Development Brief (Exning - land south of Burwell Road (site SA12a Chancery Park (phase 2)) (April 2021)

Officer comment:

Legislative Context

40. This section of the report begins with a summary of the main legal and legislative requirements before entering into a discussion about whether the development proposed by this planning application can be considered acceptable in principle in the light of national planning policy, local plan designations and other local planning policies. It then goes on to analyse other relevant material planning considerations (including site specific considerations) before reaching conclusions on the suitability of the proposals.

The Conservation of Habitats and Species Regulations 2010

41. Given the location of the various designated nature sites in the District (including the Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI)) consideration has been given to the application of these Regulations. If a plan or project is considered likely to give rise to significant effects upon a European site, Regulation 61 requires the decision maker to make an 'appropriate assessment' of the implications for that site before consenting the plan or project.
42. The application site is in the close vicinity of designated (European) sites of nature conservation. The proposals, in combination with other plans and projects, are likely to give rise to significant effects on the conservation objectives of the European sites. The application proposals also include measures to mitigate potential effects to the designated sites. It is therefore concluded that the requirements of Regulation 61 are relevant to these proposals and 'appropriate assessment' of the project will be required in the event that a decision maker is of mind to grant planning permission.
43. The potential impacts of the development on designated European nature conservation sites are discussed later in this section of the report.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations)

44. The planning application proposals were screened under the provisions of these Regulations and it was concluded that the development is 'EIA Development'. The proposed development is a residential scheme of 205 dwellings and early years facility which is above the thresholds set out in Schedule 2 of the EIA Regulations 2017. The site is an allocated site in the Local Plan.
45. The characteristics of the development have been considered having regard in particular to the size of the development, waste, transport, physical land use changes, landscape, archaeology, ecology, pollution and nuisances, environmental risks and public health.
46. Through appropriate mitigation, it is considered that it is unlikely that the proposal will have significant environment effects and an Environmental Statement is therefore not required.

Natural Environment and Rural Communities Act 2006

47. The Natural Environment and Rural Communities (NERC) Act (2006) Section 40(1) places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.
48. The potential impact of the application proposals upon biodiversity interest is discussed later in this report.

Equality Act 2010

49. Consideration has been given to the provisions of Section 149 of the Act (public sector equality duty) in the assessment of this application. The proposals do not raise any significant issues in this regard.

Crime and Disorder Act 1998

50. Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998 (impact of Council functions upon crime and disorder), in the assessment of this application and the comments of the Design Out Crime Office have been considered in assessing the design and layout.

Planning (Listed Buildings and Conservation Areas) Act 1990

51. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states;

52. 'In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority (LPA)... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

53. Section 72(1) of the same Act states; '...with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

54. These statutory duties and the impact on heritage assets are discussed further in this report.

55. The issues to be considered in the determination of the application are:

- Development Brief
- Principle of Development
- Layout and Design
- Amenity
- Highways Impact, Sustainable Transport and Connectivity
- Public Open Space, Landscape, Ecology and Drainage
- Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI)
- Contamination
- Air Quality and Sustainability
- Affordable Housing
- Heritage Impacts
- Planning Obligations
- Other Matters

Development Brief

56. Policy SA12(a) details that a Development Brief should be prepared which will help to determine access arrangements, landscaping and the delivery of a cycle path between the site and the village of Burwell. It then goes on to state that planning applications for the site should only be determined

once the Development Brief has been adopted by the Local Planning Authority.

57. A Development Brief was prepared by the landowners, Persimmon Homes Suffolk, in accordance with the Council's adopted protocol. The Development Brief was adopted for the site in April 2021.
58. The Development Brief sets out a framework that would guide any planning application submitted on the site. The site is to be accessed via three vehicular accesses; one off Burwell Road and two off Glebe Drive (an earlier phase delivered by Persimmon Homes Suffolk). A minimum of a 15 metre landscape buffer will be provided along the western and southern boundary of the site, with further opportunities for strong landscaping within the site. The Development Brief highlights the opportunities for pedestrian and cycle links throughout the site and how these are going to connect to the surrounding development, including the dog walking routes which surround the boundaries of the site. Furthermore, it confirms that the applicant/landowner will provide an off-site contribution via a S106 agreement associated with any planning application for the delivery of the cross-boundary cycle link between Exning and Burwell.
59. The site is split into two sections, with approximately half of the development to be accessed via Burwell Road and the other remaining part of the development to be accessed via Glebe Drive. Through the initial consultations with Suffolk County Council (SCC), it was confirmed from the outset that an Early Years facility may be required, and the applicant/landowner needed to safeguard land for if the provision was needed in the future. Suffolk County Council, the Local Planning Authority and Persimmon Homes Suffolk worked together on this during the Development Brief process and space is to be provided for an early Years facility on the site.
60. The Development Brief has established the areas within the site where the dwellings are to be located, areas of open space and where the area of land reserved for the Early Years facility is to be situated within the site. The adopted Development Brief is informal planning guidance and a material consideration in the determination of any planning applications, including future reserved matter applications.

Principle of Development

61. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The West Suffolk Development Plan comprises the policies set out in the Joint Development Management Policies Document (2015), the Forest Heath Core Strategy Development Plan Document (2010), Single Issue Review (2019) and the Site Allocations Local Plan (2019). National planning policies set out in the National Planning Policy Framework (NPPF) (2021) are also a key material consideration.
62. The site is allocated in the Site Allocations Local Plan (SALP) 2019 under Policy SA12(a) for residential development, with an indicative capacity of 205 dwellings. Policy SA12(a) sets out that the following specific requirements should be met;

- 63.A) The amount of land available for development, access arrangements, design, open space and landscaping will be informed by a Development Brief for the whole 15 ha. site. The Development Brief should set out how the cycle path between Burwell and the site will be delivered. Applications for planning permission will only be determined once the Development Brief has been adopted by the local planning authority. Any application for planning permission should be in accordance with the approved Development Brief.
- 64.B) Strategic landscaping and open space must be provided to address the individual site requirements and location.
- 65.C) There is an identified need for a dedicated cross county boundary cycle route between Burwell and the site. Land shall be provided within the site for a cycle path and an appropriate off-site contribution shall be provided for the delivery of the cycle path.
- 66.D) Adequate access should be provided to the satisfaction of the Highways Authority. Sustainable travel provision including facilities for pedestrians and cyclists should be made with links to existing networks.
- 67.E) In advance of determination, initial archaeological field evaluation must be carried out in order to identify the significance of any archaeological assets.
68. The proposed development comprises 205 dwellings and associated infrastructure, along with an area of land reserved for an Early Years Facility. Areas of public open space are proposed to the north of the proposed housing and centrally within the site.
69. Given the allocation, the principle of the proposed development is an acceptable one. The acceptability or otherwise of the application therefore rests on the detail of the proposal as assessed against the relevant Development Plan policies and national planning guidance, taking into account relevant material planning considerations.

Layout and Design

70. The NPPF stresses the importance the Government attaches to the design of the built environment, confirming good design as a key aspect of sustainable development (paragraph 126). The Framework goes on to reinforce this in paragraph 130, stressing the importance of developments that function well and add to the overall quality of the area, that are visually attractive, sympathetic to local character and history and that establish or maintain a strong sense of place. It also confirms at paragraph 134 that 'permission should be refused for developments, especially where it fails to reflect local design policies and government guidance on design, taking into account any local designs.'
71. Policy DM2 requires development proposals to recognise and address the key features and characteristics of an area and to maintain or create a sense of place and/or local character.

72. Policy DM22 states that all residential development proposals should maintain or create a sense of place and/or character by basing design on an analysis of existing buildings and landscape and utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness.
73. The development proposes a mix of 1, 2, 3, 4 and 5 bedroom dwellings. The majority of the dwellings are of a two storey scale, however some are two and a half storey dwellings, and some three storey dwellings as well as two of the affordable units being single storey in nature. The proposed dwellings incorporate a mix of design and architectural features drawn from the local area, forming three character areas within the development; Main Avenue, Parkland Edge and Tertiary Street. Each character area proposes different architectural features and specific pallet of materials. The Main Avenue dwellings incorporate lean to porches, single brick banding details and three panel horizontal bar windows with stone cill and brick arch. The Parkland Edge include open pitched porches, Georgian style windows and four panel front doors, with the Tertiary Street having a mix of features from the other character areas with casement windows.
74. The scheme has evolved since the application was submitted, with house types being amended and changes made to the layout to improve the appearance and form of the development and to increase permeability throughout the site. The development is split into two parts, with approximately half of the development served by Burwell Road and the remainder by Glebe Drive and Mallard Way. The main accesses terminate within the centre of the site, with a footpath/cycle path linking the two together. This layout has allowed for a substantial area of centralised open space.
75. The buildings are of a scale, form and position so as to command and address the street scene in a positive manner. This feature creates a visually interesting development when appreciated from the entrances of the site, with strong and meaningful landscaping in key areas of the site. The proposal is designed to be outwardly looking to the east and west towards the green spaces. The purpose of the green spaces is to provide important recreational routes through and around the wider site to encourage sustainable modes of travel. These routes also connect through to the wider area and an important link across the front of the site, which is discussed in further detail in the below sections of the report.
76. An area of land in the south west corner of the site is to be left undeveloped and has been described as green space by the applicant and which is an area for possible future development. This area does not form part of the formal areas designated as open space across the site. If the applicant seeks to propose development on this area at a later date, this would be subject to a further planning application and would be assessed on its own merits.
77. The Development Brief identified the need to reserve a parcel of land within the site for an Early Years facility as a result of the consultations with Suffolk County Council. The 0.1 hectare of land is situated in the eastern corner of the site, immediately adjacent to the access road and the earlier Persimmon development known as Phase 1/Chancery Park. It is

considered that the location is compatible within the proposed development and in how it relates to the existing development. The land which Suffolk County Council have secured for the Early Years facility is of a standard size which the County are confident will allow them to deliver a building of the necessary size, along with the appropriate amount of landscaping and car parking.

78. Design Out Crime Officer comments were received in relation to the first iteration of the plans raising some concerns with the proposals including some specific concerns with certain aspects of the design and layout. There is a balance to be struck between the principles of secure by design and other design requirements and considerations of the scheme. The concerns raised related to security and surveillance and the amount of permeability throughout the site. It has not been possible to address some of the concerns raised due to the need for good connectivity throughout the site. However, as a result of changes to a large proportion of the house types, the designs of dwellings have been revised to incorporate additional fenestration in order to offer better surveillance.
79. It is considered as a matter of balance therefore that the revised layout and design of the scheme results in an attractive and well-designed development, and which creates a strong sense of place. The development is therefore considered to be in accordance with policies DM2 and DM22 of the Joint Development Management Policies Document 2015, CS3 and CS5 of the Core Strategy 2010 and the NPPF.

Amenity

80. Policies DM2 and DM22 of the Joint Development Management Policies Document also seek to safeguard residential amenity from the potentially adverse effects of new development and to ensure that new developments provide sufficient levels of amenity for future users. The protection of residential amenity is key aspect of good design, endorsed within the NPPF, which seeks a high standard of amenity for existing and future users.
81. The properties benefit from a sufficient amount of outdoor amenity space, which in the context of the size of the properties and the location is considered to be positive. This is further enhanced by the areas of accessible open space throughout the development. The orientation and position of the dwellings, along with their designs ensures that the relationship between the properties is one that is satisfactory with no unacceptable or overbearing impacts.
82. Plots 160-163 and plots 156-159 are located adjacent to the land which is subject to outline planning permission for an Early Years facility. The access road through the site and private driveways serving those properties are located in between the front of the dwellings and the land. The position and scale of the Early Years facility would be subject to a reserved matters application, however it is considered that the relationship between these properties and the land dedicated for the facility is acceptable and an appropriate scheme can be accommodated without raising negative impacts to residential amenity.

83. The Council's Public Health and Housing Officer raised some concerns in terms of the bedroom sizes of some of the units. There have been some changes to the house types during the amendments which have removed the majority of the units that were highlighted. There is no statutory requirement in terms of the minimum size of bedroom within new dwellings and no specific size is required by any current development plan policies. Policy DM22 (k) requires that new dwellings are fit purpose and function well, providing adequate space, light and privacy. It is considered that the proposed dwellings would meet the requirements of this policy.
84. The most sensitive areas of the site, when considering the potential impact on residential amenity of existing dwellings, are the north and east of the site, given the existing residential development that adjoins on Burwell Road, The Drift and Mallard Way and Glebe Drive. The majority of the properties which are immediately adjacent to the site on these roads face rear or side onto the site, with some fronting the site to the east.
85. Along the north-east boundary of the site, adjacent to the properties along Burwell Road and The Drift, are the areas of land within the site that are designated as Public Open Space (POS). The POS extends from the north of the site along Burwell Road, across to the east, connecting in with the existing open space associated with Phase 1. A footpath within the site runs along the entire north-eastern boundary of the site. This is located approximately 10 metres off the closest residential property (169 Burwell Road) to the north of the site. An area of proposed landscaping is sited here, providing a soft boundary treatment and buffer between the properties and the path along the entire stretch of the boundary until the access road connecting into Glebe Drive. The reasoning for the footpath is set out in the next section, however it will provide a direct pedestrian and cycle route from and to the development and to wider connections. Any lighting along the footpaths would be controlled via a planning condition and subject to careful consideration as to ensure no light spill to the residential properties in the near vicinity. As a result of the location and nature of the footpath and its relationship with the surrounding development, officers' consider that there would not be an unacceptable level of disturbance to the owners/occupiers along Burwell Road, The Drift and Mallard Way and Glebe Drive.
86. Given the layout of the scheme, the majority of the dwellings are set a substantial distance in from the boundaries of the site which adjoin existing residential development. Plot 102 is the closest residential property to the boundary of the site and has a stand-off distance of approximately 22.5 metres between the side elevation of the property and boundary of The Conifers, The Drift. The house type Bond is of a design where no windows are located at first floor level in the side elevation of the property. The separation and relationship between these properties is considered acceptable.
87. A modest pumping station serving the development is proposed within the central area of POS. It is sited approximately 58 metres from the north-eastern boundary of the site. To ensure that the appropriate attenuation measures are installed to protect the amenity of the properties within the site and adjacent to it, Public Health and Housing recommend that a condition is imposed if planning permission is granted to prevent the transmission of noise and vibration to neighbouring residential properties.

88. In the eastern corner of the site, adjacent to the properties on Glebe Drive and Plovers Way is the area of land, measuring approximately 0.1 hectares which is to be reserved for an Early Years Facility. As detailed above, this area of the site is in outline form with all matters reserved, and therefore the position and scale of the building is not known at this time. The closest residential properties to this boundary of the site are 61 and 63 Glebe Drive and 6 Plovers Way. Both 61 and 63 Glebe Drive front onto the site and 6 Plovers Way side faces on. Between the boundary of the site and the elevations of the properties is a private driveway serving two of the properties, landscaping and footpath. Although it is not known exactly where the building is to be sited within this area of the site, or the height of the building or the associated parking and landscaping, it is considered that an Early Years facility can be accommodated on this area of the site without having an adverse impact on the residential amenity of the adjacent properties by virtue of overlooking, overbearing impact or unacceptable level of disturbance.
89. During the course of the application, concerns have been raised by residents regarding the potential noise and disturbance that will be generated during the construction period of the proposed development. A Construction Method Statement will be required to be submitted and approved by the Local Planning Authority prior to any development commencing on site to protect the amenity of existing occupiers from noise and disturbance.
90. Therefore, it is considered that the proposal complies with policies DM2 and DM22 as the proposal does not result in adverse impact as to cause significant harm to the residential amenities of surrounding properties, nor will the layout proposed negatively affect future users of the proposed development.

Highways Impact, Sustainable Transport and Connectivity

91. The NPPF advises that development should provide for high quality walking and cycling networks (paragraph 106), and also emphasises in paragraph 110 that in assessing applications for development, it should be ensured that:
92. a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
b) safe and suitable access to the site can be achieved for all users;
c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and
d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
93. It further goes on to advise that the development should not be prevented or refused on transport grounds, unless there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

94. Policy DM2 of the Joint Development Management Policies Document also requires that new development should produce designs that accord with standards and maintain or enhance the safety of the highway network, along with Policy DM46 which promotes more sustainable forms of transport.
95. Points C and D of Policy SA12(A) requires the development on this site to provide and ensure the following:
96. C) There is an identified need for a dedicated cross county boundary cycle route between Burwell and the site. Land shall be provided within the site for a cycle path and an appropriate off-site contribution shall be provided for the delivery of the cycle path.
- D) Adequate access should be provided to the satisfaction of the Highways Authority. Sustainable travel provision including facilities for pedestrians and cyclists should be made with links to existing networks.
97. The adopted Development Brief identified three access points which the development would be accessed from; one from Burwell Road and two connecting into Glebe Drive and Mallard Way. It was identified that the layout creates an opportunity for a number of pedestrian and cycle routes to serve the whole development and open up new links to Phase 1 and the existing village amenities/facilities. The applicant, Persimmon Homes Suffolk has committed to providing an off-site contribution for the delivery of a cycle path between the application site and Burwell.
98. The proposed development is served by three accesses. The site is split into two, with approximately half of the development being served by the new access off Burwell Road and the other half of the development by two existing access points off Glebe Drive and Mallard Way. The Highway Authority were satisfied with the primary accesses into the site, however they raised some concerns with the detail of the scheme and in response a number of changes have been made to the internal layout of the development. This included ensuring all footpaths and cycle paths complied with the new adopted LTN01 2020 guidance, amendments to the parking and bin collection points. In addition, further information and evidence was required to support the transport assessment data and travel plan details.
99. One of the main concerns raised in third party representations is the impact of the proposed development on the highway network from a volume of traffic perspective. The Highway Authority has assessed the application in detail, including all of the supplementary information in relation to the transport assessment and travel plan and has concluded that the development will not give rise to an unacceptable level of traffic that would be detrimental to Exning or to the surrounding area.
100. Policy SA12(a) sets out a requirement for an off-site contribution to provide a cross boundary cycle link from the application site in Exning to Burwell. This has been an aspiration of the Parish Council and Ward Member in the consideration of any further development in Exning. Extensive work and discussions have been carried out between West Suffolk District Council, East Cambridgeshire District Council and Suffolk and Cambridgeshire County Councils, with regard to the delivery of this. The details and the arrangements of cycle link are currently being

considered by both Suffolk and Cambridgeshire County Councils. Recently, the adjacent Strategic Site in Burwell, which is within East Cambridgeshire District Council secured 63% of the funding for the link, and within this application the developer will provide the remaining 37%, to be secured within a Section 106 Agreement. This sum would be transferred to Suffolk County Council at an agreed reasonable trigger point, for them to then deliver their piece of infrastructure. Suffolk County Council have surveyed the route along Burwell Road to ensure that a footpath and cycle link can be delivered and the preferred route is the southern side of Burwell Road. The funding for the link, incorporates a crossing in Burwell to enable residents on the northern side of the road to safely access the new cycle and footpath route.

101. The scheme has evolved since the adoption of the Development Brief and initial plans submitted, into the plans that are currently being considered, to create strong permeability throughout the site, maximising connectivity to and from the site to the adjacent residential developments, open space and the wider area. A 3 metre wide footpath/cycle path is provided along the entire frontage of the site (northern boundary), all the way to the eastern corner of the development. An informal footpath then runs the complete stretch of the southern and western boundary, with it connecting centrally within the site to the adopted footpath/cycle path.

102. All properties within the site are provided with the required amount of on-site parking or dedicated parking in the form of parking courts, in accordance with Suffolk Parking Standards. Properties that had triple parking directly upon the primary access road have been re-configured to remove the triple parking onto the highway which is to be adopted by Suffolk County Highways. In addition, the visitor parking has been re-distributed within the site, following concerns from the Highway Authority in regard to the accessibility and location of the spaces. Residents have raised concerns regarding the existing parking situation along Burwell Road and at Phase 1. Planning law does not allow a Local Planning Authority to resolve an existing problematic parking situation under a new application, which itself provides the appropriate and policy compliant level of on-site parking.

103. In regard to the Early Years facility, the details of how this area of the site will be accessed and the quantum of parking has not yet been determined. This element of the proposal has been considered by the Highway Authority and included in the transport assessments that have been undertaken by the applicant. It has been concluded that subject to the detail and layout of the facility, a scheme can be provided that will not lead to any adverse impact on highway safety, subject to appropriate and necessary conditions at reserved matters stage.

104. Following the amendments to the scheme, the Highway Authority's concerns have been addressed. Subject to appropriate conditions as recommended by the Highways Officer, and which are considered reasonable, the application has demonstrated that the proposed development can be successfully accommodated within the highway network without significant harm in respect of highway safety and that safe and suitable access can be achieved for all users.

105. In light of the above, the development is considered to be in accordance with policies DM2, DM44, DM45 and DM46 of the Joint Development Management Policies Document, CS12 of the Core Strategy and the NPPF.

Public Open Space (POS), Landscape and Trees, Ecology and Drainage

106. The NPPF confirms that the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible (paragraphs 179 and 180). This is reflected in policies DM11 and DM12 which seek to safeguard protected species and state that measures should be included in the design of all developments for the protection of biodiversity, the mitigation of any adverse impacts and enhancements commensurate with the scale of the development.

107. Policy DM13 states that proposals will be permitted where they will not have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife, or amenity value.

108. Paragraph 131 of the NPPF states that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

POS

109. The application site adjoins the existing area of POS associated with Chancery Park/Phase 1. The scheme has been designed to provide a footpath along the boundary between the POS and the application site, which then connects into the large central area of informal green POS, measuring approximately 28,000sqm. Along the entire western and southern boundary is areas of natural green space which totals approximately 25,000sqm. The parcel of open space creates an effective use of the land from the continuation of the natural green space that has been designed to allow and encourage wider use of the POS.

Landscape and Trees

110. In terms of the landscaping the adopted Development Brief sets out that a minimum of a 15 metre landscape buffer will be provided along the western and south-western boundary of the site, with further opportunities for strong landscaping within the site.

111. Along the western boundary of the site, leading round to the south-western corner of the site is a dense landscaping buffer which frames the boundary of the site and responds to the adjoining open space and footpath alongside it. The landscape buffer in this location is organically formed and planted, with some areas of the buffer measuring as wide as 22 metres in parts. An area of approximately 30 metres (out of a total of 185 metres) of the landscape buffer along the western measures between

10-13 metres. It is acknowledged that there is a conflict with the Development Brief which requires a minimum 15 metre buffer in this location. Given that there is only a small area which is below this and this is to facilitate to the informal footpath in the open space, and that there are areas that provide a deeper level of landscaping along this boundary, the reduction in landscaping does not result in harm to the visual landscape and this is therefore a factor which does not weigh heavily against the scheme in the overall planning balance.

112. A landscape feature has been created through the development from west to east, to the north of plots 63-68. This enables a strong green link to be carried through the development, which creates an interesting and attractive focal point within the development. As a result of the distribution of the open space and the substantial planting along the boundaries of the site, landscaping forms a key characteristic of the development. The proposed soft landscaping across the site is sympathetic and is considered to positively contribute to the development and wider setting, as well as providing a biodiversity enhancement.

Ecology

113. There are no designated wildlife sites and sites of local interest within the red line application site and no sites of international or national importance within or directly adjacent. However, there are other habitats within the application site including agricultural land, field margins, hedgerows along the northern and southern boundary, plus trees and ditches, all of which contribute to the biodiversity of the site and have the potential to support protected species.

114. The Development Brief was supported and informed by a range of Ecological Surveys. The application has been accompanied by an Updated Ecology Report (Wild Frontier Ecology, September, 2020), relating to the likely impacts of development on designated sites, Protected & Priority habitats and species, particularly Skylarks and Corn Bunting and identification of proportionate mitigation.

115. There are sites that are of special importance (Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI) that require careful consideration as to the recreational pressure put on these sites as a result of any new residential schemes. This is covered in detail in the next section of the report.

116. The mitigation measures identified in the Updated Ecology Report should be secured and implemented in full. This is necessary to conserve and enhance protected and Priority Species. This will include the provision of the off-site skylark nest plots and grassland for corn bunting. It is recommended by the Ecology Officer that mitigation measures should be collated in a Construction Environmental Management Plan for Biodiversity and secured as a condition of any consent.

117. A further mitigation measure, identified by the Suffolk Wildlife Trust is that a sensitive lighting strategy is required to ensure no light spill from external lighting on the dark corridors, which have the potential to benefit nocturnal species such as foraging and commuting bats. As such, it is recommended that a lighting strategy be agreed with the Local Planning

Authority prior to construction works and this could be secured by condition.

118. The incorporation of swift nest bricks is an established way to enhance biodiversity within a development and provide net gain. The provision of integral swift nest bricks should be incorporated into buildings that are of minimum two storeys. There are records of Hedgehog, a UK and Suffolk Priority Species, in the surrounding area. To maintain connectivity for this species, it is recommended that hedgehog permeable boundaries (with gaps of 13x13cm at ground level) are incorporated as part of this development. To control this, the details for the precise location can be secured by condition.

119. Provided that the recommendations and precautionary methods are carried out, it is considered that all significant impacts upon biodiversity, including any potential adverse impacts upon specific protected species will likely be able to be wholly mitigated and appropriate enhancements secured, in accordance with policies DM11 and DM12 of the Joint Development Management Policies Document, the guidance contained in the NPPF and in line with relevant wildlife legislation.

Drainage

120. In order to demonstrate that the proposed layout would allow for an acceptable drainage and landscaping scheme, whilst preserving biodiversity, detailed landscaping drawings have been produced and drainage details have been prepared. It is important for these three elements to be considered together as the location of drainage infrastructure within the development will have an impact on the delivery of the proposed trees, other planting and ecological mitigation and enhancements.

121. Suffolk County Council as the Lead Local Flood Authority has reviewed the submitted details and is satisfied that the latest drainage layout is acceptable, subject to detailed and appropriate conditions. It is therefore considered in principle that sufficient spaces have been dedicated to drainage infrastructure and an appropriate scheme can be achieved.

122. Anglian Water has no objection to the proposed development, subject to detailed conditions regarding foul water drainage to ensure that there is sufficient treatment capacity and measures put in place, due to the existing capacity constraints at Newmarket Water Recycling Centre. This is further echoed by the Environment Agency within their comments. Anglian Water comments in respect of Assets Affected, are as follows:

123. 'The development site comprises a sewage pumping station and is close to an existing pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account and

accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.'

124. The proposed dwellings are located more than 15 metres away from the sewage pumping station and located adjacent to the public open space and highways infrastructure in accordance with the site layout comments they make above.

Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI)

125. Devils Dyke (SAC) is 2.9 km to the south of this development site. Devil's Dyke is an ancient linear earthwork. It is important as one of the few remaining areas still supporting the relict chalkland vegetation communities. It holds one of the best and most extensive area of species-rich chalk grassland in the area, of a type characteristic of south, central and eastern England and represents a habitat now very restricted in distribution and extent throughout its British range. The section of Devil's Dyke SSSI adjacent to Newmarket Racecourse (also a SSSI, Newmarket Heath), Unit 3 of the SSSI, is designated a SAC. A Public Right of Way runs along the top of the Dyke bank for the whole of its length and is very popular for the dramatic effect of the elevated route, extensive views across the gently rolling countryside and the rare plants and animals to be found. The qualifying features are H6211 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (*important orchid sites).

126. The Habitats Regulation Assessment (HRA) of the Sites Allocations Local Plan considered the potential for effects on other Habitats sites in the vicinity and was able to conclude that there would be no likely significant effects. However, the Impact Risk Zone notes for this development site indicate that housing developments will require an assessment of recreational pressure on relevant SSSIs, in this case the Devils Dyke SAC, and measures to mitigate adverse impacts e.g., alternative open space provision. As such, an Appropriate Assessment is therefore required.

127. It was concluded in the HRA associated with the Development Brief that such a scheme can be successfully designed and implemented, and that the additional information required can be secured at that more detailed stage. Therefore, that Impacts on integrity of the SAC can be ruled out. A project level HRA of the development and an Appropriate Assessment is required at planning application stage.

128. Persimmon provided a report titled Supporting Evidence for Appropriate Assessment Wild Frontier Ecology December 2020. This assessment partly relied on the provision of new green space on this site. The concept masterplan included in the Development Brief had been reflected in the proposed layout of the development. The main features of note are:

- The circular walking route around the site, which would be approximately 1.8km - this also links to the newly completed residential housing which

also delivered a 2ha central open space, and links through to the village centre.

- The proposals will deliver a cycle/walking route to Burwell
- The open space provision is generous when compared to the policy requirement as calculated by the Open Space Supplementary Planning Document Calculator. The open space is central to the development and well connected to provide a new green infrastructure network.

129. A phasing plan has supported the application, detailing which areas of open space are to be delivered alongside each stage of the development with a temporary dog walking route being created during the construction phase of the development. The development is to be built out in five phases and the phasing proposed ensures that an area of open space comes forward during each phase. The open space and green infrastructure are part of the mitigation package. It has been concluded via the Appropriate Assessment that there will be no adverse effect on the integrity of the SAC during construction and as a result of the proposed development. The phasing plan, along with further mitigation measures are to be secured via condition.

Contamination

130. The application is supported by a Site Investigation Report undertaken by Harrison Geotechnical Ltd, reference GC19624_SI dated November 2017. The report contains both a desk study assessment and an intrusive investigation (including chemical analysis of soils) to assess the contamination status of the site. The report does not identify any significant risks associated with land contamination and confirms that remediation is not necessary. The Environment Team are satisfied with the scope and technical content of the report and are satisfied the risk from land contamination is low.

131. The application contains sufficient information on the risk posed by potential contamination at the site and therefore accords with the National Planning Policy Framework (NPPF), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policies Document.

Air Quality and Sustainability

132. The EPUK document Land-Use Planning & Development Control: Planning for Air Quality (January 2017(v1.2)) recommends major developments are subject to measures to help reduce the impact on Local Air Quality. All major developments should be targeted as there very few developments which will show a direct impact on local air quality, but all developments will have a cumulative effect.

133. Paragraph 107 of the NPPF states that 'local parking standards for residential and non-residential development, policies should take into account... e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.' Paragraph 112 of the NPPF states that 'applications for development should... be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'

134. Policy DM14 of the Joint Development Management Policies Document states that proposals for all new developments should minimise all emissions and ensure no deterioration to either air or water quality. Section 3.4.2 of the Suffolk Parking Standards also has requirements for electrical vehicle charging infrastructure, including the installation of a suitable consumer unit capable of providing 7.4kW charge all in new dwellings. It also states that commercial developments must provide suitable charging systems for a number of the parking spaces, with ducting and infrastructure in place to install additional charging systems when future demand dictates.

135. Therefore, to enhance the local air quality through the enabling and encouraging of zero emission vehicles in accordance with policy, all dwellings with off street parking should be provided with an electrical vehicle charging point, as well as at least 15% of car parking spaces shall be equipped with working electric vehicle charge points for the Early Years provision.

136. The NPPF states that the planning system should support the transition to a low carbon future in a changing climate and should help to (inter alia) shape places in ways that contribute to radical reductions in greenhouse gas emissions.

137. The importance the Government places on addressing climate change is reflected in policy DM7 of the Joint Development Management Policies Document which requires adherence to the broad principles of sustainable design and construction (design, layout, orientation, materials, insulation and construction techniques), but in particular requires that new residential proposals to demonstrate that appropriate water efficiency measures will be employed (standards for water use or standards for internal water fittings).

138. Given the provisions of Policy DM7 of the Joint Development Management Policies Document (2015) requires developers to demonstrate water efficiency measures (and one of the options is 110 litres water use per person, per day).It is considered reasonable to require the more stringent water efficiency measures set out in the Building Regulations be applied to this development by way of condition.

139. Within the adopted Development Brief, Persimmon set out that they would be incorporating photovoltaic panels into the construction of some the dwellings which will reduce CO2 emissions by at least 14%, exceeding what is required under Building Regulations. The supporting Sustainability Statement sets out the following proposed measures:

- Persimmon Homes will operate a robust Sustainable Procurement Policy which emphasises the legal and sustainable sourcing of timber and other building materials;
- The construction specification for the site achieves A+ and C ratings when assessed against the Building Research Establishments Green Guide;
- A comprehensive, efficient and robust Surface Water Management Plan will be implemented. This plan will adhere to the waste hierarchy of reduce, re-use and diversion from landfill;
- Recycling facilities will be provided to each home;

- Pollution during the construction phase will be minimised through the adoption of best practice measures with respect to waste, dust and air pollution;
- Measures will be incorporated into the design of each property to achieve a water consumption lower than 110 litres per person per day;
- The construction and services specification proposed at Phase 2 achieves robust energy efficiency standards;
- Each home will be constructed to a specification capable of achieving the exceeding the energy efficiency requirements of the Building Regulation Part L1A. An area weighted average saving of 8.95% is forecasted;
- Solar PV arrays capable of offsetting 34,259.87kg/year of CO2 will be installed across the development; and
- The sites forecasted emission rate of 308,338.81kg/year represents a saving of 14.08% over the Building Regulations.

140. The Energy Officer and the Local Planning Authority welcome the emissions savings from fabric and the use of renewable energy set out.

Affordable Housing

141. Policy CS9 of the Council's Core Strategy requires developers to integrate and provide affordable housing within sites where housing is proposed. Where a site is 0.3 hectares and above 10 or more dwellings, 30% affordable housing shall be provided.

142. The affordable housing requirement for this proposal for 205 dwellings equates to 61.5 dwellings. 61 dwellings are to be provided on site along with a 0.5 dwelling commuted sum, to be secured within the S106 agreement.

143. Further to discussions with our Strategic Housing team, triggered by the recent First Homes guidance that confirmed NPPF paragraph 65 expects 10% of proposed development will be a form of home ownership. As such, the required tenure split has been amended and following is to be provided:

40 affordable/social rent

9 x 1beds

19 x 2 beds

8 x 3 beds

3 x 4beds

1 x 5bed

21 shared ownership

13 x beds

8 x 3 beds

144. The Strategic Housing Team raised concerns initially regarding the room sizes of some the units as these were below National Space Standards and it is the Council's recommendation that accommodation should at least be the minimum. The National Space Standards provide guidance to Local Authorities when considering developments, but this is not a formal development plan policy at present. However, since the

comments were made the house types have been revised and all of the Affordable Housing units comply with National Space Standards.

145. The Affordable Housing SPD states that affordable dwellings shall not exceed clusters of 15 or more. It is considered that the affordable dwellings are distributed evenly throughout the site with no cluster of more than 15 dwellings. Furthermore, the introduction of a better mix of units following amendments to the house types, has also reduced the extent to which the proposed affordable units are visually distinguishable.

146. Accordingly, the proposal meets the requirements of Policy CS9 to deliver 30% affordable housing.

Heritage Impacts

147. As set out in the NPPF, heritage assets should be conserved in a way that is appropriate to their significance. Heritage assets include an extensive range of features that include archaeological remains, Scheduled Ancient Monuments, Listed Buildings and Conservation Areas.

148. There are no Listed Buildings in close proximity of the application site, with the nearest Listed Building located approximately 0.5 miles away on Chapel Street. The site is situated approximately 350 metres from the boundary of Exning Conservation Area. Therefore, it is considered that there will be no impact to the character and appearance of the Conservation Area as a result of the proposed development.

149. Policy DM20 states that on sites of archaeological interest, or of potential archaeological importance, provided there is no overriding case against development, planning permission will be granted subject to satisfactory prior arrangements being agreed.

150. The proposed development affects an area of archaeological potential, as defined by information held by the County Historic Environment Record (HER). During the previous evaluation phase of archaeological works Neolithic features were identified in the south eastern corner of the proposed development area. As a result, there is high potential for the discovery of further below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist. Therefore, a phase of archaeological excavation is required in this area.

151. As the proposed development would cause significant ground disturbance that has potential to damage any archaeological deposits that exist, Suffolk County Council Archaeological Service has confirmed that conditions are necessary to secure appropriate investigation and recording, in accordance with NPPF and Policy DM20.

Planning Obligations

152. The NPPF sets out how conditions and planning obligations can be secured for a development to make an unacceptable impact to one which is acceptable. 'Planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.'

153. Suffolk County Council as the Highway Authority are named in the Travel Plan. As part of the monitoring and engagement process a £1,000 per annum Travel Plan Evaluation and Support Contribution will be required through a Section 106 agreement, from first occupation for a minimum of five years, or one year after occupation of the final dwelling (whichever is the longest duration).
154. As required by Policy SA12(a), an appropriate off-site contribution shall be provided for the delivery of the cycle path between the application site and Burwell. Following extensive work and discussions between West Suffolk District Council, East Cambridgeshire District Council and Suffolk and Cambridgeshire County Council, the adjacent Strategic Site in Burwell, which is within East Cambridgeshire District Council secured 63% of the funding, resulting in 37% being required to be secured within this application. A contribution of £162,430 to Suffolk County Council is required to deliver the cycle path.
155. Suffolk County Council as the education authority has also identified a shortfall in the number of available early years, primary, secondary and sixth form places and requests a financial contribution of £2,217,442 in total. A contribution of £44,280 towards the library provision within the area is requested.
156. The District Council seeks an off-site contribution of £60,000 to be spent on the provision, improvement/enhancement or maintenance of open space and play within the vicinity of the development.
157. In its capacity as the healthcare provider, West Suffolk Clinical Commissioning Group (CCG) incorporating NHS England Midlands and East (East) (NHS England) request a financial contribution of £123,200 as it has been identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.
158. Policy CS9 of the Council's Core Strategy and the National Planning Policy Framework requires scheme of more than 10 units to provide up to 30% affordable housing. As set out in the affordable housing section, the proposed development is policy compliant.
159. The contributions sought, which have been agreed by the applicant are considered reasonable and necessary to mitigate the impact of the proposed development.

Other Matters

160. Initially, concerns had been raised by our Waste Team over the positioning of waste collection points in some locations within the site. Some of these concerns relate the distances that refuse workers would need to travel to collect the bins, and some relate to the distances that occupants would need to take their bins for collection. A revised waste strategy has been submitted which demonstrates that the maximum

distance of travel has been reduced to 25 metres in those areas of the site. It is considered that this is a reasonable distance for collection crews to travel in a limited number of locations across the site.

161. The area of the site being considered under the outline planning application element is for an Early Years Facility, which falls under use Class E(f). The Use Class Order was amended in September 2020 and as a result of the changes the new use Class E (Commercial, Business and Service) covers a wide range of uses. It includes uses such as shops, restaurants and offices. It is considered necessary to control the use of the land reserved for the Early Years Facility to ensure that the land is used for this purpose and that an alternative Class E use is not located on the site that could adversely impact residential amenity and highway safety, without the careful consideration of the Local Planning Authority.

Planning balance and conclusion:

162. Section 38(6) of the 2004 Planning Act states planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Framework reinforces the approach set out in Section 38(6). It emphasises the importance of the plan-led system and supports the reliance on up-to-date development plans to make decisions.

163. As a result of the amendments made to the scheme and the additional information, it is considered that the proposed development creates a well laid out and visually attractive scheme which provides key and important features throughout the development. The layout of the scheme allows for meaningful and strategic landscaping to be provided, large areas of open space and strong connectivity throughout the whole development.

164. The proposed development is considered to reflect the parameters, aims, objectives and opportunities set out in the adopted Development Brief. Whilst it is acknowledged that there is a slight conflict with the width of the landscape buffer along the western boundary, there is only a modest area which is below 15 metres and this is to facilitate to the informal footpath. No visual harm is generated as a result of this.

165. The development can be successfully accommodated within the highway network without significant harm in respect of highway safety and safe and suitable access can be achieved for all users, whilst providing an off-site contribution to deliver a footpath/cycle link between Exning and Burwell.

166. It is considered that the development would offer a good level of amenity to future occupants and would not adversely affect the amenity of the existing residents of Burwell Road, Glebe Drive, The Drift and Mallard Way.

167. Additional information submitted in respect of drainage has also demonstrated that there would be no adverse impacts in this regard subject to appropriate.

168. With regard to ecology, provided that the recommendations and precautionary methods are carried out, it is considered that all significant impacts upon biodiversity, including any potential adverse impacts upon specific protected species will likely be able to be wholly mitigated and appropriate enhancements secured.

169. In conclusion, subject to the use of conditions and a S106 agreement, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

170. It is recommended that planning permission be **APPROVED** subject to the following conditions and S106 agreement:

Conditions:

IN RESPECT OF THE FULL PLANNING APPLICATION FOR 205 DWELLINGS AND ASSOCIATED INFRASTRUCTURE:

- 1 The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Drawing/Document Title	Reference Number	Revision	Date Received
Planning Layout Overview	203-20-0100	P9	28.07.2021
Planning layout Sheet 1 of 2	976-P-101	P1	28.07.2021
Planning layout Sheet 2 of 2	976-P-102	P2	28.07.2021
Site Location Plan	203-20-0150	P2	16.07.2021
Affordable Housing Layout Sheet 1 of 2	203-20-0200	P8	28.07.2021
Affordable Housing Layout Sheet 2 of 2	203-20-0201	P8	28.07.2021
Parking Allocation Layout Sheet 1 of 2	203-20-0205	P8	28.07.2021
Parking Allocation Layout Sheet 2 of 2	203-20-0206	P8	28.07.2021
Housing Distribution Layout Sheet 1 of 2	203-20-0210	P8	28.07.2021
Housing Distribution Layout Sheet 2 of 2	203-20-0211	P8	28.07.2021
Storey Heights Plan Sheet 1 of 2	203-20-0215	P8	28.07.2021

Storey Heights Plan Sheet 2 of 2	203-20-0216	P8	28.07.2021
Character Areas Plan Sheet 1 of 2	203-20-0220	P8	28.07.2021
Character Areas Plan Sheet 2 of 2	203-20-0221	P8	28.07.2021
Details Sheet 1 - Area 1 Main Avenue Character	203-20-0222	P5	16.07.2021
Details Sheet 2 - Area 2 Parkland Edge Character	203-20-0223	P5	16.07.2021
Details Sheet 3 - Area 3 Tertiary Street Character	203-20-0224	P4	16.07.2021
Boundary Treatments Plan Sheet 1 of 2	203-20-0230	P7	28.07.2021
Boundary Treatments Plan Sheet 2 of 2	203-20-0231	P8	28.07.2021
Refuse and Waste Strategy Plan Sheet 1 of 2	203-20-0235	P8	28.07.2021
Refuse and Waste Strategy Plan Sheet 2 of 2	203-20-0236	P8	28.07.2021
Materials Plan Sheet 1 of 2	203-20-0240	P8	28.07.2021
Materials Plan Sheet 2 of 2	203-20-0241	P8	28.07.2021
Materials Schedule	976-P-151	/	16.07.2021
Street scene A-E Sheet 1 of 3	976-P-115	/	23.07.2021
Street scene F-I Sheet 2 of 3	976-P-116	/	23.07.2021
Street scene Sheet 3 of 3	976-P-117	/	23.07.2021
Belmont	203-20-A-BEL1	P8	05.08.2021
Haldon	203-20-SO-HAL1	/	28.07.2021
Haldon	203-20-A-HAL1	P8	28.07.2021
Alnmouth	203-20-ALN1	P6	16.07.2021
Alnmouth	203-20-ALN2	P7	16.07.2021
Alnmouth	203-20-ALN3	P7	16.07.2021
Alnmouth	203-20-ALN4	P3	16.07.2021
Danbury	203-20-DAN1	P7	16.07.2021
Danbury	203-20-DAN2	P7	16.07.2021
Danbury	203-20-DAN3	P7	16.07.2021
Fenchurch	203-20-FEN1	P7	16.07.2021
Fenchurch	203-20-FEN2	P7	16.07.2021
Fenchurch	203-20-FEN3	P7	16.07.2021

Knightsbridge	203-20-KNIGHT1	P6	16.07.2021
Knightsbridge	203-20-KNIGHT2	P7	16.07.2021
Knightsbridge	203-20-KNIGHT3	P7	16.07.2021
Knightsbridge	203-20-KNIGHT4	P8	20.07.2021
Knightsbridge	203-20-KNIGHT5	P4	20.07.2021
Marlborough	203-20-MARL1	P7	16.07.2021
Marlborough	203-20-MARL2	P7	16.07.2021
Marlborough	203-20-MARL3	P7	16.07.2021
Marylebone	203-20-MARY1	P7	16.07.2021
Marylebone	203-20-MARY2	P7	16.07.2021
Marylebone	203-20-MARY3	P7	16.07.2021
Mayfair	203-20-MAYFAIR1	P6	16.07.2021
Mayfair	203-20-MAYFAIR2	P7	16.07.2021
Mayfair	203-20-MAYFAIR3	P7	16.07.2021
Mayfair	203-20-MAYFAIR4	P3	16.07.2021
Mayfair	203-20-MAYFAIR5	P3	16.07.2021
Mayfair	203-20-MAYFAIR6	P3	16.07.2021
Oxford	203-20-OXF1	P7	16.07.2021
Piccadilly	203-20-PICC1	P6	16.07.2021
Piccadilly	203-20-PICC2	P6	16.07.2021
Piccadilly	203-20-PICC3	P6	16.07.2021
Piccadilly	203-20-PICC4	P7	16.07.2021
Sherwood	203-20-SHE1	P7	16.07.2021
Sherwood	203-20-SHE2	P7	16.07.2021
Sherwood	203-20-SHE3	P7	16.07.2021

Strand	203-20-STR1	P6	16.07.2021
Strand	203-20-STR2	P7	16.07.2021
Strand	203-20-STR3	P7	16.07.2021
Strand	203-20-STR4	P7	16.07.2021
Whitehall	203-20-WHITE1	P7	16.07.2021
Whitehall	203-20-WHITE2	P7	16.07.2021
Whitehall	203-20-WHITE3	P7	16.07.2021
Whitehall	203-20-WHITE4	P3	16.07.2021
Whitehall	203-20-WHITE5	P3	16.07.2021
Whitehall	203-20-WHITE6	P3	16.07.2021
Whitehall	203-20-WHITE7	P2	16.07.2021
Bond	203-20-BOND1	P2	16.07.2021
Portland	203-20-PORT1	P3	16.07.2021
Portland	203-20-PORT2	P3	16.07.2021
Brightstone	203-20-BRI1	P3	16.07.2021
Sherwood Cr	203-20-SHE-C1	P3	16.07.2021
Sherwood Cr	203-20-SHE-C2	P3	16.07.2021
Charnwood Cr	203-20-CHA-C1	P3	16.07.2021
Charnwood Cr	203-20-CHA-C2	P3	16.07.2021
Cannock	203-20-A-CAN1	P3	16.07.2021
Cannock with Binstore	203-20-A-CAN2	/	16.07.2021
Dallington	203-20-A-SO-DALL1	P2	16.07.2021
Dallington	203-20-SO-DALL1	P2	16.07.2021
Dallington	203-20-A-DALL1	P2	16.07.2021
Dallington	203-20-A-DALL2	P3	16.07.2021

Heartwood	203-20-A-HRT1	P3	16.07.2021
Wareham	203-20-A-WAR1	P2	16.07.2021
Wareham	203-20-A-WAR2	P2	16.07.2021
Wareham	203-20-SO-WAR1	P2	16.07.2021
Wareham	203-20-SO-WAR2	P3	16.07.2021
Wickham	203-20-A-WICK	/	16.07.2021
Whinfall	203-20-A-WHIN1	/	16.07.2021
Single and Double Garages	203-20-GAR1	P2	16.07.2021
Triplex Garage	203-20-GAR2	/	20.07.2021
Pumping Station Floor Plans and Elevations	0110	P1	16.07.2021
Sub Station Floor Plans and Elevations	0120	P2	16.07.2021

Reason: To define the scope and extent of this permission.

- 3 No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
- a. The programme and methodology of site investigation and recording.
 - b. The programme for post investigation assessment.
 - c. Provision to be made for analysis of the site investigation and recording.
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation.
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework

and all relevant Core Strategy Policies. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to archaeological and historic assets.

- 4 No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 5 Prior to commencement of development details of the strategy for the disposal of surface water on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 6 Prior to commencement of development details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of water drainage, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 7 Within 28 days of practical completion of the last dwelling or unit, a surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of

all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk., in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 8 Prior to commencement of development details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) shall be submitted to and agreed in writing by the Local Planning Authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

1. Temporary drainage systems
2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
3. Measures for managing any on or offsite flood risk associated with construction.

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan, in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 14 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 9 Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 10 Prior to construction above damp proof course a Phasing Plan setting out the details of the phasing of the development shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in complete accordance with the

approved Phasing Plan.

Reason: To ensure the development is phased to avoid an adverse impact on drainage infrastructure, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 11 No occupation of dwellings approved by this permission shall occur until the agreed scheme for improvement and/or extension of the existing sewage system has been completed.

Reason: To protect and prevent pollution of the water environment, in accordance with policy DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 14 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 12 No other part of the development hereby permitted shall be commenced until the new vehicular access complete with footways and cycleways has been laid out and completed in broad accordance with drawing number 203-20 0101 P1. Thereafter the access shall be retained thereafter in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 13 No part of the development shall be commenced until details of the proposed access link into Glebe Drive and Mallard Way have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any occupation of the development. Thereafter the access shall be retained in its approved form. The details shall show how the two cycle links will safely link to each other giving cyclists a safe and sustainable link.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 14 Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 15 No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least base course level or better, in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 16 No development shall be commenced until an estate road phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate road phasing and completion plan shall set out the development phases and the standards of construction that the estate roads serving each phase of the development will be completed to and maintained at.

Reason: In the interests of highway safety, to ensure that the estate roads serving the development are completed and thereafter maintained during the construction phase to an acceptable standard, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 17 The new estate road junction(s) as shown on Drawing No. 203-20 0101 P1, inclusive of cleared land within the sight splays to this junction, must be formed prior to any other works commencing on site or delivery of any other materials.

Reason: In the interests of highway safety, to ensure a safe access to the site is provided before other works commence, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 18 Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:
- a) parking and turning for vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials

- c) piling techniques
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and
- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase., in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 19 The dwellings hereby permitted shall not be occupied until the area(s) within the site shown on drawing numbers 203-20 0101 P1 and 203-20 0102 P1 for the purpose of loading, unloading, manoeuvring and parking of vehicles shall be provided. Thereafter the area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided, in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 20 Before the development is occupied details of the areas to be provided for the storage and presentation of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety before the dwellings are occupied and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 21 Before the new access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled

carriageway at the centre line of the access point (X dimension) and a distance of 215 metres in a direction towards the village of Burwell and 43m in the direction of Exning village centre, along the edge of the metalled carriageway from the centre of the access (Y dimension) [or tangential to the nearside edge of the metalled carriageway, whichever is the more onerous]. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure vehicles exiting the access have sufficient visibility to enter the public highway safely and vehicles on the public highway have sufficient warning of a vehicle emerging to take avoiding action in the interests of road safety, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 22 The development hereby permitted shall not be first occupied until cycle storage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter these facilities shall be retained in accordance with the approved details and continue to be available for use unless the prior written consent of the Local Planning Authority is obtained for any variation to the approved details.

Reason: To encourage the use of sustainable forms of transport and reduce dependence on the private motor vehicle, in accordance with policy DM2 and DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 23 Before any dwelling is first occupied, a cycle signing and lighting strategy should be submitted to and approved in writing by the Local Planning Authority and Highway Authority which include:
- a) signing strategy to and from the site to local amenities
 - b) types of signs to be provided
 - c) location of signs and posts
 - d) methodology of lighting the routes.

Reason: In the interest of Highway Safety, to encourage sustainable transport modes and to ensure the routes are useable and desirable at all times, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 24 All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Updated Ecology Report (Wild Frontier Ecology, September 2020) and Landscape and Ecological Management and Maintenance Plan (James Blake Associates, Nov 2020) for Phase 2 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person

e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and to secure biodiversity enhancements commensurate with the scale of the development, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

25 Prior to commencement of development (including demolition, ground works, vegetation clearance) a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities
- b. Identification of "biodiversity protection zones"
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- d. The location and timing of sensitive works to avoid harm to biodiversity features
- e. The times during construction when specialist ecologists need to be present on site to oversee works
- f. Responsible persons and lines of communication
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the ecological and nature conservation value of the area, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

26 Prior to development commencing above ground level, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;

d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).
The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To enhance Protected and Priority Species/habitats, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that an appropriate strategy is in place prior to any disturbance to wildlife and the ecological value of the area.

27 Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a. Identify those areas/features on site that are particularly sensitive for bats and that are likely to be disturbed by lighting;
- b. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) to demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality and the ecological value of the area, in accordance with policies DM2 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

28 Prior to development commencing, a Farmland Bird Mitigation Strategy shall be submitted to and approved by the local planning authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced. This shall include provision of offsite compensation measures to be secured by legal agreement, in nearby agricultural land, prior to commencement.

The content of the Farmland Bird Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark nest plots;
- b) detailed methodology for the compensation measures e.g. Skylark nest plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots';
- c) locations of the compensation measures by appropriate maps and/or plans;
- d) persons responsible for implementing the compensation measure.

The Farmland Bird Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum

period of 10 years.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species). This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 29 Prior to occupation, on site measures to avoid impacts from the development alone to the Stour and Orwell Estuaries SPA and Ramsar site shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.
The content of the of the onsite measures will be in line with the approved Habitats Regulations Assessment and shall include the following:
- a) Purpose and conservation objectives for the proposed measures;
 - b) Detailed designs of the interpretation board to promote circular dog walking routes within 3km of at least 2.7km¹ in length;
 - c) Timetable for implementation demonstrating that measures are aligned with any proposed phasing of development;
 - d) Locations of proposed interpretation boards by appropriate maps and plans; and
 - e) details of initial aftercare and long-term maintenance.

The measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To avoid Adverse Effects to Site Integrity from the development alone to the Stour and Orwell Estuaries SPA and Ramsar and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

- 30 All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 31 No development above ground level shall take place until, a landscape and ecological management plan (LEMP) has been submitted to and be approved in writing by the Local Planning Authority. The LEMP shall include the following:
- a. Description and evaluation of features to be managed

- b. Ecological trends and constraints on site that might influence management
- c. Aims and objectives of management
- d. Appropriate management options for achieving aims and objectives
- e. Prescriptions for management actions
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g. Details of the body or organization responsible for implementation of the plan
- h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To identify and ensure the protection of important species and those protected by legislation, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 32 No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation.

All boundary treatments shall include hedgehog highway gaps.

Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers and enhance Protected and Priority Species/habitats, in accordance with policy DM2, DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 33 No development above ground level shall take place until a Public Open Space (POS) Management Plan has been submitted to and approved in writing by the Local Planning Authority. The POS shall be implemented in accordance with the approved POS Management Plan prior to each

phasing and retained thereafter in perpetuity.

Reason: To ensure that sufficient open space is provided and maintained on the development site for the future occupiers of the dwellings, in accordance with policy DM42 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 8 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 34 No development above ground floor slab level of any part of the development hereby permitted shall take place until the travel arrangements to and from the site for residents of the dwellings, in the form of a revised Travel Plan in accordance with the mitigation measures identified in the submitted Transport Assessment (dated October 2020), Interim Residential Travel Plan (dated October 2020) and Technical Note [DATED] shall be submitted for the approval in writing by the local planning authority in consultation with the highway authority. This Travel Plan must contain the following:
- o Baseline travel data based upon the information provided in the Transport Assessment, with suitable measures, objectives and targets identified targets to reduce the vehicular trips made by residents across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met
 - o Appointment of Travel Plan Coordinator to implement the Travel Plan in full and clearly identify their contact details in the Travel Plan
 - o A commitment to monitor the vehicular trips generated by the residents using traffic counters and resident questionnaires and submit a revised (or Full) Travel Plan one year after occupation of the first dwelling
 - o A further commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to and approved in writing by the Local Planning Authority for a minimum of five years, or one year after occupation of the final dwelling (whichever is the longest duration) using the same methodology as the baseline monitoring
 - o Detail and timescales on the improvements that are to be made to the bus services on Exning Road
 - o A suitable marketing strategy to ensure that all residents on the site are engaged in the Travel Plan process
 - o A Travel Plan budget that covers the full implementation of the Travel Plan
 - o A copy of a residents travel pack that includes a multi-modal voucher to incentivise residents to use sustainable travel in the local area

No dwelling within the site shall be occupied until the Travel Plan has been agreed. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan.

Reason: In the interest of sustainable development, in accordance with policy DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 35 Prior to commencement of development a scheme for the provision of fire hydrants within the application site shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until the fire hydrants have been provided in accordance with the approved scheme. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

Reason: To ensure the adequate supply of water for firefighting and community safety, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 8 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 36 Prior to commencement of development, including any works of demolition, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- a. The parking of vehicles of site operatives and visitors
 - b. Loading and unloading of plant and materials
 - c. Site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery
 - d. The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
 - e. Wheel washing facilities
 - f. Measures to control the emission of dust and dirt during construction
 - g. A scheme for recycling/disposing of waste resulting from demolition and construction works
 - h. Hours of construction operations including times for deliveries and the removal of excavated materials and waste
 - i. Noise method statements and noise levels for each construction activity including piling and excavation operations
 - j. Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.
 - k. monitoring and auditing facilities
 - l. complaints response procedures and community liaison procedures

Reason: To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate arrangements are put into place before any works take place on site that are likely to impact the area and nearby occupiers.

- 37 The site preparation and construction works including deliveries to the site and the removal of excavated materials and waste from the site shall not take place outside the hours of 8am to 6pm hours Mondays to Fridays and 8am to 1:30pm hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 38 No plant or equipment associated with the development shall be installed until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, location and screening of the proposed plant or equipment. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation the plant or equipment shall be retained in accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation of the approved details or specifications.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 39 No generators shall be used in external areas on the site shall be used outside of the hours of 8am to 6pm on Monday to Friday and 8am to 1:30pm Saturdays and at any time on Sundays, Bank or Public Holidays.

Reason: To ensure the appropriate use of the site and to protect the amenities of occupiers of properties in the locality , in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 40 No floodlights or other means of external lighting shall be erected on the site until details have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the position, height and illumination levels of all lighting.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 41 Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.

Reason: To promote and facilitate the uptake of electric vehicles on the

site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

- 42 The dwelling(s) hereby approved shall not be occupied until the requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The higher standards for implementation of water efficiency measures set out in the Building Regulations are only activated if they are also a requirement of a planning condition attached to a planning permission.

- 43 The development hereby approved shall be carried out in accordance with the approved Sustainability Statement and achieve a reduction of CO2 emissions by at least 14%.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 44 No development above slab level shall take place until samples/details of the facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

IN RESPECT OF THE OUTLINE PLANNING APPLICATION FOR EARLY YEARS FACILITY:

- 45 Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates:-

- i) The expiration of three years from the date of this permission; or
- ii) The expiration of two years from the final approval of the reserved matters; or,

In the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 92 of the Town and

Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 46 Prior to commencement of development details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

- 47 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Drawing/ Document Title	Reference Number	Revision	Date Received
Planning layout Sheet 2 of 2	976-P-102	P2	28.07.2021
Site Location Plan	203-20-0150	P2	16.07.2021

Reason: To define the scope and extent of this permission.

- 48 No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
- The programme and methodology of site investigation and recording.
 - The programme for post investigation assessment.
 - Provision to be made for analysis of the site investigation and recording.
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - Provision to be made for archive deposition of the analysis and records of the site investigation.
 - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition is required to be agreed prior to the commencement of any development to ensure matters

of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets.

- 49 No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 48 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 50 Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved FRA and include:
- a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
 - g. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.
 - h. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The

approved CSWMP and shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage. In accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 51 Within 28 days of practical completion of the Early Years Facility, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure all flood risk assets and their owners are recorded in accordance with the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act, policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 52 All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Updated Ecology Report (Wild Frontier Ecology, September 2020) and Landscape and Ecological Management and Maintenance Plan (James Blake Associates, Nov 2020) for Phase 2 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and to secure biodiversity enhancements commensurate with the scale of the development, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 53 Concurrent with the first reserved matters application(s) A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- i) Risk assessment of potentially damaging construction activities.
 - j) Identification of "biodiversity protection zones".
 - k) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - l) The location and timing of sensitive works to avoid harm to biodiversity features.
 - m) The times during construction when specialist ecologists need to be present on site to oversee works.
 - n) Responsible persons and lines of communication.
 - o) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - p) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the ecological and nature conservation value of the area, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 54 Concurrent with the first reserved matters application(s), a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- f) Purpose and conservation objectives for the proposed enhancement measures;
- g) detailed designs to achieve stated objectives;
- h) locations of proposed enhancement measures by appropriate maps and plans;
- i) persons responsible for implementing the enhancement measures;
- j) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats, in accordance

with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that an appropriate strategy is in place prior to any disturbance to wildlife and the ecological value of the area.

- 55 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to ensure that the most vulnerable trees are adequately protected during the periods of construction, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 56 Prior to first operational use of the site, at least 15% of car parking spaces shall be equipped with working electric vehicle charge points, which shall be provided for staff and/or visitor use at locations reasonably accessible from car parking spaces. The Electric Vehicle Charge Points shall be retained thereafter and maintained in an operational condition.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

- 57 The site preparation and construction works including deliveries to the site and the removal of excavated materials and waste from the site shall not take place outside the hours of 8am to 6pm hours Mondays to Fridays and 8am to 1:30pm hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 58 No plant or equipment associated with the development shall be installed

until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, location and screening of the proposed plant or equipment. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation the plant or equipment shall be retained in accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation of the approved details or specifications.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 59 No floodlights or other means of external lighting shall be erected on the site until details have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the position, height and illumination levels of all lighting.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 60 No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 61 No development above slab level shall take place until samples/details of the facing and roofing material have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 62 The opening hours of the Early Years Facility hereby approved shall be restricted to the following hours:

8am-6pm Monday to Friday

The premises shall not be open at any time on Saturdays, Sundays, Bank or Public Holidays

Reason: To minimise the impact of the development on the locality in the interests of amenity in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 63 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended (or any Order revoking and re-enacting that Order) and the Town and Country Planning (General Permitted Development) Order 2015, as amended, the use shall be only as an Early Years Facility and for no other purpose.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

S106:

DC/21/0153/FUL – Land South of Burwell Road, Exning – S106 Heads of Terms			
Item	Detail	Provision	Contribution
Affordable Housing	On-site dwellings and off-site contribution	30% Mix - 40 rented & 21 shared ownership 0.5commuted sum	£51,708
Education	Early Years Primary School Secondary School Sixth Form	-	£389,652 £846,132 £832,125 £166,425
Library	Enhancement of local provision	-	£44,280
Open Space	Off-site contribution to improve existing facilities	-	£60,000
Travel Plan	Monitoring and engagement process	Travel Plan Evaluation and Support Contribution	£1,000 per annum - from first occupation for a minimum of five years, or one year after occupation of the final dwelling (whichever is the longest duration).

NHS	Health care capacity	-	£123,200
Cross Boundary Cycle Link – Burwell to Exning	Off-site cross boundary cycle link contribution required as set out in SALP.	-	£162,430

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/21/0152/FUL](#)

Development Control Committee

WORKING PAPER 2

1 September 2021

Late Paper

Item 5 –DC/21/0152/HYB - Hybrid Planning Application - A. Full planning for 205 dwellings, garages, new vehicular accesses, pedestrian/cycle accesses, landscaping and associated open space and B. Outline planning - early years education facility

Land South of Burwell Road, Exning

Case Officer – Kerri Cooper

- 1. Application Reference Number** - Unfortunately, the suffix on the application reference number was processed incorrectly when it was originally registered. As a result, it reads as DC/21/0152/**FUL**. It is not possible to change this while the application is live as it will affect how documents are viewed on Public Access by Members, the public and statutory consultees. The application suffix should be DC/21/0152/**HYB** and that is why my report refers to this throughout as it is a Hybrid Application. The description of the application is correct. The link at the bottom of the report takes the reader directly to the plans and documents.
- 2. Neighbour Comments** – At the time of writing the Committee Report, a 14-day re-consultation was being undertaken with neighbours and the Parish Council to inform them of the latest changes to the footpaths and house types. The following two summarised comments have been received:

26 Glebe Drive

- Impact on construction works to residents;
- Plot 157 (The Belmont) is a five bedroom affordable rent property, unique in design. This will result in a high level of occupancy. In the interests of good placemaking and community development, this is not the best location for such a highly occupied dwelling and that a plot with only a single boundary would be a more suitable location.

61 Glebe Drive

- How will our private driveway be affected?
- Who will be liable to any damage to landscaping to the front of our property?
- The other question we had, on the plans there doesn't appear to be any screening with trees to the front of our property that will look on to the new development, that is, the school buildings or car park the boundary facing our house.
- Concerns regarding potential noise implications.

3. Officer Comment – The additional comments which have been raised in respect of impact on residential amenity through the construction of the development and noise/disturbance generated from the proposed development have been addressed in detail in the Committee Report. In respect of landscaping, any damage that is caused to planting/trees outside of the application site will be a civil matter between the developer and the owner(s)/occupier(s) of the affected property. Number 61 Glebe Drive is immediately adjacent to the eastern boundary of the site, where the land is reserved for the Early Years Facility. As this aspect of the proposal is in outline form, landscaping is a matter that is reserved and would be considered under a separate application.

The layout and design of the proposed scheme, along with the how the properties relate to one another has been carefully considered and assessed. The range of affordable properties responds to the needs identified by the Strategic Housing Officer. The affordable units are designed to be indistinguishable from the open market units and their distribution throughout the site has been assessed and is considered to be acceptable.

4. Amendments to Conditions – Since the issuing of the Committee Report, amendments have been made to some of the conditions following further discussions with the Highway Authority and the applicant/agent. The changes to the conditions include:

- Additional wording to condition 13;
- Deletion of condition 17;
- Amendment of wording to condition 18 and combining condition 18 and 36;
- Re-wording of condition 20;
- Additional wording to condition 24;
- Deletion of point 5 of condition 34;

Below is the full list of conditions with amendments included. These replace the conditions listed within the Committee Report.

Conditions:

IN RESPECT OF THE FULL PLANNING APPLICATION FOR 205 DWELLINGS AND ASSOCIATED INFRASTRUCTURE:

- 1 The development hereby permitted shall be begun not later than three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Drawing/Document Title	Reference Number	Revision	Date Received
------------------------	------------------	----------	---------------

Planning Layout Overview	203-20-0100	P9	28.07.2021
Planning layout Sheet 1 of 2	203-20-0101 P1	P1	28.07.2021
Planning layout Sheet 2 of 2	203-20-0102 P1	P2	28.07.2021
Site Location Plan	203-20-0150	P2	16.07.2021
Affordable Housing Layout Sheet 1 of 2	203-20-0200	P8	28.07.2021
Affordable Housing Layout Sheet 2 of 2	203-20-0201	P8	28.07.2021
Parking Allocation Layout Sheet 1 of 2	203-20-0205	P8	28.07.2021
Parking Allocation Layout Sheet 2 of 2	203-20-0206	P8	28.07.2021
Housing Distribution Layout Sheet 1 of 2	203-20-0210	P8	28.07.2021
Housing Distribution Layout Sheet 2 of 2	203-20-0211	P8	28.07.2021
Storey Heights Plan Sheet 1 of 2	203-20-0215	P8	28.07.2021
Storey Heights Plan Sheet 2 of 2	203-20-0216	P8	28.07.2021
Character Areas Plan Sheet 1 of 2	203-20-0220	P8	28.07.2021
Character Areas Plan Sheet 2 of 2	203-20-0221	P8	28.07.2021
Details Sheet 1 - Area 1 Main Avenue Character	203-20-0222	P5	16.07.2021
Details Sheet 2 - Area 2 Parkland Edge Character	203-20-0223	P5	16.07.2021
Details Sheet 3 - Area 3 Tertiary Street Character	203-20-0224	P4	16.07.2021
Boundary Treatments Plan Sheet 1 of 2	203-20-0230	P7	28.07.2021
Boundary Treatments Plan Sheet 2 of 2	203-20-0231	P8	28.07.2021
Refuse and Waste Strategy Plan Sheet 1 of 2	203-20-0235	P8	28.07.2021
Refuse and Waste Strategy Plan Sheet 2 of 2	203-20-0236	P8	28.07.2021
Materials Plan Sheet 1 of 2	203-20-0240	P8	28.07.2021
Materials Plan Sheet 2 of 2	203-20-0241	P8	28.07.2021
Materials Schedule	976-P-151	/	16.07.2021
Street scene A-E Sheet 1 of 3	976-P-115	/	23.07.2021

Street scene F-I Sheet 2 of 3	976-P-116	/	23.07.2021
Street scene Sheet 3 of 3	976-P-117	/	23.07.2021
Belmont	203-20-A-BEL1	P8	05.08.2021
Haldon	203-20-SO-HAL1	/	28.07.2021
Haldon	203-20-A-HAL1	P8	28.07.2021
Alnmouth	203-20-ALN1	P6	16.07.2021
Alnmouth	203-20-ALN2	P7	16.07.2021
Alnmouth	203-20-ALN3	P7	16.07.2021
Alnmouth	203-20-ALN4	P3	16.07.2021
Danbury	203-20-DAN1	P7	16.07.2021
Danbury	203-20-DAN2	P7	16.07.2021
Danbury	203-20-DAN3	P7	16.07.2021
Fenchurch	203-20-FEN1	P7	16.07.2021
Fenchurch	203-20-FEN2	P7	16.07.2021
Fenchurch	203-20-FEN3	P7	16.07.2021
Knightsbridge	203-20-KNIGHT1	P6	16.07.2021
Knightsbridge	203-20-KNIGHT2	P7	16.07.2021
Knightsbridge	203-20-KNIGHT3	P7	16.07.2021
Knightsbridge	203-20-KNIGHT4	P8	20.07.2021
Knightsbridge	203-20-KNIGHT5	P4	20.07.2021
Marlborough	203-20-MARL1	P7	16.07.2021
Marlborough	203-20-MARL2	P7	16.07.2021
Marlborough	203-20-MARL3	P7	16.07.2021
Marylebone	203-20-MARY1	P7	16.07.2021
Marylebone	203-20-MARY2	P7	16.07.2021
Marylebone	203-20-MARY3	P7	16.07.2021

Mayfair	203-20-MAYFAIR1	P6	16.07.2021
Mayfair	203-20-MAYFAIR2	P7	16.07.2021
Mayfair	203-20-MAYFAIR3	P7	16.07.2021
Mayfair	203-20-MAYFAIR4	P3	16.07.2021
Mayfair	203-20-MAYFAIR5	P3	16.07.2021
Mayfair	203-20-MAYFAIR6	P3	16.07.2021
Oxford	203-20-OXF1	P7	16.07.2021
Piccadilly	203-20-PICC1	P6	16.07.2021
Piccadilly	203-20-PICC2	P6	16.07.2021
Piccadilly	203-20-PICC3	P6	16.07.2021
Piccadilly	203-20-PICC4	P7	16.07.2021
Sherwood	203-20-SHE1	P7	16.07.2021
Sherwood	203-20-SHE2	P7	16.07.2021
Sherwood	203-20-SHE3	P7	16.07.2021
Strand	203-20-STR1	P6	16.07.2021
Strand	203-20-STR2	P7	16.07.2021
Strand	203-20-STR3	P7	16.07.2021
Strand	203-20-STR4	P7	16.07.2021
Whitehall	203-20-WHITE1	P7	16.07.2021
Whitehall	203-20-WHITE2	P7	16.07.2021
Whitehall	203-20-WHITE3	P7	16.07.2021
Whitehall	203-20-WHITE4	P3	16.07.2021
Whitehall	203-20-WHITE5	P3	16.07.2021

Whitehall	203-20-WHITE6	P3	16.07.2021
Whitehall	203-20-WHITE7	P2	16.07.2021
Bond	203-20-BOND1	P2	16.07.2021
Portland	203-20-PORT1	P3	16.07.2021
Portland	203-20-PORT2	P3	16.07.2021
Brightstone	203-20-BRI1	P3	16.07.2021
Sherwood Cr	203-20-SHE-C1	P3	16.07.2021
Sherwood Cr	203-20-SHE-C2	P3	16.07.2021
Charnwood Cr	203-20-CHA-C1	P3	16.07.2021
Charnwood Cr	203-20-CHA-C2	P3	16.07.2021
Cannock	203-20-A-CAN1	P3	16.07.2021
Cannock with Binstore	203-20-A-CAN2	/	16.07.2021
Dallington	203-20-A-SO-DALL1	P2	16.07.2021
Dallington	203-20-SO-DALL1	P2	16.07.2021
Dallington	203-20-A-DALL1	P2	16.07.2021
Dallington	203-20-A-DALL2	P3	16.07.2021
Heartwood	203-20-A-HRT1	P3	16.07.2021
Wareham	203-20-A-WAR1	P2	16.07.2021
Wareham	203-20-A-WAR2	P2	16.07.2021
Wareham	203-20-SO-WAR1	P2	16.07.2021
Wareham	203-20-SO-WAR2	P3	16.07.2021
Wickham	203-20-A-WICK	/	16.07.2021
Whinfell	203-20-A-WHIN1	/	16.07.2021

Single and Double Garages	203-20-GAR1	P2	16.07.2021
Triplex Garage	203-20-GAR2	/	20.07.2021
Pumping Station Floor Plans and Elevations	0110	P1	16.07.2021
Sub Station Floor Plans and Elevations	0120	P2	16.07.2021

Reason: To define the scope and extent of this permission.

- 3 No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
- a. The programme and methodology of site investigation and recording.
 - b. The programme for post investigation assessment.
 - c. Provision to be made for analysis of the site investigation and recording.
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation.
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

- 4 No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation,

recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 5 Prior to commencement of development details of the strategy for the disposal of surface water on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 6 Prior to commencement of development details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of water drainage, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 7 Within 28 days of practical completion of the last dwelling or unit, a surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk., in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 8 Prior to commencement of development details of a Construction Surface

Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) shall be submitted to and agreed in writing by the Local Planning Authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

1. Temporary drainage systems
2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
3. Measures for managing any on or offsite flood risk associated with construction.

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan, in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 14 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 9 Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 10 Prior to construction above damp proof course a Phasing Plan setting out the details of the phasing of the development shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in complete accordance with the approved Phasing Plan.

Reason: To ensure the development is phased to avoid an adverse impact on drainage infrastructure, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 11 No occupation of dwellings approved by this permission shall occur until the agreed scheme for improvement and/or extension of the existing sewage system has been completed.

Reason: To protect and prevent pollution of the water environment, in accordance with policy DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 14 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 12 No other part of the development hereby permitted shall be commenced until the new vehicular access complete with footways and cycleways has been laid out and completed in broad accordance with drawing number 203-20 0101 P1. Thereafter the access shall be retained thereafter in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 13 No part of the development shall be commenced until details of the proposed access link into Glebe Drive and Mallard Way have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any occupation of dwellings accessed from these roads. Thereafter the access shall be retained in its approved form. The details shall show how the two cycle links will safely link to each other giving cyclists a safe and sustainable link.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 14 Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 15 No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least base course level or better, in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public, in accordance with policy DM2 of the West Suffolk

Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 16 No development shall be commenced until an estate road phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate road phasing and completion plan shall set out the development phases and the standards of construction that the estate roads serving each phase of the development will be completed to and maintained at.

Reason: In the interests of highway safety, to ensure that the estate roads serving the development are completed and thereafter maintained during the construction phase to an acceptable standard, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 17 Before the development hereby permitted is commenced a Construction Management Plan and Statement shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:
- a) parking and turning for vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) piling techniques
 - d) storage of plant and materials
 - e) provision and use of wheel washing facilities
 - f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
 - g) site working and delivery times
 - h) a communications plan to inform local residents of the program of works
 - i) provision of boundary hoarding and lighting
 - j) details of proposed means of dust suppression
 - k) details of measures to prevent mud from vehicles leaving the site during construction
 - l) haul routes for construction traffic on the highway network and
 - m) monitoring and review mechanisms.
 - n) Details of deliveries times to the site during construction phase.
 - o) pre and post construction photographic survey of the adopted highway off Burwell Road
 - p. The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
 - q. Measures to control the emission of dust and dirt during construction
 - r. A scheme for recycling/disposing of waste resulting from demolition and construction works
 - s. Hours of construction operations including times for deliveries and the removal of excavated materials and waste
 - t. Noise method statements and noise levels for each construction activity

including piling and excavation operations

u. Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.

v. monitoring and auditing facilities

w. complaints response procedures and community liaison procedures

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase., in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 18 The dwellings hereby permitted shall not be occupied until the area(s) within the site shown on drawing numbers 203-20 0101 P1 and 203-20 0102 P1 for the purpose of loading, unloading, manoeuvring and parking of vehicles shall be provided. Thereafter the area(s) shall be retained and used for no other purpose.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided, in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 19 The areas to be provided for the storage and presentation of refuse and recycling bins shall be implemented in its entirety before the dwellings are occupied and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 20 Before the new access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 215 metres in a direction towards the village of Burwell and 43m in the direction of Exning village centre, along the edge of the metalled carriageway from the centre of the access (Y dimension) [or tangential to the nearside edge of the metalled carriageway, whichever is the more onerous]. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to

visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure vehicles exiting the access have sufficient visibility to enter the public highway safely and vehicles on the public highway have sufficient warning of a vehicle emerging to take avoiding action in the interests of road safety, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 21 The development hereby permitted shall not be first occupied until cycle storage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter these facilities shall be retained in accordance with the approved details and continue to be available for use unless the prior written consent of the Local Planning Authority is obtained for any variation to the approved details.

Reason: To encourage the use of sustainable forms of transport and reduce dependence on the private motor vehicle, in accordance with policy DM2 and DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 22 Before any dwelling is first occupied, a cycle signing and lighting strategy should be submitted to and approved in writing by the Local Planning Authority and Highway Authority which include:
- a) signing strategy to and from the site to local amenities
 - b) types of signs to be provided
 - c) location of signs and posts
 - d) methodology of lighting the routes.

Reason: In the interest of Highway Safety, to encourage sustainable transport modes and to ensure the routes are useable and desirable at all times, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 23 All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Updated Ecology Report (Wild Frontier Ecology, September 2020) and Landscape and Ecological Management and Maintenance Plan (James Blake Associates, Nov 2020) for Phase 2 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination, unless otherwise agreed in writing.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and to secure biodiversity enhancements commensurate with the scale of the development,

in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 24 Prior to commencement of development (including demolition, ground works, vegetation clearance) a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:
- a. Risk assessment of potentially damaging construction activities
 - b. Identification of "biodiversity protection zones"
 - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
 - d. The location and timing of sensitive works to avoid harm to biodiversity features
 - e. The times during construction when specialist ecologists need to be present on site to oversee works
 - f. Responsible persons and lines of communication
 - g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
 - h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the ecological and nature conservation value of the area, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 25 Prior to development commencing above ground level, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans;
 - d) persons responsible for implementing the enhancement measures;
 - e) details of initial aftercare and long-term maintenance (where relevant).
- The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To enhance Protected and Priority Species/habitats, in accordance

with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that an appropriate strategy is in place prior to any disturbance to wildlife and the ecological value of the area.

- 26 Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- a. Identify those areas/features on site that are particularly sensitive for bats and that are likely to be disturbed by lighting;
 - b. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) to demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality and the ecological value of the area, in accordance with policies DM2 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 27 Prior to development commencing, a Farmland Bird Mitigation Strategy shall be submitted to and approved by the local planning authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced. This shall include provision of offsite compensation measures to be secured by legal agreement, in nearby agricultural land, prior to commencement.

The content of the Farmland Bird Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark nest plots;
- b) detailed methodology for the compensation measures e.g. Skylark nest plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots';
- c) locations of the compensation measures by appropriate maps and/or plans;
- d) persons responsible for implementing the compensation measure.

The Farmland Bird Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years.

Reason: To allow the Local Planning Authority to discharge its duties under the

Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species). This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 28 Prior to occupation, on site measures to avoid impacts from the development alone to the Stour and Orwell Estuaries SPA and Ramsar site shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.
The content of the of the onsite measures will be in line with the approved Habitats Regulations Assessment and shall include the following:
- a) Purpose and conservation objectives for the proposed measures;
 - b) Detailed designs of the interpretation board to promote circular dog walking routes within 3km of at least 2.7km¹ in length;
 - c) Timetable for implementation demonstrating that measures are aligned with any proposed phasing of development;
 - d) Locations of proposed interpretation boards by appropriate maps and plans; and
 - e) details of initial aftercare and long-term maintenance.

The measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To avoid Adverse Effects to Site Integrity from the development alone to the Stour and Orwell Estuaries SPA and Ramsar and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

- 29 All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 30 No development above ground level shall take place until, a landscape and ecological management plan (LEMP) has been submitted to and be approved in writing by the Local Planning Authority. The LEMP shall include the following:
- a. Description and evaluation of features to be managed
 - b. Ecological trends and constraints on site that might influence

management

- c. Aims and objectives of management
- d. Appropriate management options for achieving aims and objectives
- e. Prescriptions for management actions
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g. Details of the body or organization responsible for implementation of the plan
- h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To identify and ensure the protection of important species and those protected by legislation, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 31 No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation.

All boundary treatments shall include hedgehog highway gaps.

Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers and enhance Protected and Priority Species/habitats, in accordance with policy DM2, DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 32 No development above ground level shall take place until a Public Open Space (POS) Management Plan has been submitted to and approved in writing by the Local Planning Authority. The POS shall be implemented in accordance with the approved POS Management Plan prior to each phasing and retained

thereafter in perpetuity.

Reason: To ensure that sufficient open space is provided and maintained on the development site for the future occupiers of the dwellings, in accordance with policy DM42 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 8 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 33 No development above ground floor slab level of any part of the development hereby permitted shall take place until the travel arrangements to and from the site for residents of the dwellings, in the form of a revised Travel Plan in accordance with the mitigation measures identified in the submitted Transport Assessment (dated October 2020), Interim Residential Travel Plan (dated October 2020) and Technical Note [DATED] shall be submitted for the approval in writing by the local planning authority in consultation with the highway authority. This Travel Plan must contain the following:
- o Baseline travel data based upon the information provided in the Transport Assessment, with suitable measures, objectives and targets identified targets to reduce the vehicular trips made by residents across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met
 - o Appointment of Travel Plan Coordinator to implement the Travel Plan in full and clearly identify their contact details in the Travel Plan
 - o A commitment to monitor the vehicular trips generated by the residents using traffic counters and resident questionnaires and submit a revised (or Full) Travel Plan one year after occupation of the first dwelling
 - o A further commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to and approved in writing by the Local Planning Authority for a minimum of five years, or one year after occupation of the final dwelling (whichever is the longest duration) using the same methodology as the baseline monitoring
 - o A suitable marketing strategy to ensure that all residents on the site are engaged in the Travel Plan process
 - o A Travel Plan budget that covers the full implementation of the Travel Plan
 - o A copy of a residents travel pack that includes a multi-modal voucher to incentivise residents to use sustainable travel in the local area

No dwelling within the site shall be occupied until the Travel Plan has been agreed. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan.

Reason: In the interest of sustainable development, in accordance with policy DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 34 Prior to commencement of development a scheme for the provision of fire hydrants within the application site shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be

occupied or brought into use until the fire hydrants have been provided in accordance with the approved scheme. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

Reason: To ensure the adequate supply of water for firefighting and community safety, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 8 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 35 The site preparation and construction works including deliveries to the site and the removal of excavated materials and waste from the site shall not take place outside the hours of 8am to 6pm hours Mondays to Fridays and 8am to 1:30pm hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 36 No plant or equipment associated with the development shall be installed until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, location and screening of the proposed plant or equipment. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation the plant or equipment shall be retained in accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation of the approved details or specifications.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 37 No generators shall be used in external areas on the site shall be used outside of the hours of 8am to 6pm on Monday to Friday and 8am to 1:30pm Saturdays and at any time on Sundays, Bank or Public Holidays.

Reason: To ensure the appropriate use of the site and to protect the amenities of occupiers of properties in the locality , in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 38 No floodlights or other means of external lighting shall be erected on the site until details have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the position, height and illumination levels of all lighting.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 39 Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

- 40 The dwelling(s) hereby approved shall not be occupied until the requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The higher standards for implementation of water efficiency measures set out in the Building Regulations are only activated if they are also a requirement of a planning condition attached to a planning permission.

- 41 The development hereby approved shall be carried out in accordance with the approved Sustainability Statement and achieve a reduction of CO2 emissions by at least 14%.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 42 No development above slab level shall take place until samples/details of the facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

IN RESPECT OF THE OUTLINE PLANNING APPLICATION FOR EARLY YEARS FACILITY:

43 Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates:-

- i) The expiration of three years from the date of this permission; or
- ii) The expiration of two years from the final approval of the reserved matters; or,

In the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

44 Prior to commencement of development details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

45 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Drawing/Document Title	Reference Number	Revision	Date Received
Planning layout Sheet 2 of 2	976-P-102	P2	28.07.2021
Site Location Plan	203-20-0150	P2	16.07.2021

Reason: To define the scope and extent of this permission.

46 No development shall take place on site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of

the site investigation.

f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

g. Timetable for the site investigation to be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets.

- 47 No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 48 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development in accordance with policy DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 48 Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved FRA and include:
- a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes

of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;

f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

g. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

h. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

i. Temporary drainage systems

ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses

iii. Measures for managing any on or offsite flood risk associated with construction

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage. In accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 49 Within 28 days of practical completion of the Early Years Facility, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure all flood risk assets and their owners are recorded in accordance

with the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act, policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 50 All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Updated Ecology Report (Wild Frontier Ecology, September 2020) and Landscape and Ecological Management and Maintenance Plan (James Blake Associates, Nov 2020) for Phase 2 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and to secure biodiversity enhancements commensurate with the scale of the development, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 51 Concurrent with the first reserved matters application(s) A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- i) Risk assessment of potentially damaging construction activities.
 - j) Identification of "biodiversity protection zones".
 - k) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - l) The location and timing of sensitive works to avoid harm to biodiversity features.
 - m) The times during construction when specialist ecologists need to be present on site to oversee works.
 - n) Responsible persons and lines of communication.
 - o) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - p) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the ecological and nature conservation value of the area, in accordance with policy DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 52 Concurrent with the first reserved matters application(s), a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- f) Purpose and conservation objectives for the proposed enhancement measures;
- g) detailed designs to achieve stated objectives;
- h) locations of proposed enhancement measures by appropriate maps and plans;
- i) persons responsible for implementing the enhancement measures;
- j) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that an appropriate strategy is in place prior to any disturbance to wildlife and the ecological value of the area.

- 53 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to ensure that the most vulnerable trees are adequately protected during the periods of construction, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 54 Prior to first operational use of the site, at least 15% of car parking spaces shall be equipped with working electric vehicle charge points, which shall be provided for staff and/or visitor use at locations reasonably accessible from car parking spaces. The Electric Vehicle Charge Points shall be retained thereafter and maintained in an operational condition.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

- 55 The site preparation and construction works including deliveries to the site and the removal of excavated materials and waste from the site shall not take place outside the hours of 8am to 6pm hours Mondays to Fridays and 8am to 1:30pm hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 56 No plant or equipment associated with the development shall be installed until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, location and screening of the proposed plant or equipment. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation the plant or equipment shall be retained in accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation of the approved details or specifications.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 57 No floodlights or other means of external lighting shall be erected on the site until details have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the position, height and illumination levels of all lighting.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 58 No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased

within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 59 No development above slab level shall take place until samples/details of the facing and roofing material have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 60 The opening hours of the Early Years Facility hereby approved shall be restricted to the following hours:

8am-6pm Monday to Friday

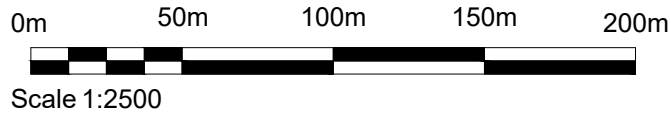
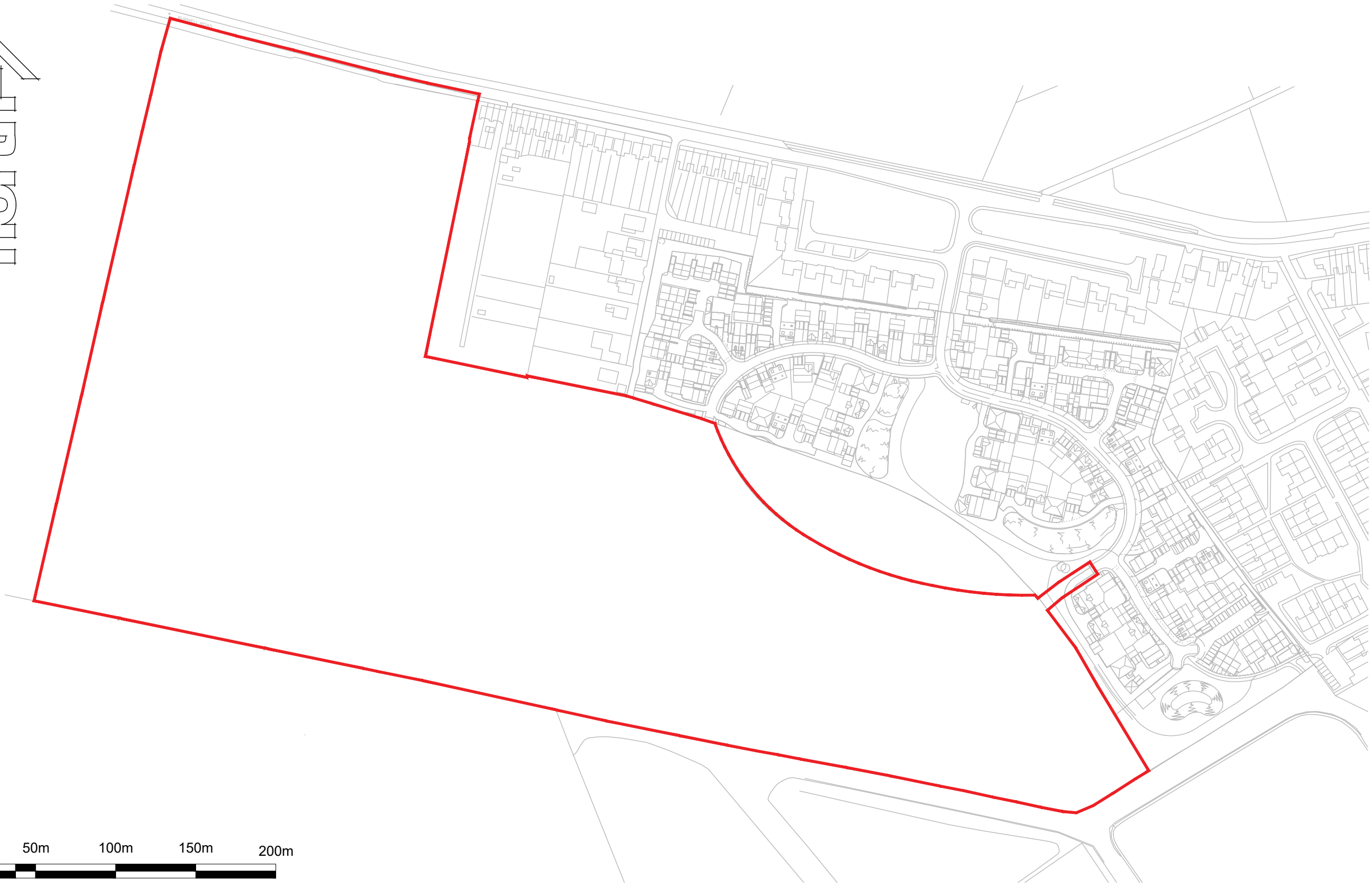
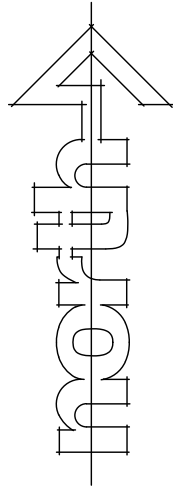
The premises shall not be open at any time on Saturdays, Sundays, Bank or Public Holidays

Reason: To minimise the impact of the development on the locality in the interests of amenity in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 61 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended (or any Order revoking and re-enacting that Order) and the Town and Country Planning (General Permitted Development) Order 2015, as amended, the use shall be only as an Early Years Facility and for no other purpose.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

This page is intentionally left blank



WT Design Ltd Architectural Consultants

Unit 1
Burlingham Business Centre
North Burlingham
Norfolk
NR13 4TA

t: 01603 389422
e: info@wtdesign.co.uk



Project:
**Land South of Burwell Road,
Exning,
Suffolk**

Drawing Title:
Site Location Plan

Client:
Persimmon

Scale @A3:
1:2500

Date:
09-2020

Project Number: 203-20	Drawing Number: 0150	Revision: P2
----------------------------------	--------------------------------	------------------------

Purpose of Issue:
Information

P2	09-10-20	Amended following client comment	AC	WT
P1	30-09-20	First Issue	AC	WT
Rev:	Date:	Description:	Ckd:	Apr:

This page is intentionally left blank



BIN COLLECTION POINT SCHEDULE	
BCP/BSP	PLOTS SERVED
A	2-4
B	5-6
C	17-19
D	43-47
E	63-68
F	69-74
G	84-86
H	87-89
J	99-101
K	102-104
L	116-122
M	123 & 138-139
N	137
P	140-143
Q	144
R	157-159
S	161-163
T	164-166
U	174-176
V	186-188
W	189-194
X	204-206
BSP1	20-27

ACCOMMODATION SCHEDULE		TOTAL	BEDS	HT	PARKING
Private	8,9,10,39,40,41,48,49,50,118,119,120,170,171,172	15	2	2	2 spaces
Almout	32,37,54,61,117,121,184,191,192	9	3	2	Int+2 spaces
Piccadilly	6,80,83,90,93,133,136,140,150,165,175,195	12	3	2	SG+1 space
Whitehall	17,18,19,69,70,71,72,73,74,124,125,141,142	13	3	2	2 spaces
Danbury	7,14,15,77,95,98,143,173,196,202,204,205	12	4	2	3 spaces
Strand	51,52,55,56,96,97,116,123,165,160,169,179,185,187,198,200,201	17	4	2	SG+2 spaces
Mayfair	16,42,94,114,115,134,135	7	3	2	SG+1 spaces
Sherwood Cr	1,13,113,126	4	3	2	SG+1 spaces
Charmwood Cr	12,31,75	3	3	2	SG+1 spaces
Knightsbridge	5,57,58,105,166,176,181,182,183,186,197,203	12	4	2	SG+2 spaces
Marlborough	78,79,87,99,161,162,199	7	4	2	DG+2 spaces
Marylebone	2,3,38,59,62,138,180,194	8	5	2	DG+2 spaces
Fenchurch	53,60,84,137,139,190,193	7	5	2	Dint+2 spaces
Oxford	4,86,101,122,164,174,188,189	8	5	2	Dint+2 spaces
Brightstone	103,104	2	5	2	DG+2 spaces
Bond	89,100,102,163	4	5	2	DG+2 spaces
Portland	11,76,85,88	4	5	2	DG+2 spaces
Total		144			
Rented					
Cannoek	20,21,22,23,24,25,26,27	8	1	2	2 spaces
Heartwood	159	1	1	1	2 spaces
Wickham	158	1	2	1	2 spaces
Haldon	167,168,177	3	2	2	2 spaces
Wareham	28,29,30,33,34,35,36,46,47,63,64,67,68,148,149	15	2	2	2 spaces
Whitwell	43,44,45	3	4	2	3 spaces
Dallington	65,66,109,110,146,147,154,155	8	3	2	2 spaces
Belmont	157	5	2	2	Int+2 spaces
Total		40			
SO					
Wareham	81,82,91,92,106,107,111,112,127,128	10	2	2	2 spaces
Dallington	108,129,130,131,132,151,152,153	8	3	2	2 spaces
Haldon	144,145,178	3	2	2	2 spaces
Total		21			
TOTAL		205			

All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.
 © WT Design Ltd Do Not Scale

NOTES:
 Indicative Landscaping
 Indicative Roof Colours



Page 149

- Key**
- Landscape Buffer
 - Proposed Tree - Indicatively Shown
 - Proposed Shrubs & Plantings (IS)
 - Existing Tree and Hedge Planting
 - Footpath
 - Footpath and Cycle Path

Notes:
 Indicative Landscaping
 Indicative Roof Colours

P10	13-09-21	Amended informal footpath to increase buffer to 15M on western & south West boundary. Re-located substation to be next to Pump station and more central within the site. Added additional informal path to the South East to connect to Cycle way on neighboring existing site.	AH	GL
P9	28-07-21	Updated layout & Accommodation schedule to reflect the reduction of 3 rented Haldons and the increase of 3 Shared Ownership Haldons. Plot 144, 163, 178.	AH	GL
P8	16-07-2	Added raised table for cycle crossings at junctions entering the site. Amended cycle footpath to NorthWest. Amended cycle path linking to Flower road. Moved informal path along western boundary more east to move away from proposed trees. Footpath along south and west boundary reduced to 2m wide and to be hedges to make informal footpath. Updated ponds.	AH	GL
P7	05-05-21	Amendments following client comment	LR	WT
P6	21-04-21	Amendments following client comment	LR	WT
P5	18-01-21	Minor amendments following client comment	AC	DG
P4	03-12-20	Accommodation schedule updated	DG	WT
P3	23-10-20	Minor amendments following client comment	DM	WT
P2	08-10-20	Amended following client comment	DM	WT
P1	30-09-20	First Issue	AC	WT
Rev:	Date:	Description:	Ckt:	Apr:

WT Design Ltd
 Architectural Consultants

Unit 1
 Burlington Business Centre
 North Burlington
 Norfolk
 NR13 4TA

WTD
 t: 01603 389422
 e: info@wtdesign.co.uk

Project:
Land South of Burwell Road, Exning, Suffolk

Drawing Title:
Planning Layout

Client:
Persimmon

Scale @A1:
1:1250

Date:
09-2020

Project Number: 203-20	Drawing Number: 0100	Revision: P10
Purpose of Issue: Information		

This page is intentionally left blank

Development Control Committee

3 November 2021

Planning Application DC/21/0315/FUL – Little Court, Haverhill Road, Little Wratting

Date registered: 9 March 2021 **Expiry date:** 30.11.2021

Case officer: Penny Mills **Recommendation:** Grant

Parish: Little Wratting **Ward:** Withersfield

Proposal: Planning Application - Specialist dementia care village for up to 120 residents, including: 20 x 6 bedroom apartments provided within five buildings; central amenity building containing shop, restaurant, pub, communal hall, offices and staff accommodation; club/hobby rooms; treatment/counselling rooms; vehicle and cycle parking; landscaping proposals and associated works

Site: Little Court, Haverhill Road, Little Wratting

Applicant: CARE (Little Court) Ltd

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Penny Mills

Email: penny.mills@westsuffolk.gov.uk

Telephone: 01284 757367

Background:

This application has been brought to the Development Control Committee following a call-in by the Ward Member Councillor Peter Stevens. In addition, Haverhill Town Council has raised an objection to the proposal.

The development is also in conflict with the main spatial policies relating to this type of development, and is therefore considered to be a departure from the Development Plan.

1.0 Proposal:

- 1.1 The application seeks planning permission for a specialist dementia care village catering for up to 120 residents. The development includes twenty, six-bedroom apartments to be provided in five separate buildings. A central amenity building is also proposed containing a shop, café/restaurant, pub, communal hall, offices for dementia outreach and accommodation for 16 members of staff. There would also be a series of club, hobby, treatment and counselling rooms.
- 1.2 The care village, which would be based on the model developed by Hogeweyk in Holland proposed, is described by the applicant as allowing residents to 'live life as normal', which they advise in practice means:
 - Small group living;
 - Meaningful occupation;
 - Social activities; and,
 - Freedom to roam within a safe environment.
- 1.3 The primary objective of the model is to provide an environment where the resident is safe and is therefore allowed as much personal freedom to live as natural a life as their condition allows. The buildings are arranged around streets and squares providing safe, secure spaces for the residents to use, with staff on hand to provide care and guidance as necessary and facilities available to encourage residents to remain active and engaged.
- 1.4 It is considered that the proposed development would fall within C2 (residential institution) with the additional supporting facilities ancillary to the main C2 use.
- 1.5 The proposed Care Village would be served by a priority T junction at the same location as the existing site access, which would be widened to enable two vehicles to pass.
- 1.6 The development also includes car parking, associated infrastructure and of landscaping.

2.0 Application supporting material:

Plan/ document	Reference number	Date
AMENDED LOCATION PLAN	410_00_00_EX_A_0011_2	Jul 21
AMENDED EXISTING SITE PLAN	410_00_00_EX_A_1000_2	Jul 21
AMENDED SITE DEMOLITION PLAN	410_00_00_DE_A_1005_1	Jul 21
EXISTING ELEVATIONS	410_00_EL_EX_A_4000	Feb 21
TOPOGRAPHY PLAN	410_00_00_PL_A_1015	Feb 21

AMENDED GROUND FLOOR SITE PLAN	410_00_OG_PL_A_1100_1	Jul 21
AMENDED PROPOSED BLOCK PLAN	410_00_00_PL_A_1010_rev 1	Jul 21
AMENDED FIRST FLOOR SITE PLAN	410_00_1F_PL_A_1110_1	Jul 21
NORTH ELEVATIONS - A, J, K AND G	410_00_EL_PL_A_4102	Feb 21
NORTH, WEST AND SOUTH ELEVATIONS - L M and N	410_00_EL_PL_A_4115	Feb 21
SITE SECTIONS	410_00_SE_PL_A_3100	Feb 21
TYPICAL SECTIONS	410_00_SE_PL_A_3200	Feb 21
BLOCK A - GROUND AND FIRST FLOOR	410_A_00_PL_A_2000	Feb 21
BLOCK B AND C - GROUND AND FIRST FLOOR	410_BC_00_PL_A_2010	Feb 21
BLOCK D - GROUND AND FIRST FLOOR	410_D_00_PL_A_2020	Feb 21
BLOCK E - GROUND AND FIRST FLOOR	410_E_00_PL_A_2030	Feb 21
BLOCK G AND F - GROUND AND FIRST FLOOR	410_FG_00_PL_A_2040	Feb 21
BLOCK H AND I - GROUND AND FIRST FLOOR	410_HI_00_PL_A_2050	Feb 21
BLOCK K - GROUND AND FIRST FLOOR	410_K_00_PL_A_2070	Feb 21
BLOCK L, M AND N - GROUND FLOOR	410_LN_00_PL_A_2080	Feb 21
SOUTH AND WEST ELEVATIONS - I, J, - D TREE YARD	410_00_00_EL_PL_A_4111	Feb 21
ACCESSIBILITY - INTERNAL LAYOUT	410_00_00_PL_A_1162	Feb 21
AMENDED ACCESSIBILITY FIRST FLOOR	410_00_00_EX_A_1000_2	Jul 21
ACCESSIBILITY GROUND FLOOR	410_00_0G_PL_A_1160_2	Jul 21
SOUTH ELEVATION - F, E AND D	410_00_EL_PL_A_4100	Feb 21
WEST ELEVATIONS - A, J, K, G AND F	410_00_EL_PL_A_4101	Feb 21
EAST ELEVATION - C, B AND A	410_00_EL_PL_A_4103	Feb 21
ELEVATION - NORTHERN COURTYARD	410_00_EL_PL_A_4110	Feb 21
ELEVATIONS - SOUTHERN COURTYARD	410_00_EL_PL_A_4112	Feb 21
ELEVATION BLOCK E F - SOUTH AND H E - WE...	410_00_EL_PL_A_4113	Feb 21
NORTH, SOUTH AND EAST ELEVATIONS	410_00_EL_PL_A_4114	Feb 21
BLOCK J - FIRST FLOOR	410_J_00_PL_A_2060_1.0	Mar 21
AMENDED EAVE LEVEL	410_00_2E_PL_A_1120_1	Jul 21
AMENDED ROOF SITE PLAN	410_00_3R_PL_A_1130_1	Jul 21
AMENDED KEY PLAN	410_00_3R_PL_A_1900_1.0_2	Jul 21
ECOLOGICAL IMPACT ASSESSMENT	ECIA_20210514_001 P07	Sep 21
SURFCAE WATER MANAGEMENT NOTE		Aug 21
SURFACE WATER DRAINAGE NOTE		Aug 21
TRANSPORT NOTE 02	ZA 921	Sep 21
STRATEGY FOR THE DISPOSAL OF SURFACE WATER	ZA921-PL-SK-300 Rev P07	Aug 2021
FLOOD RISK ASSESSMENT	CCE/ZA921/FRA-03	Feb 21
DESIGN AND ACCESS STATEMENT		
TREE SURVEY AND CONSTRAINTS PLAN	LSDP 1599.01	

AMENDED PROPOSED WORKS TO EXISTING PLANTING	410_00_00_PL_A_1020_1	Jul 21
ACCESS AND LANDSCAPE STRATEGY	410_00_00_PL_A_1002	
PROPOSED ACCESS	ZA921-PL-DR-001 P09	Sep 21
VISIBILITY PLAN	ZA921 - PL - SK - 006 p002	
Landscape and Visual Impact Assessment		Feb 21
Planning Statement	-	Feb 21
Statement of Need	-	Feb 21
Statement of Community Involvement	-	Feb 21
Report on Sequential Approach	-	Feb 21
Utilities and Waste water Assessment	CCE/ZA921/UWA-02	Feb 21
Landscape and Visual Impact Assessment		Feb 21
Sustainability appraisal	2020.240	Feb 21
Travel Plan – amended		
Transport Assessment	CCE/ZA921/TA-02	Feb 21
Land contamination assessment	5449,DS/DESK/AT,TP/08-02-21/V1	Feb 21

3.0 Site details:

- 3.1 The application site is located approximately 1.9km to the north of Haverhill on the southern side of Haverhill Road in Little Wrattling. The site is located beyond the settlement boundary of Haverhill and therefore within the countryside for planning policy purposes.
- 3.2 The site is approximately 2.4 hectares and includes part of the land associated with the residential property known as Little Court. The site comprises stables and outbuildings and a manège to the east, paddocks to the south. The host dwelling, its associated garden land and tennis courts would remain immediately to the west of the site.
- 3.3 The site is accessed from the A143 to the north and a public right of way runs along the eastern boundary. The boundaries comprise a mixture of mature hedgerows (some of which are punctuated by trees) and groups of trees. A few smaller trees and groups of trees also sit within the site.
- 3.4 To the north of the site is Haverhill Road and beyond this is open countryside. The south of the site is also open countryside, although the majority of the land between the site and the current edge of the town is due to be developed as part of the north-east Haverhill strategic site known as Great Wilsey Park.
- 3.5 A private track and public right of way runs along the eastern edge of the site and beyond this is the Broadlands Hall School for children with special educational needs and the Jehovah's Witness Kingdom Hall. There are also other residential properties along the A143 to the east and west of the site.

4.0 Planning history:

Reference	Proposal	Status	Decision date
-----------	----------	--------	---------------

DC/13/0181/FUL	Planning Application - Retention and completion of block of 14 no. stables and menage as amended by plans received on 29 January 2014	Application Granted	13 March 2014
----------------	---	---------------------	---------------

5.0 Consultations:

5.1 The application has been subject to amendments and additional information has been submitted during the course of the application. The consultation responses set out below represent the current position and are a summary of the latest responses received

5.2 Full copies of consultation responses are available to view online through the Council's public access system using the link below.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QOMQU6PDHVZ00>

5.3 Suffolk County Council is abbreviated to SCC in the consultation responses set out below.

5.4 **Historic England** – Confirmed does not wish to make comments.

5.5 **SCC Archaeology** – comments summarised below

- Area of archaeological potential
- Recommend conditions to secure programme of archaeological work prior to commencement and the subsequent completion of a site investigation and post investigation assessment for analysis, publication and dissemination of results and archive deposition.

5.6 **SCC Highway Authority** – Following the submission of amended plans, recommend approval subject to the use of conditions to secure the following:

- Parking management plan
- Pedestrian facilities
- Access
- Visibility
- Parking
- Construction management plan
- Provision and mini bus and travel plan

5.7 **SCC Public Rights of Way and Access Team – comments summarised below:**

- We do not object to this proposal. We note that the Applicant has expressed plans for FP5 to be used as cycle access / upgraded. If this is to happen it will need to be discussed with the appropriate Area Rights of Way Officer and the necessary applications made.

5.8 **Ramblers Group – no objection offered. Comments summarised below:**

- It is felt that there would not be a great impact of the proposed development on the users of Little Wratting Footpath 5, which runs

parallel to the eastern boundary of the site due to the shielding from existing hedgerows.

- The possibility of the use of the route being used by cyclists, perhaps staff recruited from the new Wilsey Park, is an issue for others to determine in due course.

5.9 **British Horse Society**

- Equestrians have not been considered in this planning application. The Society would argue that to fail to give proper consideration to their needs is a breach of the Equality Act 2010 and the Equal Opportunities Act 2010, as this failure can be seen to be both sexist and ageist, given that the majority of riders are female (over 90%) and many of them are over 45 (37%).
- The British Horse Society supports the proposals to upgrade Little Wratting Public Footpath 5 to Bridleway status for use by pedestrians, cyclist and horse riders.
- The secondary pedestrian (cycle) access proposed to the east and north of the site needs to be a multi-user route for non-motorised users including equestrians.

5.10 **SCC Lead Local Flood Authority** – Recommend approval subject to conditions

- Conditions to secure the approved drainage strategy, the verification that the scheme has been correctly secured and a construction surface water management plan

5.11 **SCC Infrastructure** – Comments summarised below:

- Capital contribution towards libraries sought from this scheme to be spent to support improved services and outreach at Haverhill Library and a monitoring fee.

5.12 **Suffolk Fire and Rescue** – comments summarised below:

- Relevant building regulations highlighted.
- Fire hydrants will be required and should be secured by condition.
- Use of sprinklers advised.

5.13 **NHS West Suffolk Clinical Commissioning Group (CCG)** - comments made with regard to primary healthcare provision, summarised below:

- The proposed development is likely to have an impact on the services of 2 main GP practices within the vicinity of the application site. The GP practices combined do not have capacity for the additional growth resulting from this development.
- A Healthcare Impact Assessment (HIA) has been prepared by West Suffolk CCG to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.
- A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £33,525.36
- Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

- West Suffolk CCG is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.

5.14 **Landscape** – No objection to the principle of development - comments summarised below:

- The scheme has pushed the limits of the amount of built development that can be proposed within the confines of this landscape and hasn't taken into consideration the proximity to existing hedgerows and trees. This has meant that many features that will be retained, will then be located within poor environmental conditions that may lead to deterioration of quality and health.
- Much of the drainage scheme includes the use of underground storage tanks. Although efficient, we would welcome the use of soft engineered approaches such as bioretention beds and rain gardens too. These features could add further biodiversity and aesthetic appeal to the proposed courtyards but also reduce reliance on the storage tanks.
- A predominance of one species or variety should be avoided in order to minimise the risk of widespread biotic threats to the urban forest and to increase species diversity. Preference should be given to native trees and shrubs, but the use of naturalised trees and shrubs, which are not necessarily native but are the correct tree for site conditions could be used to add landscape and arboricultural value.
- Suggested conditions provided in respect of landscaping scheme, arboricultural method statement and landscape management plan.

5.15 **Ecology Officer** – Advised impacts will be minimised such that the proposal is acceptable subject to the conditions. Comments summarised below:

- Satisfied that there is sufficient ecological information available for determination. This provides certainty for the LPA of the likely impacts on protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.
- The mitigation measures identified in the Ecological Impact Assessment should be secured and implemented in full.
- It appears that most of the trees and hedgerows will be avoided through the scheme design. Should the design be altered to include any work to trees with low, medium or high bat roost potential, additional surveys will need to be undertaken prior to determination.
- Should a greater extent of boundary hedgerow (more than 2 metres) need to be removed, then Dormouse surveys will be required prior to determination.
- Support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity.

5.16 **West Suffolk Strategic Housing – comments summarised below**

- The application has been submitted as C2 accommodation. If this is accepted by the local planning authority then affordable housing would not be required.

5.17 **West Suffolk Public Health and Housing – no objection but recommend conditions summarised below:**

- Conditions relating to on site plant and equipment, control of odours, delivery hours, external lighting and demolition and construction.

5.18 **West Suffolk Planning Policy:**

- Highlighted relevant policies in relation to development and relevant planning practice guidance.
- Confirmed approach to application
- Advice provided on need

6.0 **Representations:**

Full copies of consultation responses are available to view online through the Council's public access system using the link below.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QOMQU6PDHVZ00>

6.1 **Haverhill Town Council:** The Town Council OBJECT to this application, which is not in the Local Plan, and for the following reasons:

Countryside Location, Layout and density of building and landscaping

The Town Council are not satisfied that the exceptional circumstances stated are a good enough reason for siting this development in a countryside location. Vision 2031 states 'there is a need to ensure that the countryside is enhanced through any new development'. The application is an over development of the site and overbearing. The development is near a major main road, is not safe for residents, and compromises the natural character, local distinctiveness and green space surrounding the area. The site will directly impact on the greenbelt buffer, which is a condition of the adjacent Great Wilsey development, designed to protect Kedington and Little Wratting. The development does not relate to the existing settlement of Haverhill and its services.

Sustainability

The site is not sustainable needing to rely on a private car to travel to the site by both staff and visitors. There is no provision for pedestrian/cycle paths and the suggestion of a new nearby bus service is speculative. The current service to /from Bury St Edmunds or Haverhill is limited and there are no plans to increase or change these services.

Parking

The Town Council agree and reiterate SCC Highways holding objection to this application.

Loss of Amenity

Removal of the Riding School would result in a loss of jobs for local people, loss of a well-used amenity for local people, and the development would severely impact on the wildlife and ecosystem.

Demand for this type of provision is not known and speculative. No support from local GP's or medical providers has been provided

6.2 **Public representations:**

29 nearby addresses were notified, a site notice was posted and the application was advertised in the local press. Six public representations were received: four objecting, one in support and one submitting comments.

Full copies can be viewed as part of the online planning file using the following link:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QOMQU6PDHVZ00>

The issues raised are summarised below:

Highway safety and accessibility:

- The entrance and exit onto the A143 is directly onto a trunk road from Haverhill to Bury St Edmunds, with traffic typically travelling at speeds of 60mph. The visibility at this point in the road is not good, as it is close to the crest of the hill.
- The visibility is further compounded by the lack of street lighting.
- With 120 residents I do not believe there is adequate parking available for staff and visitors and this will cause street parking close by affecting Little Wratting residents, especially on Old Haverhill Road. Peak visitor times such as weekends or holidays will exceed spaces available.
- Not enough parking based on number of residents, number of staff and likely distances visitors will travel.
- Cycling to the property is extremely dangerous and would only be possibly by a very confident, experienced and fit cyclist due to the location at the top of the hill and within national speed limit section of road.
- There is no footpath access to the site from Haverhill or Little Wratting, preventing safe pedestrian access and increasing traffic use to the site.
- If a resident leaves the site they will walk directly onto a very dangerous road which would likely prove fatal.
- With the already huge estates being built by Persimmon and now Redrow this village will add more traffic to an already congested road especially at peak times
- I notice there is an intention for cycle racks to encourage sustainable transport and a proposed future highways cycle and footpath. All very commendable but will this be extended to include a future highways cycle and footpath in both directions of Haverhill and towards Bury St Edmunds to encourage those living in both directions to gain employment while using sustainable transport or walking to their place of work?
- What would the timescale be in implementing these future highways cycle and footpaths? Without these opportunities the road and grass verges would be unsafe

Ecology and biodiversity

- Little Court is a wonderful haven for wildlife. To develop it would mean ripping up old hedges and established trees, all part of the essential supporting ecosystem.

- The stabling is providing a nesting area for swallows and other visiting migrating birds. The ditches support much wildlife (small mammals). If we are supposed to be supporting wildlife for future generations, it is a dereliction of duty to let this site be developed. Why can't this care home be built on a brown-field site?
- Suggested the build includes consideration of things to do with nature and conservation, particularly swift boxes as the species are often overlooked in new buildings

Visual amenity / character

- As a condition of the Great Wilsey Farm development, a greenbelt buffer was designed to separate the villages of Little Wrating and Kedington to avoid them being consumed by the expansion of Haverhill, and maintain their countryside village feel. In my view it would be a breach of this green belt buffer if this development was allowed, and could lead to further encroachment on this agreement if not challenged.

Other

- In my view Little Wrating and Kedington do not need a dementia care unit, and it is even unclear as to whether the demand is there within Haverhill and surrounding area.
- This looks like a very unique home. Having smaller group living areas is more manageable for the staff as well as the residents, that way staff will be able to spend quality time with their residents, get to know them quicker and build trusted relationships with potentially difficult people to cater for.
- For a dementia care home being on one level, no internal stairs/steps, is ideal for the resident when walking around, reducing risk of falls and easier to manage with walking aides.
- The idea of a roaming area within the complex is perfect idea, the ability to engage in normal life, experience the outdoors in all weathers. Dementia patients are known to enjoy roaming but get little opportunity in a safe environment. Care homes that I have experienced are on different levels, sometimes needing to use stairs or lifts.
- Old buildings do not necessarily accommodate equipment needed in the home, narrow doorways, internal steps, limited storage space of equipment, residents rooms are not big enough to accommodate equipment as their mobility deteriorates.
- Meaningful activity is essential to keeping residents brains active, reduce the need for them to sit in a chair for a long period of time, encouraging activities they use to do as a job or enjoyed doing until their dementia diagnosis. Dementia is a fast growing disease and it is becoming more difficult for these people to remain at home safely.
- This proposed home is forward thinking with the dementia person at the for front – safe, meaningful, fun, enjoyable to work in, smaller scale of residents in one area, staff v's resident ratio manageable.
- I am involved in work connected with people living with dementia in Suffolk & beyond and personally feel a facility such as this would be a real benefit to the people in the county. The approach is both kind and unique offering people the opportunity to live their best lives in a safe and enjoyable manner.

7.0 Development Plan Policy:

- 7.1 On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.
- 7.2 The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Vision 2031 have been taken into account in the consideration of this application:

St Edmundsbury Core Strategy 2010

- Policy CS1 - St Edmundsbury Spatial Strategy
- Policy CS2 - Sustainable Development
- Policy CS3 - Design and Local Distinctiveness
- Policy CS4 - Settlement Hierarchy and Identity
- Policy CS7 - Sustainable Transport

Joint Development Management Policies Document 2015

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM5 Development in the Countryside
- Policy DM6 Flooding and Sustainable Drainage
- Policy DM7 Sustainable Design and Construction
- Policy DM11 Protected Species
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM13 Landscape Features
- Policy DM20 Archaeology
- Policy DM23 Special Housing Needs
- Policy DM44 Rights of Way
- Policy DM45 Transport Assessments and Travel Plans
- Policy DM46 Parking Standards

8.0 Other planning policy and guidance

8.1 National Planning Policy Framework (NPPF)

The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision making process.

8.2 National Planning Practice Guidance

9.0 Officer comment:

9.1 This section of the report begins with a summary of the main legal and legislative requirements before entering into a discussion about whether the development proposed by this planning application can be considered acceptable in principle in light of national planning policy, local plan designations and other local planning policies. It then goes on to analyse other relevant material planning considerations (including site specific considerations) before reaching conclusions on the suitability of the proposals.

Planning and Compulsory Purchase Act 2004 (as amended)

9.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise. The principle of development in relation to the development plan and the conformity of the proposals with key policies are discussed through the rest of this report.

The Conservation of Habitats and Species Regulations 2010

9.3 The local planning authority, as the competent authority, is responsible for the Habitats Regulation Assessment (HRA) as required by Regulation 61 of The Conservation of Habitats and Species Regulations 2010 (as amended).

9.4 Consideration has been given to these regulations during the assessment of the application and it was concluded that the requirements of Regulation 6 are not relevant to this proposal and appropriate assessment of the project would not be required. The application site is not in the close vicinity of any designated (European) sites of nature conservation.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations)

9.5 A residential care development of this nature is an urban development project as listed within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

9.6 The development area does not exceed 5 hectares and the number of dwellings (or in this case 'beds') does not exceed 150. As such, the development does not exceed the threshold criteria listed in column 2 of Schedule 2. The site does not fall within a sensitive area as defined within the regulations. It is therefore considered that the development is not EIA development, and an Environmental Statement is not required to accompany the application.

Natural Environment and Rural Communities Act 2006

9.7 The Natural Environment and Rural Communities (NERC) Act (2006) Section 40(1) places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of

conserving biodiversity. The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.

- 9.8 The potential impact of the application proposals upon biodiversity interest is discussed later in this report.

Equality Act 2010

- 9.9 Consideration has been given to the provisions of Section 149 of the Act (public sector equality duty) in the assessment of this application. The proposals do not raise any significant issues in this regard.

Crime and Disorder Act 1998

- 9.10 Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998 (impact of Council functions upon crime and disorder), in the assessment of this application and the comments of the Design Out Crime Office have been considered in assessing the design and layout.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 9.11 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states;
- 9.12 In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority (LPA)... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the same Act states;
...with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

- 9.13 The impact on heritage assets is discussed later in this report.

Principle of Development

- 9.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.
- 9.15 Policy DM23 of the JDMPD relates to special housing needs and is directly relevant to this proposal. As such, it is not accepted that the plan is silent on the provision of specialist care.
- 9.16 Policy DM23 states that new schemes for accommodation for elderly and/or vulnerable people will be permitted on sites deemed appropriate for residential development by other policies contained within the plan.

- 9.17 The application site is located outside the settlement boundary and is therefore considered to be countryside in planning policy terms. In such locations, residential development is not normally permitted, as set out in policies DM5 and DM27 of the JDMPD and policies CS4 and CS13 of the Core Strategy. The development is therefore in conflict with policy DM23 in terms of its countryside location and should be treated as a departure to the development plan.
- 9.18 The statutory status of the development plan as the starting point for decision making dictates that where a development is in conflict with the development plan, it should normally be refused and should only be approved where material considerations clearly indicate that the plan should not be followed.
- 9.19 The supporting text to policy DM23 recognises that the need for specialist accommodation for elderly people is likely to increase over the plan period, and that due to space and/or other medical standards or requirements, some very specialised care homes may not find suitable sites within the more sustainable settlements in the district.
- 9.20 The proposed development is specifically designed for those living with severe dementia, which justifies its consideration as a very specialised care home, as set out in the supporting text to the policy. This would be a relevant material consideration in this case.
- 9.21 In this regard, evidence has been provided by the applicant to set out why other sequentially preferable buildings or sites are unsuitable and to demonstrate the need for the facility in the proposed locality. These are material considerations that warrant consideration in this case.
- 9.22 The following section of this report will look at the national policy and guidance in relation to specialist housing for older and disabled people and the specific arguments put forward by the applicant in relation to the site selection and the need.
- 9.23 The detail of the proposal, will then be considered, taking into account all relevant planning policies, identifying those areas that either accord or conflict with the plan. Any harm arising from the development will also be identified along with relevant material considerations weighing in its favour. It is only once all factors have been weighed in the final planning balance that a recommendation can be made as to the acceptability or otherwise of the development.

National Policy and Guidance

- 9.24 The NPPF stresses that in order to support the Government's objective of significantly boosting the supply of homes, it is important that the needs of groups with specific housing requirements are addressed.
- 9.25 Paragraph 62 states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including, older people and people with disabilities, among others. The development proposed in this application would cater to the needs of these two of these groups, 'older people' and 'people with disabilities'.

- 9.26 The National Planning Practice Guidance (PPG) 'Housing for older and disabled people' (June 2019) identifies that the need to provide housing for older people is 'critical', given the projected increase in the number of people aged 85 and over, which is projected to double to 3.2 million by mid-2041. The guidance also highlights the importance of specialist and supported housing for people with disabilities, as it helps them to live safe and independent lives.
- 9.27 Paragraph 16 addresses what should be considered when assessing planning applications for specialist housing for older people, citing the location and the viability of a development as factors. It goes on to state that where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need.
- 9.28 In relation to addressing the needs of people with dementia the PPG states that there should be a range of housing options and tenures available to people with dementia, including mainstream and specialist housing. It further advises that innovative and diverse housing models should be considered where appropriate.

Site selection

- 9.29 The applicant, 'CARE', is a new company formed for the specific purpose of establishing the Hogeweyk model as part of the UK's dementia care offer. The company is based in Haverhill, and they have advised that they want the first home to be close to the company base, to ensure that construction and operation can be closely managed and monitored.
- 9.30 The applicant has also set out several other reasons why Haverhill has been chosen as the location. These include: the presence of a large labour force; a good level of awareness of dementia locally; positive engagement with local stakeholders; recent housing growth providing a good choice of homes which are relatively accessible and affordable for staff; and the good road connectivity to the rest of Suffolk and into Essex and Cambridgeshire.
- 9.31 Having established Haverhill as the desired location the applicant has provided information on the sequential approach to site selection, starting in the town centre and working out until a suitable site was found.
- 9.32 Twelve sites in and around Haverhill were identified and these were assessed against a set of exclusionary criteria and qualitative criteria, set out below:

Exclusionary criteria

- Availability
- Size (0.9 ha – 2.5 ha)
- Irregular shape (such that it reduces usable area of site below 0.9 ha)
- Presence of immovable constraints (such that they reduce usable area of site below 0.9 or divide site significantly)
- Planning designations (where these would not allow the proposals and cannot be overcome through exception or challenge).

Qualitative criteria

- Good noise environment (important because noise is a stressor and causes confusion for those living with dementia and noise during the evening has the potential to effect sleep patterns).
- Suitable transport options;
- Minimal activity around the site
- Immediate surrounding / calming environment
- Space for ancillary aspects of village life – sufficient space for suitable outside spaces;
- Connectivity with nature;
- Prominence – good visibility from main road if possible.

- 9.33 After applying the criteria to the sites, only the application site was found to be both suitable and available.
- 9.34 Officers understand and accept the rationale put forward for Haverhill and acknowledge the assessment of other potential sites within the defined area of search, noting the fact that a sequential approach to site selection is not specifically required by the policy.
- 9.35 Alongside the sequential assessment, the applicant has highlighted that due to the nature of the proposal, a policy compliant, town centre location would be less desirable. This is particularly due to the need for a good noise environment with a lower risk of noise disturbance, particularly during evenings, at night and early mornings. They state that a location with minimal activity around the site is particularly important, as the wrong kind of sensual stimulus can be particularly harmful to those living with dementia.
- 9.36 The CARE model also necessitates an inward-looking community to provide a secure environment within which residents can roam more freely. This design approach would be unlikely to create the sort of active frontages normally appropriate for sites within a built-up setting.
- 9.37 On the basis of the information provided, it is considered reasonable to give some weight to the specific locational requirements of the type of facility proposed, as a material consideration. This would only be relevant to the specific proposal set out in this application and not a broader more traditional C2 use.

Suitability and sustainability of location

- 9.38 Policy DM23 directs care homes to sites suitable for housing, which are those within the settlement boundary. The application site is located outside the settlement boundary for Haverhill and as such it conflicts with policy DM23 as a matter of fact. However, the specific context of the site, the nature of the development and its relationship to the extended settlement boundary for Haverhill is such that it is not considered to be remote or isolated.
- 9.39 The site itself is also already developed to some extent, although not as intensively as proposed in this application, and sits within a small cluster of other development including some residential properties, an education facility and the Jehovah's Witness Kingdom Hall.

- 9.40 Given the nature of the proposed development which would solely accommodate those with complex dementia needs, residents are unlikely to be leaving the site, accompanied or unaccompanied as perhaps might be the case for more traditional care homes. Those travelling to and from the site are therefore likely to be restricted to employees and visitors.
- 9.41 The site is approximately 210 metres (as the crow flies) from the edge of the northeast Haverhill development, which will eventually deliver up to 2500 homes, two schools, open spaces and local centres containing a range of retail and community uses. The whole development has outline planning permission and the first phases have reserved matters consent and are currently under construction. Further development is also taking place on the western side of the A143 along with the new relief road.
- 9.42 Within time, the site will be within easy walking distance of the local facilities in Great Wilsey Park for staff, either by the adjacent public right of way or via the proposed improved route on the A143. The proposal also includes the provision of bus stops directly outside the application site which could be served by existing bus routes to the town and the surrounding area.
- 9.43 The proposal would provide potential employment for the occupiers of the new housing in both the north west and north east Haverhill developments both of which are close enough to the application site to be accessed on foot or by cycle. Members of staff living further afield would have fairly limited opportunity to use travel modes other than the private car. To address this the applicant has set out measures within a travel plan including the provision of a staff transport minibus. This would be secured by condition.
- 9.44 In light of the above, whilst outside the settlement boundary, the site would have relatively good accessibility to services and facilities by means of transport other than the private car. As such, it is not considered to be locationally unsustainable. This should be taken into account when considering the conflict with policy DM23.

Need

- 9.45 The applicant has submitted a statement of need as part of the application. The statement highlights the projected growth in the UK elderly population over the next 10 years and beyond and the likely associated increase in demand for all types of care, including dementia care.
- 9.46 Alongside the national picture, it highlights that the number of older people in Suffolk will continue to increase over the coming decades. In 2016, one in five Suffolk residents were aged 65 or over; this will rise to one in three by 2041. The number of people aged 85 or over will more than double in the same time period (Office for National Statistics 'Living Longer: how our population is changing and why it matters', 2019).
- 9.47 The applicant's Statement of need uses demographic data and information on the likely proportion of dementia sufferers within a population to point to a significant increase in the need for dementia care locally over the coming years. While the data available is not specific enough to say what percentage of dementia sufferers would seek the kind of care provision proposed in this application, the applicant states that multiple factors point

to a level of need both nationally and locally of which only a small part would be met by the proposed care village.

- 9.48 Information available to the local planning authority does not contradict the trends identified in the applicant's needs assessment. Indeed, the emerging evidence in the Housing Needs Assessment to support the Local Plan indicates that between 2020 and 2040 the number of older people with dementia is expected to increase by 76.2%.
- 9.49 In order to better understand the local picture regarding need, additional consultation was carried out with the West Suffolk Clinical Commissioning Group (CCG) on the need for specialist care (for complex dementia needs) during the application. To inform their response the CCG sought input from Suffolk County Council.
- 9.50 The response identified demand specifically for complex dementia care within the locality and the County Council advised that as an organisation they continue to experience challenges in successfully placing customers who exhibit fluctuating capacity, a lack of capacity combined with "walking with purpose". They further advised that occupancy rates within these services are consistently high.
- 9.51 The response also confirmed that whilst Adult Community Services does not regularly place customers out of county with dementia needs, individuals are regularly moved away from their local community in order to facilitate their needs and while there is availability for placing customers within care homes in Haverhill, it is limited.
- 9.52 In the absence of specific data, it is difficult to quantify an unmet need. However, the County Council, via the CCG, has advised that there are limited vacancies for customers with complex dementia needs and they have advised that as an organisation they are seeing the demand for this type of care continuing to grow.
- 9.53 The need for specialised dementia care provision identified in the CCG response is an important consideration and one that should be taken alongside the argument put forward by the applicant that this proposal is not comparable to other traditional residential care homes. Furthermore, the evidence available at this time indicates that the level of dementia care needed over the coming years is likely increase.
- 9.54 In this context the development will undoubtedly have a benefit through the provisions of a special dementia care facility of a nature that does not currently exist regionally and as such this will weigh in favour of the development in the planning balance.

Other benefits of the development

- 9.56 In addition to the benefits associated with the provision of specialist dementia care the applicant has identified economic benefits associated with the development in terms of employment opportunities and investment in construction, which bring associated benefits to the local economy.

- 9.57 In terms of employment generation, the planning statement advises that the proposed village will employ up to 165 staff. Of these, 132 will be medical staff, including Practice Nurses, Senior Support Workers and Home Support Workers. In addition to the medical element of the workforce, there will be 33 staff associated with the maintenance, running and management of the village.
- 9.58 It is accepted that weight should be attributed to the contribution that new development can make to economic growth.

Design, Layout, Visual Amenity and landscape impact

- 9.59 The NPPF stresses the importance the Government attaches to the design of the built environment, confirming good design as a key aspect of sustainable development. The Framework goes on to reinforce this by confirming that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The National Design Guide also emphasises the importance of good design, setting out how this can be achieved.
- 9.60 These design aspirations are reflected in policy CS3 of the Core Strategy and policy DM2 of the Joint Development Management Policies Document.
- 9.61 Policy DM2 sets out a number of development principles which development proposals should adhere to. In terms of the impact on visual amenity and the character and appearance of an area, points a, b, d and j of policy DM2 are most relevant. These are set out below:
- a) Development should recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape/townscape character appraisal to demonstrate this.
 - b) Development should maintain or create a sense of place and/or local character, particularly restoring or enhancing localities where strong local characteristics are lacking or have been eroded.
 - d) Development should not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of a settlement.
 - j) Development should produce designs that respect the character, scale, density and massing of the locality.
- 9.62 The application site lies just outside Haverhill on the northern side of the town, The character of this part of the town is set to change considerably in the coming years as two major strategic extensions and a relief road are constructed.
- 9.63 In the immediate vicinity of the site there are some existing residential properties of varying scales and design. Some of these relate more closely to the highway and others, including the dwelling known as Little Court and the properties to the east of the application site are set further back from the highway. There are also existing larger building complexes in the

form of a special school and a Jehovah's Witness Kingdom Hall to the north east of the site.

- 9.64 The applicant has advised that the care village is laid out to create small and intimate squares and streets to help residents feel at ease as large spaces breed nervousness and insecurity for dementia sufferers. The external spaces allow freedom to wander for residents in a manner which both feels safe and secure and the streets and squares will all contain memorabilia and sensory landscaping to provide beneficial mental stimuli and contribute to the wellbeing of residents.
- 9.65 The Design and access statement highlights that the village will create six distinct character areas within the development: the arrival; the piazza; the terrace; the garden; the woodland and the mews. These areas would include sensory planting and tactile material finishes for built elements to stimulate thought process and help spatial awareness for residents.
- 9.66 The development comprises of one and two storey buildings, which minimises the visual impact on the surrounding area. The eaves have been taken as low as practicable to also reduce visual impact and orientation of the buildings which creates views including ridges and gable ends helps to create visual interest and break up the bulk of the development.
- 9.67 Pitched roofs are proposed to respect the local vernacular and reflect the architectural form of the neighbouring properties, with clipped eaves to give a contemporary and crisp appearance. Services will be grouped at two locations and will use a 'chimney' to exit the roof. These 'chimneys' will be clad with metal siding to portray their actual use.
- 9.68 The materials palette has been influenced by the local vernacular and the desire for low-carbon materials:
- The residential units have a vertical board-on-board cladding arrangement and rendered sections in off-white colour at the stepped-back walls;
 - The communal building and activity pavilions have a dark horizontal tongue-and-groove cladding with an infill veneered panel helps the articulation of the fenestration along the Northern elevation and highlights entrances.
 - Roofs will have plain tiles in two tones, contributing to the feeling of informality and helping to fragment the perception, to better blend with the surrounding.
- 9.69 The final detail of the materials would be secured by condition.
- 9.70 The application has been accompanied by a Landscape and Visual Impact Assessment (LVIA). This has been prepared following the principles set out in the third edition of the "Guidelines for Landscape and Visual Impact Assessment"(GLVIA3). In order to understand the likely changes for landscape character and visual receptors, the LVIA provides a baseline description of the existing landscape and built features within the Site and the surrounding local context, as well as the potential effects on landscape and visual receptors. The LVIA concludes that "the greatest effects on landscape character and features would be limited to those within the site and which would be of Moderate significance during the construction phase" Whereas, the effects on visual amenity will be limited to "areas in

the immediate vicinity of the site and specifically to areas beyond the south eastern boundary where the significance of effects immediately post-construction would be Moderate.” We landscape comments raise no concerns regarding this judgement and it is considered that the scheme will result in significant landscape and/or visual harm.

- 9.71 Overall, it is considered that the design of the proposed development has responded to local character and minimised visual impact on the landscape while also catering to the specific needs of the future occupants. The design is considered to be of a high quality, appropriate to its location the layout provides space for soft landscaping and outdoor spaces appropriate for the needs of the residents.
- 9.72 The development is therefore considered to be in accordance with policies CS1, CS2 and CS3 of the St Edmundsbury Core Strategy 2010, Policies DM2 and DM15 of the Joint Development Management Policies Document 2105 and the relevant guidance set out in the NFFP.

Residential Amenity

- 9.73 Policy DM2 of the JDPM states that developments should also ensure that future residents have a satisfactory level of amenity and that the amenity of nearby residents are not adversely affected.
- 9.74 The amenity of the occupants in this case is very specific to their needs and the desire to provide the best environment for dementia care clearly pervades the whole development.
- 9.75 In terms of the impact on the amenity of neighbouring properties the nearest residential dwelling would be Little Court. Given the scale of the development and the degree of separation other neighbouring properties would not be directly affected by the development.
- 9.76 The relationship with Little Court is relatively close with the dwelling approximately 20 metres from the site boundary. One of the blocks would be located roughly parallel to the site boundary and the elevation facing Little Court would contain windows at ground and first floor and two small balcony areas.
- 9.77 Given the scale of the development, the existing boundary vegetation and the significant amount of garden land associated with Little Court it is considered that the development would not result in an unacceptable adverse impact on the residential amenity of that property. The relationship could be further improved by additional planting which could be secured by condition, noting that the neighbouring dwelling is shown within the blue line on the location plan indicating that it is in the same ownership.
- 9.78 In light of the above it is considered that the impacts on residential amenity are acceptable and the development is in accordance with policy DM2 of the JDMPD in this regard.

Access, Movement and connectivity

- 9.79 The NPPF promotes all forms of sustainable transport, advising that development should provide for high quality walking and cycling networks.

- 9.80 It goes on to advise that development should not be prevented or refused on transport grounds, unless there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.
- 9.81 Policy DM2 of the Joint Development Management Policies Document also requires that new development should produce designs that accord with standards and maintain or enhance the safety of the highway network and policy DM46 confirms that the authority will seek to reduce over-reliance on the car and promote more sustainable forms of transport.
- 9.82 The highway authority's initial response to the application highlighted several concerns with the proposal and maintained a holding objection on the grounds of highway safety. These concerns related to the amount of parking provided, the assumptions made in the travel plan, poor accessibility to the site by walking and cycling and an unacceptable access design.
- 9.83 The applicant has submitted additional information to address the above concerns and the highways authority has confirmed that they no longer object to the application, subject to the use of conditions.
- 9.84 The applicant originally proposed to provide improved connectivity to the town through the upgrading of FP No. 5 to a Bridleway, which would allow use by cyclists. This non-direct route would create an off-road connection. However, upgrading this route has previously been explored as part of the Great Wilsey Park development and was met with objection from the landowner due to potential conflict with farm traffic. As such this could not be relied upon to deliver a sustainable connection to the town. In light of this, the applicant has reviewed the access strategy and presented an option for a new footway/cycleway along the A143.
- 9.85 A footway connection is proposed from the existing footway on the northern side of the A143 to the site, with an uncontrolled crossing proposed to allow pedestrians to cross to gain access to the site. A footway connection has also been provided to FP No. 5 from the site access, east of the site providing a pedestrian connection to the PROW network.
- 9.86 The applicant's highway consultants have advised that a S106 contribution for walking and cycling improvement could be provided to secure measures on the northern side of A143. Currently, the highway authority is advising that all the measures would be secured by condition. However, the local authority is seeking confirmation that no S106 contribution is required to deliver the necessary improvements to the highway and public right of way network. Members will be updated on this before committee.
- 9.87 Improved cycle storage facilities are proposed, the details of which would be secured by condition and electric bikes and electric charging points are also included as part of the proposal.
- 9.88 In terms of car parking, the applicant has increased the number of spaces to 73. 24 of the spaces would be allocated as visitor parking (equivalent to 20% of residents having visitors at any one time) and the remaining 49 spaces would be allocated for staff. This means that of the 55 staff expected

on site at any one time, 6 are expected to arrive by other means than a private car.

- 9.89 The applicant has advised that the measures in the amended travel plan will ensure that more than 6 members of staff will arrive by other means. The Care Home will operate a mini bus to collect staff and bring them to the site. Car sharing will also be encouraged. The applicant has also agreed to the use of a car parking management plan, as suggested by the highway authority, which would include details of visitor parking will be managed.
- 9.90 Whilst the applicant does not consider that any overspill parking would be likely to occur, the use of flexible verge markers has also been proposed to prevent unsafe parking up on the verges near the site.
- 9.91 In terms of the access, the applicant has amended the drawings and a designer's response to following the result of a road safety audit. The audit and a designer's response have been provided and the highway authority has confirmed it is acceptable.
- 9.92 In light of the amended proposals and road safety audit and the subsequent comments from the highway authority, the proposed access arrangements are considered to be safe. The development would not significantly affect the capacity of the local highway authority and it is proposed that off-site are secured to create improved pedestrian and cycle links to the town. The development is therefore considered to be in accordance with policies DM2 and the Development Brief in respect of highways.

Ecology, biodiversity and trees

- 9.93 The NPPF confirms that the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible (paragraphs 174 and 175). This is reflected in policies DM11 and DM12 which seek to safeguard protected species and state that measures should be included in the design of all developments for the protection of biodiversity, the mitigation of any adverse impacts, and enhancements commensurate with the scale of the development. In addition, policy DM13 seeks to prevent unacceptable adverse impacts on the character of the landscape and landscape features.
- 9.94 The Natural Environment and Rural Communities (NERC) Act (2006) Section 40(1) also imposes a duty on every public authority in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.
- 9.95 The application is supported by an ecological impact assessment (which is supported by specific species surveys), and an arboricultural impact assessment.
- 9.96 The ecological impact assessment identifies several notable and/or protected species and habitats which could be affected by the development and sets out the required mitigation measures to avoid

adverse impacts. The receptors identified are nesting birds, bats, badgers, hedgehogs, harvest mouse and hazel dormouse.

- 9.97 The assessment also sets biodiversity enhancements which would be secured through a condition and in a biodiversity enhancement strategy. This would ensure measurable net gains for biodiversity, as required by policy DM12 and as set out under Paragraph 174d of the National Planning Policy Framework (2021). The mitigation measures would also be secured by condition as would a wildlife sensitive lighting scheme.
- 9.98 In terms of trees and existing landscape features the development seeks to retain as many of the existing features as possible. Some limited tree removal is proposed which would not significantly impact on the contribution the existing tree groups make. The proposal would also include additional planting, the final details of which would be secured through condition.
- 9.99 There would also be some limited encroachment into the root protection areas of some trees to accommodate the proposed parking area and to accommodate a drainage run. To mitigate for this no-dig construction, specialist materials and use of protective barriers are proposed.
- 9.100 The applicant's tree report states that the proposed layout allows adequate space around retained trees to accommodate future growth. There would be some shading of adjacent accommodation. However, the applicant advises that the relationship with the trees is positive in the context of this particular development given the therapeutic value of vegetation and the reassuring impact on spatial perception often experienced by dementia patients.
- 9.101 The landscape officer highlighted the close proximity of the eastern hedgerow to some of the proposed buildings. However, the applicant has advised that this hedge would be retained and managed with additional gapping up as part of detailed landscape proposals. The landscape officer has confirmed that this can be addressed with new planting as the quality and value of the existing hedge is not high. In any event, planning conditions could be applied to any consent to ensure that no additional trees or hedging would be removed, in order to avoid unassessed ecological impacts. An arboricultural impact assessment would also be secured by condition to ensure proper protection measures are in place for the retained trees and hedges.
- 9.102 Subject to the use of conditions, it is considered that the proposed development is acceptable in terms of ecology, biodiversity and trees. It is therefore considered to be in accordance with policies CS1 and CS2 of the St Edmundsbury Core Strategy 2010, policies DM2, DM11, DM12 and DM13 of the Joint Development Management Policies Document 2105 and the guidance set out in the NFFP.

Sustainable development

- 9.103 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, this objective can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

9.104 An assessment of the sustainability and energy efficiency of the proposed development has been undertaken and is the basis of the Sustainability and Energy Statement which forms part of the application. The statement seeks to ensure that all practicable measures have been taken in order to deliver a sustainable form of development at the site which seeks to mitigate any environmental impacts.

9.105 The following strategies are proposed to be adopted:

- High performance thermal insulation;
- Thermally efficient windows;
- High levels of air tightness;
- Mechanical ventilation with heat recovery;
- No mechanical cooling;
- Low energy and LED lighting; and
- Split system heat pumps.

9.106 The assessment also considers the potential for incorporation of renewable energy technologies in the proposed development. The following solutions have been considered appropriate and form part of the application scheme:

- Photovoltaic panels (PV)
- Solar hot water
- Air source heat pumps

9.107 The submitted information confirms that the provision of enhanced building fabric specification, plus efficient mechanical and electrical servicing allied to renewable technologies, will achieve an improvement above current Building Regulation Part L2A (2013). Indeed, the Statement demonstrates that the building emission rate reduction will be at least 7.5% better than building regulation requirements.

9.108 The development is therefore considered to meet and exceed development plan policy and NPPF policy. It is therefore acceptable in energy sustainability terms.

Heritage Impacts

9.109 Heritage assets encompass a wide range of features, both visible and buried, including archaeological remains, Listed Buildings and non-designated heritage assets.

9.110 The conservation of heritage assets is a core principle of the planning system (paragraph 17) upon which the NPPF places great weight as part of achieving sustainable development. The NPPF guidance is reflected in Development Plan Policies DM15 (listed buildings), DM16 (local Heritage Assets) DM17 (Conservation Areas) and DM20 (archaeology).

9.111 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires the decision maker to have special regard to the desirability of preserving or enhancing a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the same Act requires the decision maker to have special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

- 9.112 The Haverhill Conservation Area is sufficiently distant from the application site to ensure that there would be no impacts associated with this development. As such policy DM17 of the Joint Development Management Policies Document 2015 is not relevant to the determination of this application.
- 9.113 The scheduled monument known as the 'Moated site at Great Wilsey Farm' to the south east of the application site is also considered to be sufficiently distant from the development to ensure there would be no adverse impacts.
- 9.114 In terms of below ground heritage assets, the site lies in an area of archaeological potential recorded on the County Historic Environment Record. The County Council Archaeological Service have therefore advised that in accordance with the National Planning Policy Framework (Paragraph 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.
- 9.115 Subject to the use archaeological conditions the development is therefore considered to be acceptable in terms of the impact on heritage assets and does not give rise to any conflict with the relevant Development Plan Policies DM15, DM17 and DM20 of the Joint Development Management Policies Document and Core Strategy Policy CS2.

Flood Risk and Drainage

- 9.116 The site is situated in flood zone 1 and is at low risk of flooding.
- 9.117 Suffolk County Council have reviewed the application in their capacity as the lead local flood authority (LLFA). Additional information has been provided in response to their initial comments and having reviewed this information the LLFA has confirmed that the proposed surface water drainage scheme is acceptable and should be secured by condition.

Planning Obligations

- 9.118 Planning obligations can be secured as to mitigate for any unacceptable impacts in order to make the development acceptable. Such obligations must only be sought where they are:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 9.119 The following obligations have been requested to mitigate for the impacts of this development:

Health

- 9.120 The proposed development is likely to have an impact on the services of 2 main GP practices within the vicinity of the application site. The GP practices combined do not have capacity for the additional growth resulting from this development.

9.121 A developer contribution will therefore be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £33,525.36

Libraries

9.122 The County Council has requested a contribution of £10,800.00 towards libraries to be spent to support improved services and outreach at Haverhill Library and a monitoring fee.

9.123 Given the nature of the development it is extremely unlikely that residents of the scheme would be taken to local public libraries, the probability is that most would use the in-house reading resources provided. There is also no detail of how an outreach service by the library would relate to this self contained development. In light of this, it is officers view that this request is unlikely to be CIL compliant. Further evidence and justification on this point will be sought from the County if it is to be included within the S106.

9.124 Off-site improvements to highways, rights of way and public transport infrastructure

9.125 The local highway authority has indicated that the required improvements could be secured through the use of a planning condition. However, it is considered that a contribution to provide the necessary improvements may be required and as such the local planning authority is seeking further advice from the County Council in this regard.

9.126 It is proposed that any S106 legal agreement should include the necessary contribution in relation to this infrastructure as confirmed by the County Council.

Planning Balance and Recommendation

9.127 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

9.128 In this case, the development would conflict with policies DM5 and DM23 of the JDMPD, due to the location of the development outside the settlement boundary. The proposal is therefore considered to be a departure to the main operative policies of the development plan. In such situations, the statutory status of the development plan as the starting point for decision making dictates that the application should only be approved where material considerations clearly indicate that the plan should not be followed.

9.129 In this case, the context of the site is relevant as whilst it is outside the settlement boundary it falls within an existing cluster of buildings and is in relatively close proximity to a large urban extension to the town, immediately to the south of the site. The development site would have relatively good accessibility to services and facilities by means of transport other than the private car and as such it is not considered to be locationally unsustainable.

- 9.130 The application proposes a highly specialised dementia care facility and the supporting text to policy DM23 recognises that developments such as this may find it difficult to find suitable and available sites within the settlements.
- 9.131 The applicant has demonstrated a sequential approach to their site selection as advised in the supporting text to the policy. The applicant has also set out the rationale for their area of search in and around Haverhill. As this is one of the largest and more sustainable settlements within the district, the applicant's approach in this regard is considered to be reasonable.
- 9.132 The application site was found to be the only suitable and available site for the development. Due to the nature of the development proposed it is accepted that a policy compliant, town centre location may be less desirable both in terms of the likely noise environment and the fact that this development is necessarily inward looking. These factors together carry some weight in favour of the proposal.
- 9.133 On a review of the applicant's case and the evidence available to the local planning authority it is considered that the development would meet a current and increasing need for specialist dementia care in the area. It is considered that this carries significant weight in favour of the development.
- 9.134 The development would also bring additional economic benefits through the creation of short term and long-term employment during construction and operation. This would also carry considerable weight in favour of the development.
- 9.135 It is considered that subject to the use of appropriate conditions, the development would accord with development plan policies in relation to the following areas:
- design, layout, visual amenity and landscape impact (policies CS1, CS2 and CS3 of the St Edmundsbury Core Strategy 2010, Policies DM2 and DM15 of the JDMPD).
 - Residential amenity (policy DM2 of the JDMPD).
 - Access, movement and connectivity (policy CS7 of the Core Strategy and policies DM2, DM22, DM44 and DM45)
 - Ecology Biodiversity and Trees (policies CS1 and CS2 of the St Edmundsbury Core Strategy 2010, policies DM2, DM11, DM12 and DM13 of the JDMPD).
 - Sustainability (policy CS 2 of the Core Strategy and policy DM7 of the JDMPD).
 - Heritage impacts (policy CS2 of the Core Strategy and policies DM15, DM17 and DM20 of the JDMPD)
 - Flood risk and drainage
- 9.136 These factors are therefore neutral in the planning balance.
- 9.137 No other material harm has been associated with the development other than the harm to be attributed to the conflict with policy in terms of the development's location.

9.138 The planning balance is a matter of judgement and there are no clearly defined thresholds over which the material considerations weighing in favour of a proposal would tip the balance to indicate that a departure from the plan is appropriate.

9.139 In this case, when assessed against the NPPF and development plan as a whole, it is considered that the benefits of the scheme would demonstrably outweigh the harms. The sum of this balance amounts to a material consideration of sufficient weight to clearly justify a determination other than in accordance with the development plan.

9.140 The application is therefore recommended for APPROVAL.

10.0 Recommendation:

10.01 That planning permission is **GRANTED** subject to:

- 1.) The completion of a S106 agreement to secure the following (subject to meeting the CIL Reg 122 tests):
 - NHS contribution
 - Libraries contribution (if evidenced and agreed by the lpa)
 - Financial contribution as directed by the highways authority in respect of off-site highways, public rights of way and public transport improvements.

In the event that there are any substantive changes to the S106 package, then this will go back to the Chair of the Development Control Committee to determine whether it is necessary to bring the proposals back before the Committee.

2.) The following conditions:

1. Time

The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. Approved plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Plan/ document	Reference number	Date
AMENDED LOCATION PLAN	410_00_00_EX_A_0011_2	Jul 21
AMENDED EXISTING SITE PLAN	410_00_00_EX_A_1000_2	Jul 21
AMENDED SITE DEMOLITION PLAN	410_00_00_DE_A_1005_1	Jul 21
EXISTING ELEVATIONS	410_00_EL_EX_A_4000	Feb 21
TOPOGRAPHY PLAN	410_00_00_PL_A_1015	Feb 21
AMENDED GROUND FLOOR SITE PLAN	410_00_OG_PL_A_1100_1	Jul 21
AMENDED PROPOSED BLOCK PLAN	410_00_00_PL_A_1010 rev 1	Jul 21

AMENDED FIRST FLOOR SITE PLAN	410_00_1F_PL_A_1110_1	Jul 21
NORTH ELEVATIONS - A, J, K AND G	410_00_EL_PL_A_4102	Feb 21
NORTH, WEST AND SOUTH ELEVATIONS - L M and N	410_00_EL_PL_A_4115	Feb 21
SITE SECTIONS	410_00_SE_PL_A_3100	Feb 21
TYPICAL SECTIONS	410_00_SE_PL_A_3200	Feb 21
BLOCK A - GROUND AND FIRST FLOOR	410_A_00_PL_A_2000	Feb 21
BLOCK B AND C - GROUND AND FIRST FLOOR	410_BC_00_PL_A_2010	Feb 21
BLOCK D - GROUND AND FIRST FLOOR	410_D_00_PL_A_2020	Feb 21
BLOCK E - GROUND AND FIRST FLOOR	410_E_00_PL_A_2030	Feb 21
BLOCK G AND F - GROUND AND FIRST FLOOR	410_FG_00_PL_A_2040	Feb 21
BLOCK H AND I - GROUND AND FIRST FLOOR	410_HI_00_PL_A_2050	Feb 21
BLOCK K - GROUND AND FIRST FLOOR	410_K_00_PL_A_2070	Feb 21
BLOCK L, M AND N - GROUND FLOOR	410_LN_00_PL_A_2080	Feb 21
SOUTH AND WEST ELEVATIONS - I, J, - D TREE YARD	410_00_00_EL_PL_A_4111	Feb 21
ACCESSIBILITY - INTERNAL LAYOUT	410_00_00_PL_A_1162	Feb 21
AMENDED ACCESSIBILITY FIRST FLOOR	410_00_00_EX_A_1000_2	Jul 21
ACCESSIBILITY GROUND FLOOR	410_00_0G_PL_A_1160_2	Jul 21
SOUTH ELEVATION - F, E AND D	410_00_EL_PL_A_4100	Feb 21
WEST ELEVATIONS - A, J, K, G AND F	410_00_EL_PL_A_4101	Feb 21
EAST ELEVATION - C, B AND A	410_00_EL_PL_A_4103	Feb 21
ELEVATION - NORTHERN COURTYARD	410_00_EL_PL_A_4110	Feb 21
ELEVATIONS - SOUTHERN COURTYARD	410_00_EL_PL_A_4112	Feb 21
ELEVATION BLOCK E F - SOUTH AND H E - WE...	410_00_EL_PL_A_4113	Feb 21
NORTH, SOUTH AND EAST ELEVATIONS	410_00_EL_PL_A_4114	Feb 21
BLOCK J - FIRST FLOOR	410_J_00_PL_A_2060_1.0	Mar 21
AMENDED EAVE LEVEL	410_00_2E_PL_A_1120_1	Jul 21
AMENDED ROOF SITE PLAN	410_00_3R_PL_A_1130_1	Jul 21
AMENDED KEY PLAN	410_00_3R_PL_A_1900_1.0_2	Jul 21
ECOLOGICAL IMPACT ASSESSMENT	ECIA_20210514_001 P07	Sep 21
SURFCAE WATER MANAGEMENT NOTE		Aug 21
SURFACE WATER DRAINAGE NOTE		Aug 21
TRANSPORT NOTE 02	ZA 921	Sep 21
STRATEGY FOR THE DISPOSAL OF SURFACE WATER	ZA921-PL-SK-300 Rev P07	Aug 2021
FLOOD RISK ASSESSMENT	CCE/ZA921/FRA-03	Feb 21
TREE SURVEY AND CONSTRAINTS PLAN	LSDP 1599.01	
AMENDED PROPOSED WORKS TO EXISTING PLANTING	410_00_00_PL_A_1020_1	Jul 21
ACCESS AND LANDSCAPE STRATEGY	410_00_00_PL_A_1002	
PROPOSED ACCESS	ZA921-PL-DR-001 P09	Sep 21

VISIBILITY PLAN	ZA921 - PL - SK - 006 p002	
DESIGN AND ACCESS STATEMENT	-	Feb 21
Utilities and Waste water Assessment	CCE/ZA921/UWA-02	Feb 21
Sustainability appraisal	2020.240	Feb 21
Land contamination assessment	5449,DS/DESK/AT,TP/08-02-21/V1	Feb 21

Design and Access Statement - Feb 2021

PLANS

Reason: To define the scope and extent of this permission.

3. Specialist dementia care use

The development hereby approved shall only be used as a specialist dementia care village as described in section 2 of the submitted planning statement. The development site shall not be subdivided and shall not operate as any other type of care facility.

Reason: The development has been assessed and found acceptable on the basis of it providing a specialist dementia care facility. The benefits associated with the development and the weight attributed to them are specific to the use proposed and would not be the same for a general C2 use.

4. Archaeology – pre commencement

No development shall take place within the site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions;

and:

- a) The programme and methodology of site investigation and recording
- b) The programme for post investigation assessment
- c) Provision to be made for analysis of the site investigation and recording
- d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e) Provision to be made for archive deposition of the analysis and records of the site investigation
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by

this development, in accordance with Policy DM20 of the Forest Heath and St Edmundsbury Local Plan Joint Development Management Policies 2015, Policy CS2 of St Edmundsbury Core Strategy 2010 and the National Planning Policy Framework (2019)

5. Archaeology – pre occupation

No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy DM20 of the Forest Heath and St Edmundsbury Local Plan Joint Development Management Policies 2015, Policy CS2 of St Edmundsbury Core Strategy 2010 and the National Planning Policy Framework (2019)

6. Sustainability – compliance

The development hereby approved shall be carried out in accordance with the measures set out in the sustainability appraisal and the associated energy strategy.

Reason to ensure the reported sustainability performance set out in the submitted sustainability is achieved to ensure compliance with the policy CS2 of the Core Strategy and policy DM7 of the Joint Development Management Policies Document 2015.

7. Electric vehicle charging - pre commencement

Prior to the commencement of development full details of the electric vehicle and cycle charging facilities to be provided on site for staff and visitors shall be submitted to the local planning authority and approved in writing.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework and the Suffolk Parking Standards. The condition is pre-commencement as such facilities will rely on underground infrastructure the details of which will need to be finalised before construction commences.

8. Materials – prior to construction

No construction using visible facing or roofing materials take place until details of those facing and roofing materials to be used have been submitted

to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a high quality appearance that respects the character of the area in accordance with policies DM2 and DM22 of the Joint Development Management Policies Document.

9. Levels

Prior to the commencement of development, details of the existing and proposed ground levels, finished floor levels and the position and depth of all services to be laid, constructed or installed (including drains, cables, pipes, sewers and soakaways). Where this information is not available the site plan shall be marked up to show all routes available for this use and those areas not marked in this way shall be excluded from this use.

Reason: To enable a full and proper assessment of the proposed development to ensure a high quality with sufficient space for landscaping and to ensure against adverse impacts on existing landscape features and amenity.

10. Public Right of way - pre-commencement

Prior to the commencement of any development, details of measures to protect the adjacent public right of way and amenity of users of the public right of way during construction shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the measures shall be put in place and retained in accordance with the approved details.

Reason: To protect the amenity of users of the Public Right of Way in accordance with policy DM44 of the Joint Development Management Policy Document 2015. The condition is pre-commencement as it specifically relates to the measures to be undertaken during the construction period which will need to be in place before any work takes place.

11. Construction surface water drainage management plan – pre commencement.

No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include: method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-anddrainage/guidance-ondevelopment->

12. Surface water drainage – compliance

The strategy for the disposal of surface water (Cannon Consulting, dated: Aug 2021 ref: ZA921-PL-SK-300 Rev P07) and the Flood Risk Assessment (Cannon Consulting, dated: Feb 2021, ref: CCE/ZA921/FRA-03) shall be implemented as approved in writing by the local planning authority (LPA). The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

13. Suds components – within 28 days of practical completion.

Within 28 days of practical completion of the last dwelling or unit, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-assetregister/>

14. Soft and hard landscaping – pre commencement

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows in the surrounding area. A specification of soft landscaping, including proposed trees, plants and seed mixes must be included. The specification should be in line with British Standards and include details of planting works such as preparation, implementation, materials (i.e. soils and mulch), any protection measures that will be put in place (i.e rabbit guards) and any management regimes (including watering schedules) to support establishment. This should be accompanied by a schedule, with details of quantity, species and size/type (bare root, container etc). Hard landscape details such as surface materials and boundary treatments must also be included.

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with policies DM2 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all

relevant Core Strategy Policies. The condition is pre-commencement to ensure the planting does not conflict with any engineering operations or below ground services.

15. Soft landscaping for amenity – pre commencement

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority details of the planting proposed between the development and the adjacent neighbouring dwelling known as Little Court to create a landscape buffer to filter views from the development towards the dwelling.

Reason: To improve the relationship between the development and the nearest dwelling in the interests of amenity in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015. The condition is pre-commencement to ensure the planting does not conflict with any engineering operations or below ground services.

16. Arboricultural method statement – pre commencement

Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:

- a) Measures for the protection of those trees and hedges on the application site that are to be retained,
- b) Details of all construction measures within the 'Root Protection Area' (defined by a radius of $dbh \times 12$ where dbh is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
- c) A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

Reason - To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance. The condition is pre-commencement as existing landscape features could be adversely affected by any ground works on site and protection must be in place before any development commencement to ensure it is effective.

17. Tree and hedge removal

No trees or hedgerow removal shall take place other than as approved in the arboricultural method statement required by condition 16 above.

Reason - To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in

accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

18. Landscape management Plan – pre above ground construction

No development above ground level shall take place until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas (other than small privately owned domestic gardens) together with a timetable for the implementation of the landscape management plan, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details and timetable.

Reason - To ensure the longevity of the landscaping scheme and protect the visual amenity and character of the area, in accordance with policy DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

19. Vegetation Clearance – pre and during construction.

Notwithstanding the approved details or any details submitted in compliance with the requirements of any other conditions imposed upon this grant of planning permission, there shall be no clearance of any existing vegetation upon the site or other site clearance works during the bird nesting season (March - September inclusive), without the written agreement of the local planning authority following the submission of survey information, undertaken by a competent ecologist to assess the nesting bird activity on site during this period.

Reason: In the interests of protecting nesting birds and to comply with policies DM11 and DM12 of the Joint Development Management Policies Document.

20. Ecological mitigation and enhancement measures

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Green Willows Associates, May 2021, v:001 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g., an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

21. Biodiversity Enhancement Strategy- prior to occupation

A Biodiversity Enhancement Strategy for protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter."

Reason: To enhance protected and Priority species & habitats to allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and to meet the requirements of policy DM12 of the Joint Development Management policies Document 2015.

22. Sensitive lighting design scheme for wildlife and amenity– prior to installation of external lighting

A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority prior to the installation of any external lighting including security lights or temporary lighting during construction. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

The scheme shall also ensure a lighting environment of low district brightness at residential properties.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to meet the requirements of policy DM2 and DM11 of the Joint Development Management Policies Document.

23. Construction management plan – pre commencement

Before the development hereby permitted is commenced a comprehensive Construction and Site Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the

development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:

- A) site set-up and general arrangements for storing plant (including cranes), materials, machinery and equipment, offices and other facilities and contractors vehicle parking, loading, unloading and vehicle turning areas.
- B) Specific details of parking and turning for vehicles of site personnel, operatives and visitors
- C) Specific details of loading and unloading of plant and materials
- D) piling techniques
- E) storage of plant and materials
- F) provision and use of wheel washing facilities
- G) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- H) site working and delivery times
- I) a communications plan to inform local residents of the program of works
- J) provision of boundary hoarding and lighting
- K) details of proposed means of dust suppression
- L) details of measures to prevent mud from vehicles leaving the site during construction
- M) haul routes for construction traffic on the highway network and
- N) monitoring and review mechanisms.
- O) Details of deliveries times to the site during construction phase.
- P) noise method statements and noise levels for each construction activity including any piling and excavation operations.
- Q) dust, dirt and vibration method statements and arrangements.
- R) site lighting.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. Also, to protect the amenity of occupiers of adjacent properties from noise and disturbance.

24. New Access – before commencement of other development

No other part of the development hereby permitted shall be commenced until the new access has been laid out and completed in all respects in accordance with drawing no. ZA921-PL-DR-001 P09 with an entrance width of 7 metres for a distance of 15 metres measured from the nearside edge of the metalled carriageway. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway. This needs to be a pre-commencement condition because access for general construction traffic is not otherwise achievable safely.

25. Car parking – pre-above ground

Before any above ground construction is commenced details of the areas and infrastructure to be provided for the loading, unloading, manoeuvring and parking of vehicles including powered two-wheeled vehicles and electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles in accordance with the current Suffolk Guidance for Parking where on-street parking and or loading, unloading and manoeuvring would be detrimental to highway safety. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.

26. On site turning -pre commencement

Before the development is commenced details showing an adequate car turning space within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out before occupation and shall be retained thereafter and used for no other purpose.

Reason: To avoid unacceptable safety risk from vehicles reversing on highway by enabling vehicles to enter and exit the public highway in forward gear. [This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.]

27. Car parking management plan – pre- above ground construction

Prior to the development being first brought into use, a Car Parking Management Plan shall be submitted to and approved in writing by the local planning authority. It shall include the following:

- Details of car parking allocation and distribution (paying particular attention to staff turnover);
- Details of the management of car parking allocation and distribution – consideration for visitor parking is paramount. Details on how this will be managed should be included in the CPMP (i.e. booking system for visits);
- Methods to ensure there is no on-street car parking;
- A scheme for the provision and parking of cycles; and,
- Monitoring required of the Car Parking Management Plan to be submitted to and approved in writing in accordance with a timeframe to be agreed by the local planning authority.

The Car Parking Management Plan shall be fully implemented before the development is first occupied or brought into use, in accordance with a timeframe agreed by the Local Planning Authority, and thereafter retained for this purpose.

Reason: In the interests of highway safety and to ensure sufficient available on-site car parking and the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport.

28. Offsite highways work – pre commencement

No part of the development shall be commenced until full details of the

proposed off-site highways works on the A143 to improve pedestrian and cycle connectivity and details of the pedestrian and cycle access into the site, have been submitted to the local planning authority and agreed in writing.

The works, which shall be based on the details set out in the submitted transport note 2 and the associated drawings shall be completed in full before the development comes into use.

Reason: To ensure the appropriate final details for the highway improvements are finalised at an early stage to enable them to be carried out at an appropriate time to improve the safety of pedestrians and other road users and ensure an appropriate sustainable connection to the town.

29. Visibility – pre first use

Before the access is first used visibility splays shall be provided as shown on Drawing No. ZA921-PL-DR-001 P09 with an X dimension of 2.4 metres and a Y dimension of 215 metres [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

30. Provision of mini-bus

Prior to the development being first brought into use, details of the use and management of the Mini-Bus shall be submitted to and approved in writing by the local planning authority. The provision of the mini-bus shall be fully implemented before the development is first occupied or brought into use, in accordance with a timeframe agreed by the Local Planning Authority, and thereafter retained for this purpose.

Reason: In the interests of highway safety and in the interests of encouraging the use of sustainable modes of transport.

31. Travel Plan – prior to first use

Notwithstanding the submitted travel plan, prior to the approved development coming into use final details of the travel arrangements to and from the site, in the form of a Travel Plan, including monitoring provisions, shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be implemented in accordance with the Travel Plan and thereafter adhered to.

Reason: In the interests of sustainable development in accordance with policy DM2 and DM22 of the Joint Development Management Policy Document 2015.

32. Construction hours – during development

The hours of demolition, site preparation and construction operations including deliveries to the site and the removal of excavated materials and waste from the site shall be limited to 08:00 to 18:00 hours on Mondays to Fridays and 08:00 to 13:00 hours on Saturdays. No demolition, site preparation or construction activities shall take place at the development site on Sundays, Bank or Public Holidays.

Reason: to protect the amenity of occupiers of properties in the vicinity

33. Plant and equipment – prior to installation

No plant or equipment, including air handling plant, extract ventilation systems, fans and compressors, used in conjunction with the proposed care village, shall be installed until full details have first been submitted to, and approved in writing, by the Local Planning Authority. The details shall include the design, location, screening and any sound attenuation measures to be implemented. The plant or equipment shall be installed in complete accordance with the approved details and shall thereafter be retained in the approved form unless the prior written agreement of the Local Planning Authority is given for the variation of any of the approved details or specifications.

Reason: To protect the amenity of occupiers of properties in the vicinity.

34. Odour control – before first use

Before the care village is first brought into use, provision shall be made for the control of odours arising from any cooking processes, in accordance with details that shall first have been submitted to, and approved in writing, by the Local Planning Authority. Thereafter, all measures shall be retained in the approved form unless the prior written agreement of the Local Planning Authority is obtained for any variation to the approved details or specification.

Reason: To protect the amenity of occupiers of properties in the vicinity in accordance with policy DM2 of the Joint Development Management Policies Document 2015.

35. Delivery times – during operation

Commercial deliveries to the care village shall be restricted to between 08:00 and 18:00 hours on Mondays to Saturdays only. No commercial deliveries to the site shall take place on Sundays, Bank or Public Holidays.

Reason: to protect the amenity of occupiers of properties in the vicinity.

36. Fire hydrants

No development shall commence until a scheme for the provision of fire hydrants within the application site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until the fire hydrants have been provided in accordance with the approved scheme. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

Reason: The condition is pre-commencement to ensure the adequate supply of water for firefighting/community safety

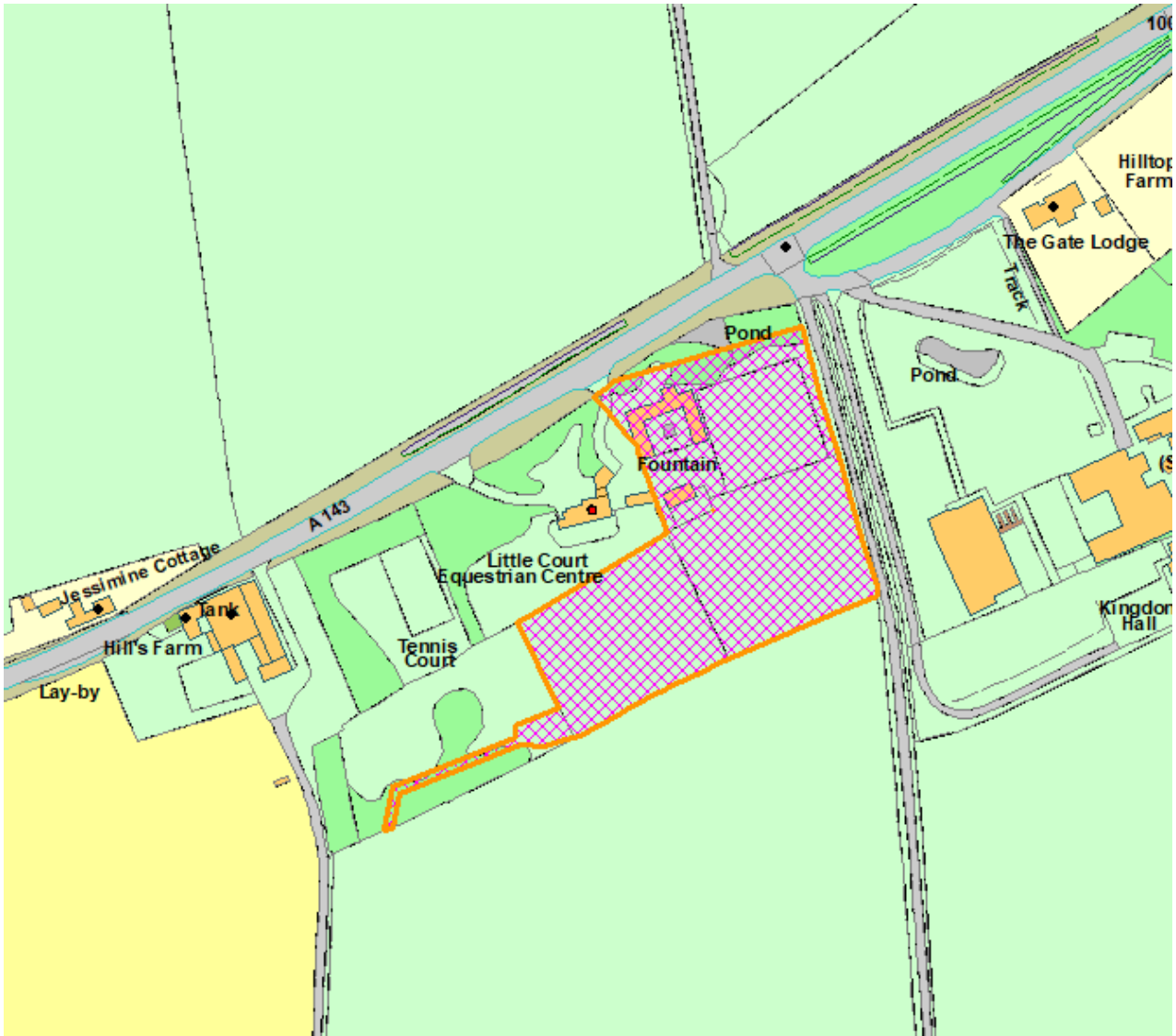
Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/21/0315/FUL](#)

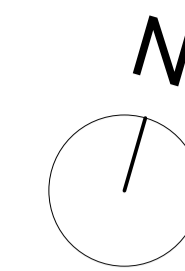
A Place-Based Needs Assessment - Haverhill Integrated Neighbourhood Team V2 2020
https://www.healthysuffolk.org.uk/uploads/Haverhill_INT_PBNA_V2.pdf

ONS, "Living longer: how our population is changing and why it matters," 2019. [Online]. Available: <https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/ageing/articles/livinglongerhowourpopulationischangingandwhyitmatters/2019-03-15>.

Case officer: Penny Mills Phone: 01284 757367




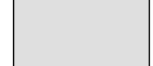

This page is intentionally left blank

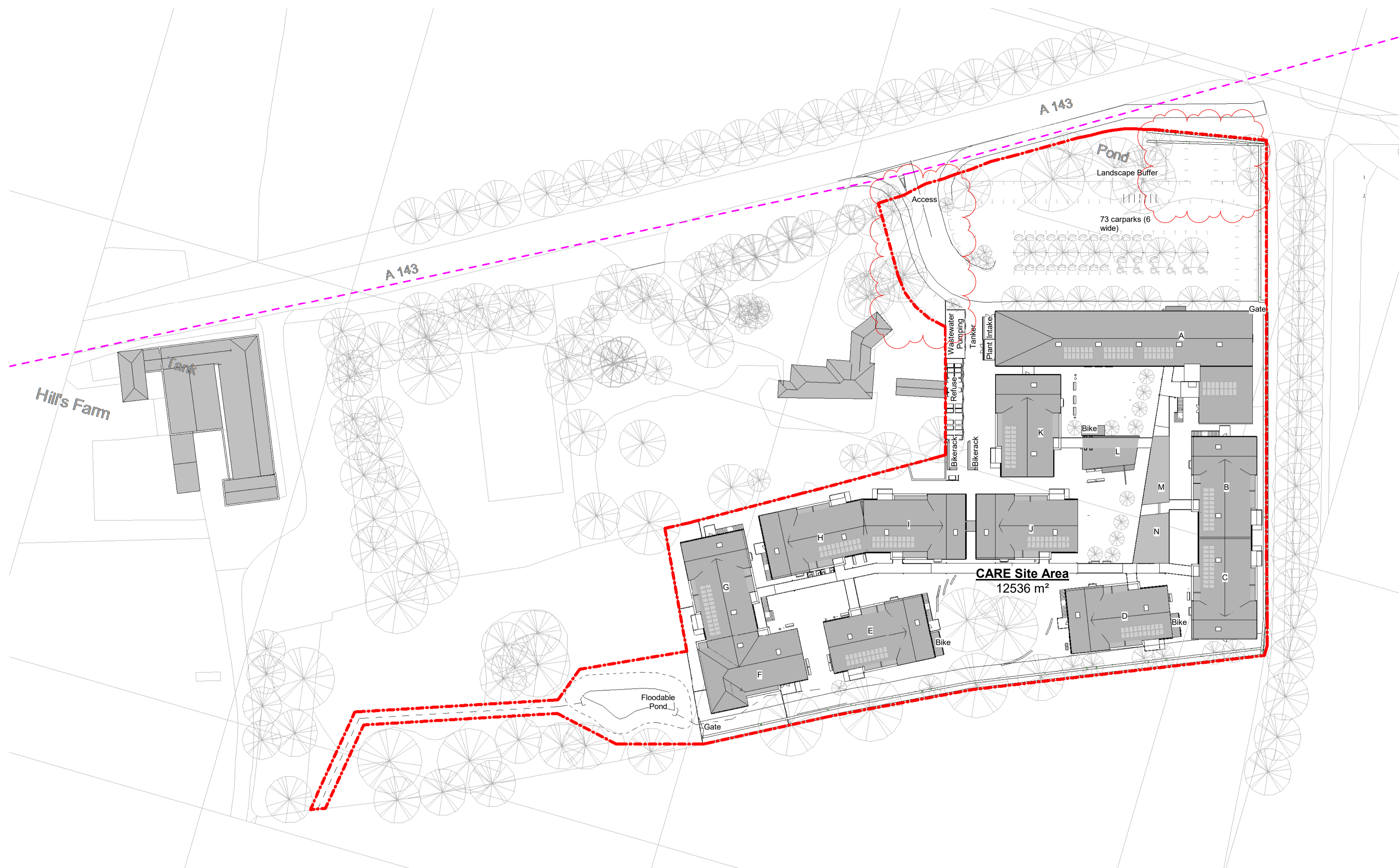


This drawing is the copyright of the architect JBA. All dimensions and conditions to be verified on site by the relevant Contractor prior to proceeding.

... Standard industry solutions apply unless otherwise stated. All dimensions are in millimeters and are to structural faces or centres unless otherwise stated. not to finishes unless otherwise stated. Survey by others.

This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants. If in doubt, ask.

-  Proposed Site Boundary
-  Building
-  Visibility Splays

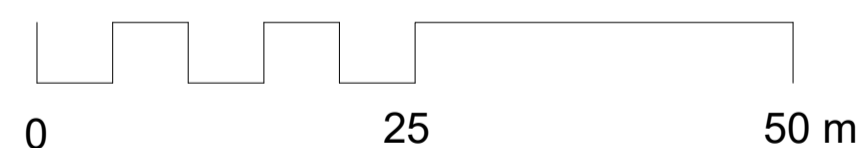


Page 195

- 2 210609 Site boundary and carpark revised
- 1 05/03/21 Amended as per LA Comments

Rev. DD/MM/YY Initials - Description

1 Site Plan Proposed
1:500



Jordan+Bateman Architects

Head Office: T +44 (0)20 7363 8866
The Gothic Building F +44 (0)20 7363 1335
Chantry Mills, High Street jba@jandba.com
Haverhill, Suffolk, CB9 8AZ, UK www.jandba.com

Project: Little Court
Client: CARE (Little Court) Ltd
Drawing: Site Plan Proposed
Date: 29/01/21
Scale: As indicated @ A1
Drawn By: LE
Drawing No: 410_00_00_PL_A_1010
Revision 2
Preliminary [X] Tender [] Construction []

Site Plan Proposed

This page is intentionally left blank

Development Control Committee 3 November 2021

Planning Application DC/21/0614/FUL – The Cold Store, The Street, Stradishall

Date registered:	22 March 2021	Expiry date:	5 November 2021
Case officer:	Charlotte Waugh	Recommendation:	Approve application
Parish:	Stradishall	Ward:	Clare, Hundon and Kedington
Proposal:	Planning application - change of use of agricultural storage building to (class B8) storage and distribution as amended by plans received 25th August 2021 specifying a new access driveway		
Site:	The Cold Store, The Street, Stradishall		
Applicant:	Clopton Estates Ltd		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Charlotte Waugh

Email: charlotte.waugh@westsuffolk.gov.uk

Telephone: 01284 757349

Background:

1. **The application is referred to Development Control Committee at the request of the Delegation Panel. The Parish Council object to the application which is recommended for APPROVAL.**

Proposal:

2. The application seeks planning permission for change of use from an agricultural store to a storage and distribution unit. The use is already in operation therefore the application is retrospective. Since submission of the application amended plans have been submitted which detail a new access driveway to the rear of the building allowing HGV access and space to manoeuvre. A new door is proposed on the rear elevation enabling all activity to be concentrated at this end of the building.

Site details:

3. The application site contains an agricultural building historically used as an apple store. Open countryside bounds the site to the south and west with a line of residential dwellings to the east. These dwellings sit within the housing settlement boundary and conservation area, with the site itself just outside of both. To the north is a recent development of five detached dwellings. Access to the site is from The Street (B1063) to the south with the access driveway shared by several adjacent dwellings that front on to it.

Planning history:

4. The site has extensive planning history which can be viewed online. Below are the most recent and relevant.

Reference	Proposal	Status	Received date	Decision date
DC/15/1477/FUL	Planning Application - (i) Demolition of former warehouse and replacement with 5 no. detached dwellings and garages (ii) associated access and landscaping	Application Refused – Appeal Granted on adjacent site	23 July 2015	30 December 2015
E/95/2556/P	Planning Application - Renewal - Continued use of part of fruit packing station for	Application Granted	4 October 1995	7 February 1996

storage, packaging,
assembly,
manufacturing and
distribution of
vehicle lamp lenses
on a permanent
basis

Consultations:

5. Parish Council

(To original plans)

Stradishall Parish Council objects to this application due to concerns about the impact on the residential amenity of neighbouring properties (DM2Gv). It is clear from the neighbours responses that there is a noise impact, and that the operation appears to be taking place outside of the hours of 8am - 4pm stated in the application. The cold store activity was very seasonal whereas this activity seems to be more constant. Lorries are parking overnight and generating noise which is not compatible with the facility being so close to residential properties. Noise impact should be monitored and restricted to 8 - 4pm weekdays only. A noise impact assessment should also be carried out before a decision is made by West Suffolk.

The Parish Council supports the recommendation by Suffolk Fire and Rescue to install a sprinkler system.

(To amended plans)

Stradishall Parish Council appreciates that attempts have been made to address the issues raised previously, but does not feel that all their concerns have been resolved and therefore cannot support the application in its current form:

The remaining concerns are:

- Increased heavy vehicle movements through the village.
- Fire safety. Installing a sprinkler system should be a requirement of any future approval due to the fire risk as the building contains a lot of flammable materials.
- Enforcement of hours of operation and ensuring that there are no breaches.
- The impact of the noise from forklifts moving inside the building.

6. Ward Councillor

Councillor Nick Clarke requests that the application be considered by the Development Control Committee.

7. Environment & Transport - Highways

(To original plans)

The Highway Authority have reviewed this application and have some concerns about the proposal. We object to this application in this form. We note that in some of the comments provided, there are some objections about HGV's using the track. We understand that the track provides residential access to a number of properties. Clarification is required about how many dwellings use the track for vehicular and pedestrian access.

The Highway Authority requires evidence on how the HGV will be able to turn on plot and if are they able to manoeuvre within the site. We have concerns about HGV's reversing back down the track as this would cause highway safety concerns with any oncoming vehicles and may obstruct neighbouring accesses.

We would like clarification on the condition of the access onto the highway to ensure no loose surfacing is coming onto the road.

(To amended plans)

Further to the Highway Authority's letter dated 4 May 2021 in which we outlined some aspects of the proposal for further review. We have now reviewed the additional documents and note the revised vehicle access road for HGV and distribution vehicles and the provision of a turning area. Also noted is the provision of car and cycle parking spaces. These are in accordance with Suffolk Guidance for Parking 2019 (SGP) standards. The Planning Statement provides useful clarification about the proposed vehicular movements. The Highway Authority is satisfied that there will be no significant change between the existing use and the proposed. It is noted that no works are proposed to the main access onto the highway.

No objection subject to conditions regarding the implementation and use of the access and parking spaces on site.

8. Ecology comments

No objection subject to securing ecological mitigation and enhancement measures.

We have reviewed the Planning Statement (Brown and Co, March 2021) and the Biodiversity Checklist supplied by the applicant, relating to the likely impacts of development on Protected & Priority habitats and species and identification of proportionate mitigation.

We note that no ecological documents have been submitted as part of this application. A desk survey on the Multi-Agency Geographic Information for the Countryside (MAGIC) map identifies that no European Protected Species licence have been granted within approximately 2km of the development, nor are there any Site of Special Scientific Interest (SSSI) withing 2km. There are several Priority habitats, including deciduous woodland and wood-pasture and parkland within 1km of the site. However, given the scope of the development, the proposed change of use will not functionally affect the ecological value of the site. We are therefore satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on Protected and Priority species and, with appropriate mitigation measures secured, the development can be made acceptable.

We recommend that a Wildlife Friendly Lighting Strategy is implemented for this application. Therefore, if any change in external lighting is proposed, a technical specification should be submitted prior to beneficial use, which demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are likely present within the local area. This should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need.

- Warm White lights should be used at <2700k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- The provision of motion sensors or timers to avoid the amount of 'lit-time' of the proposed lighting.
- Lights should be designed to prevent horizontal spill e.g. cowls, hoods, reflector skirts or shields.

This will enable the LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

We also support the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 170[d] and 175[d] of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured by a condition of any consent. We recommend that this could include the provision of bird or bat boxes affixed to the façade of the building, or the inclusion of wildlife friendly native species planting.

Impacts will be minimised such that the proposal is acceptable subject to the conditions based on BS42020:2013. In terms of biodiversity net gain, the enhancements proposed will contribute to this aim.

No objections subject to conditions regarding wildlife friendly lighting strategy and biodiversity enhancement strategy.

9. **Public Health and Housing**

Public Health and Housing raised an objection to this application due to the noise impact to residential occupiers in the vicinity from deliveries and dispatches as a result of HGV movements, fork lift truck movement and the associated activities occur when loading and unloading vehicles.

The proposed new access road goes some way to address these concerns. It is not entirely clear if this is proposed as the location for all deliveries and dispatches and loading of vehicles but I would strongly recommend that it is and certainly that all HGV movements are required to use this new access road and entrance.

The noise arising from vehicle reverse alarms will still occur and is still likely to be audible; particularly as every vehicle will have to reverse to move into position adjacent to the new access. The frequency of proposed deliveries and dispatches does help to mitigate this however it is not unreasonable to expect all on site vehicles to be fitted with white noise alarms, particularly the fork-lift trucks.

As the business develops, the number of vehicle movements and subsequent deliveries and dispatches is likely to increase above those currently stated. Controlling noise from on site vehicles will ensure their impact is reduced.

The proposed operating hours as specified in the planning statement are reasonable however I am mindful future occupants of the premises may wish

to expand on these. As such I recommend these are included within the planning permission.

I also note that this is a retrospective planning application and that until the proposed access road is built disturbance as a result of business activity is likely to continue to impact the amenity of neighbouring residents until the proposed works have been completed. I recommend works proposed are required to be undertaken within a reasonable timeframe or activities cease in the interim.

The construction of the new road is likely itself to result in some disturbance, which should be controlled.

Public Health and Housing recommend conditions regarding hours of construction works and operation, use of proposed access driveway for all deliveries, despatches and collections, use of white noise alarms for doors and vehicles on site.

10. Suffolk Fire and Rescue

Offer guidance to applicant.

Representations:

11. Letters of objection were received from 6 local residents raising the following summarised concerns:
 - Subjected to unauthorised use for 8 months
 - Loss of residential amenity – noise, disturbance
 - Large amount of pallets kept on concrete apron – visible and fire risk
 - Hours of use not in accordance with planning statement
 - Overlooking from HGV drivers
 - Impact on Conservation Area
 - Impact on wildlife
 - Portaloo visible from private gardens

12. Following receipt of amended plans additional letters were received from 2 local residents making the following summarised comments:
 - Moving the access door is a visual improvement but won't remove noise impact
 - Noise from forklifts bleeping, pallets being dropped, workmen, radios
 - Concern regarding fire safety
 - Intruder alarm or cctv should be installed
 - Asbestos and potential impact
 - Access for emergency services
 - Owners public liability insurance
 - Concerns regarding timescales and costs associated with new access

Policy:

13. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The

development plans for the previous local planning authorities were carried forward to the new council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM5 Development in the Countryside

Policy DM11 Protected Species

Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity

Policy DM13 Landscape Features

Policy DM33 Re-Use or Replacement of Buildings in the Countryside

Policy DM45 Transport Assessments and Travel Plans

Policy DM46 Parking Standards

Core Strategy Policy CS2 - Sustainable Development

Core Strategy Policy CS13 - Rural Areas

Vision Policy RV1 - Presumption in favour of Sustainable Development

NPPF 2021

Other planning policy:

14. The National Planning Policy Framework (NPPF) was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision making process.

Officer comment:

15. The key considerations are:

- Principle of development
- Impact on Visual Amenity
- Impact on Residential Amenity
- Other Issues

Principle of Development

16. The building was originally used as a cold store for apples in association with the local farm. This use ceased 2-3 years ago and since this time the building has been used sporadically for agricultural storage. The current occupants, a flat pack furniture business, moved into the unit at the end of January and the storage and distribution use has since been unauthorised.

17. The site abuts the housing settlement boundary but is within the countryside for policy purposes. Policy DM5 allows proposals for economic growth in the countryside which recognise the intrinsic character and beauty of the countryside, as well as ensuring it will not result in the loss of best and most versatile agricultural land, will have no significant detrimental impact on the historic environment, character and visual amenity, biodiversity or the local highway network.

18. Policy DM33 allows the re-use of redundant buildings in the countryside for alternative employment uses subject to various criteria, including: the use would not generate significant levels of traffic, particularly lorries on rural roads, any alterations would not harm its appearance or affect the rural setting of the building, the intensity of the use would be compatible with its rural location and it will not result in a loss of amenity.

19. In this case, the business employs 1 full time and 1 part time member of staff with up to 4 additional seasonal workers. Up to 3 HGV deliveries are expected a week. During the high season (summer months of June-August and winter months of November-January) there are 1-2 despatches per day, either on an HGV or a transit van. In the low season, this reduces to 1 despatch every 2-8 weeks.

20. As such, during the busiest months there is the potential for up to 3 vehicle movements a day for deliveries and despatches plus employee movements. Whilst the policy seeks to limit additional lorry movements on rural roads and it is noted that this is also a concern of the Parish Council, the activity generated is not unreasonable given that the site previously had an unrestricted agricultural use.

21. Policy DM33 further highlights that businesses which employ a high number of people should be positioned in sustainable locations. The number of employees on this site is considered modest and given the moderate number of vehicle movements and close proximity of the A143 this element is considered acceptable.

22. Consideration of visual and residential amenity is found below, subject to these impacts being acceptable, the principle of development would accord with policy DM33.

Impact on Visual Amenity

23. The building itself will not change in appearance, except for the insertion of a door on the rear elevation. Whilst the vehicular access on to the highway will also remain, a new driveway is proposed which allows HGV's to access the rear of the building and turn before exiting. This driveway will involve a degree of engineering given the change in levels and space required for manoeuvring. Undoubtedly this will have an impact on the appearance and character of the area. Landscaping is proposed and this will help to soften its appearance and offer some screening from the opposite dwellings. The new driveway is considered essential to protect the amenity of nearby occupants and therefore, whilst in terms of appearance retaining the existing access is preferred, the amended scheme is not considered so harmful to its acceptability given the residential amenity benefits.

Impact on Residential Amenity

24. Residential amenity is considered within policy DM33 as well as DM2 which seeks to ensure that residential amenity is not significantly adversely affected by development. At present the access road used by vehicles is immediately adjacent to a number of residential dwellings, several of which share this driveway. It is understood that the movements on site have not been in accordance with those suggested in the planning statement and residential amenity has suffered as a result.

25. The proposed private access will provide a greater separation distance to these dwellings and focus activity at the rear of the building where it will be screened from view. Public Health and Housing are satisfied with this arrangement subject to the inclusion of conditions which restrict lorry movements, loading and unloading of vehicles or deliveries to the hours of 08:00 - 17:00 Monday to Friday. In addition, all deliveries and despatches must take place at this rear door once the driveway is in place, which will be time limited. All doors and vehicles on site, including forklifts should also be fitted with broadband white noise alarms to reduce noise impact.

26. It must be noted that this building is not newly erected, it has stood on this site for years and whilst its agricultural use has sometimes been sporadic or seasonal it could have had and is capable of being used in the future as a continuous agricultural use with farm machinery accessing it on a regular basis with no time constraints. Nonetheless, the current situation is sought to be regularised and the conditions suggested by Public Health and Housing when combined with the new driveway should remove any noisy activities and vehicle movements from within such close proximity of residential dwellings. On this basis, it is considered that this represents an acceptable relationship.

Other Issues

27. The ecology consultants are satisfied that the development will not have an adverse impact on protected species but have recommended conditions to

ensure that any future lighting is sensitive to ecology as well as securing ecological enhancements in accordance with DM12 and the NPPF.

28. The site sits adjacent to the conservation area and as such, views of the development will be visible from within it. The majority of the driveway will be sunken due to the change in land levels and combined with the proposed landscaping it is unlikely that views will differ much from existing. On this basis, it is not considered that the conservation area or its setting will be adversely affected, in accordance with DM17.

Conclusion:

29. Both local and national planning policies support the reuse of rural buildings for economic purposes, indeed paragraph 84 of the NPPF states that *planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas*. Paragraph 85 notes that this development must be sensitive to its surroundings and this caveat is expanded upon within local policy. At present, the intimate relationship between the store (access and entrance) and adjacent residential properties creates a conflict in terms of activity and disturbance. Amended plans demonstrate that an alternative access driveway will remove activity from the boundary with residents, creating a larger separation distance, which will be further aided by landscaping.

It is considered that with the inclusion of the below conditions and the installation of the new access driveway, vehicle movements will not only be limited but will be almost entirely out of sight from dwellings in the area. Whilst it is appreciated that the use is unauthorised a period of 6 months has been allowed as a reasonable time frame, given the engineering works required, to complete the new accessway.

On this basis, the proposal to re-use an existing agricultural storage building for a B8 use is considered acceptable and in compliance with the development plan and the NPPF.

Recommendation:

30. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:30 hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

2. Prior to commencement of the access driveway, including any works of demolition, a Dust Management Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall be implemented and maintained in accordance with the approved details.

Reason: To protect the amenity of occupiers of adjacent properties from dust, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate arrangements are put into place before any works take place on site that are likely to impact nearby occupiers.

3. No lorry or HGV movements, loading and unloading of vehicles or deliveries shall be taken or despatched outside the hours of 08:00 - 17:00 Mondays to Fridays and no deliveries shall be taken or despatched on Saturdays, Sundays and Bank Holidays unless agreed in writing with the Local Planning Authority.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with Policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

4. The new access driveway as shown on plan no. 21.070.K0001 C received 25th August 2021 shall be installed in its entirety within 6 months of the date of this decision. After which all deliveries and dispatch operations, including collections, shall only take place on this access from the new rear access door shown on plan no. 21.070.K0003 A received 25th August 2021.

Reason: To ensure the appropriate use of the site and to protect the amenities of occupiers of properties in the locality, in accordance with Policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

5. All audible alarms to all doors and vehicles kept on site, including fork-lift trucks requiring audible alarms shall be fitted with broadband (white noise) alarms or broadband (white noise) reversing alarms respectively, within 3 months of the date of this permission and retained as such.

Reason: To protect the amenities of occupiers of properties in the locality, in accordance with Policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

6. A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority within 6 months of the date of this decision.
The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans;
 - d) persons responsible for implementing the enhancement measures;
 - e) details of initial aftercare and long-term maintenance (where relevant).
- The works shall be implemented in accordance with the approved details within 6 months of the planning application decision date and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

7. Prior to any lighting being installed on site a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species)

8. Within 6 months of the date of the decision a soft landscaping scheme (detailing the grass mix and planting on the bund, trees on the western side of the bund along with the line of trees around the access ramp as shown on drawing number 21.070.K0001_C) drawn to a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the access road (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

9. Development shall be carried out in accordance with the approved plans:

Plan type	Plan number	Date received
Existing site plan	21.070.S0001 A	25.8.2021
Location plan	21.070.L0101 A	25.8.2021
Existing elevations	21.070.S0002 A	25.8.2021
Proposed site plan	21.070.K0001 C	25.8.2021
Proposed site plan – detail	21.070.K0002 F	25.8.2021
Proposed plans and elevations	21.070.K0003 A	25.8.2021
Proposed access	21.070.K0006 D	25.8.2021
Proposed access	21.070.K0007 D	25.8.2021

Reason: To define the scope and extent of this permission.

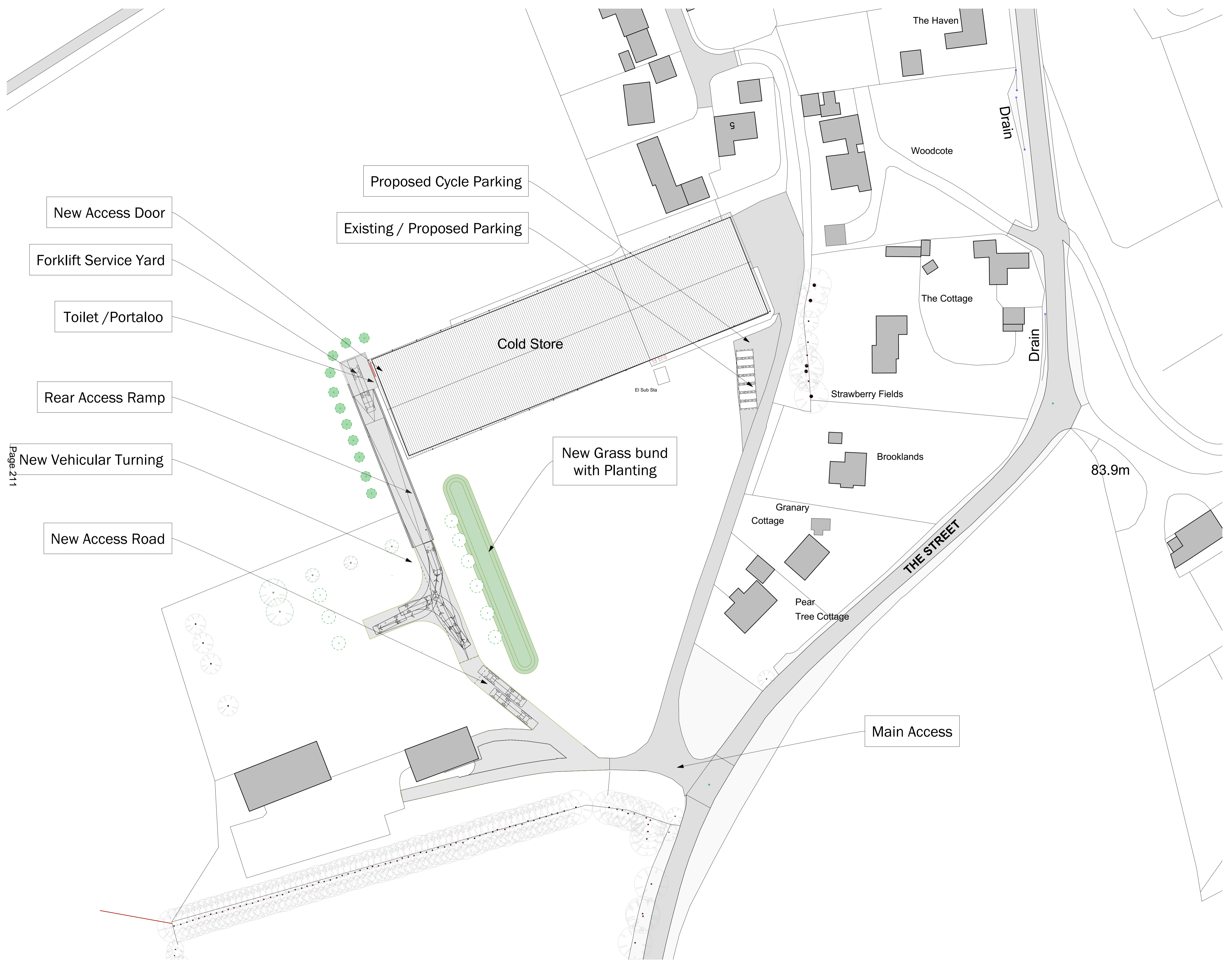
Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

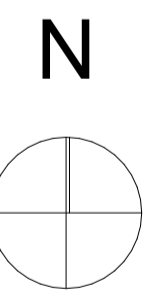
<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQ7UB4PDIIC00>

This page is intentionally left blank

Issue Status			
Preliminary			
This drawing is copyright. Only figured dimensions to be worked to.			
Revision	Drawn	Check	Date
A First Issue	WF	AD	17.08.21
B Access Updated as per client comment	WF	AD	19.08.21
C Service yard / ramp updated	WF	AD	25.08.21



Page 211



client		
Simplee		
project		
The Street, Stradishall The Cold Store		
drawing		
Site Plan As Proposed		
date	scale	@ A1
05.08.21	1:500	
drawn	check	
RR	AD	

BROWN & CO
ARCHITECTURE + PLANNING
www.brown-co.com

Norwich 01603 029812 Strg. 01603 654833
 St Neots 01480 213811 Banbury 01299 273555
 Brown & Co Registered Office: The Atrium, St. George's Street, Norwich, Norfolk, NR3 1AB.
 Registration no: 0C302092. Registered in England & Wales.

21	070	K0001	C
----	-----	-------	---

This page is intentionally left blank

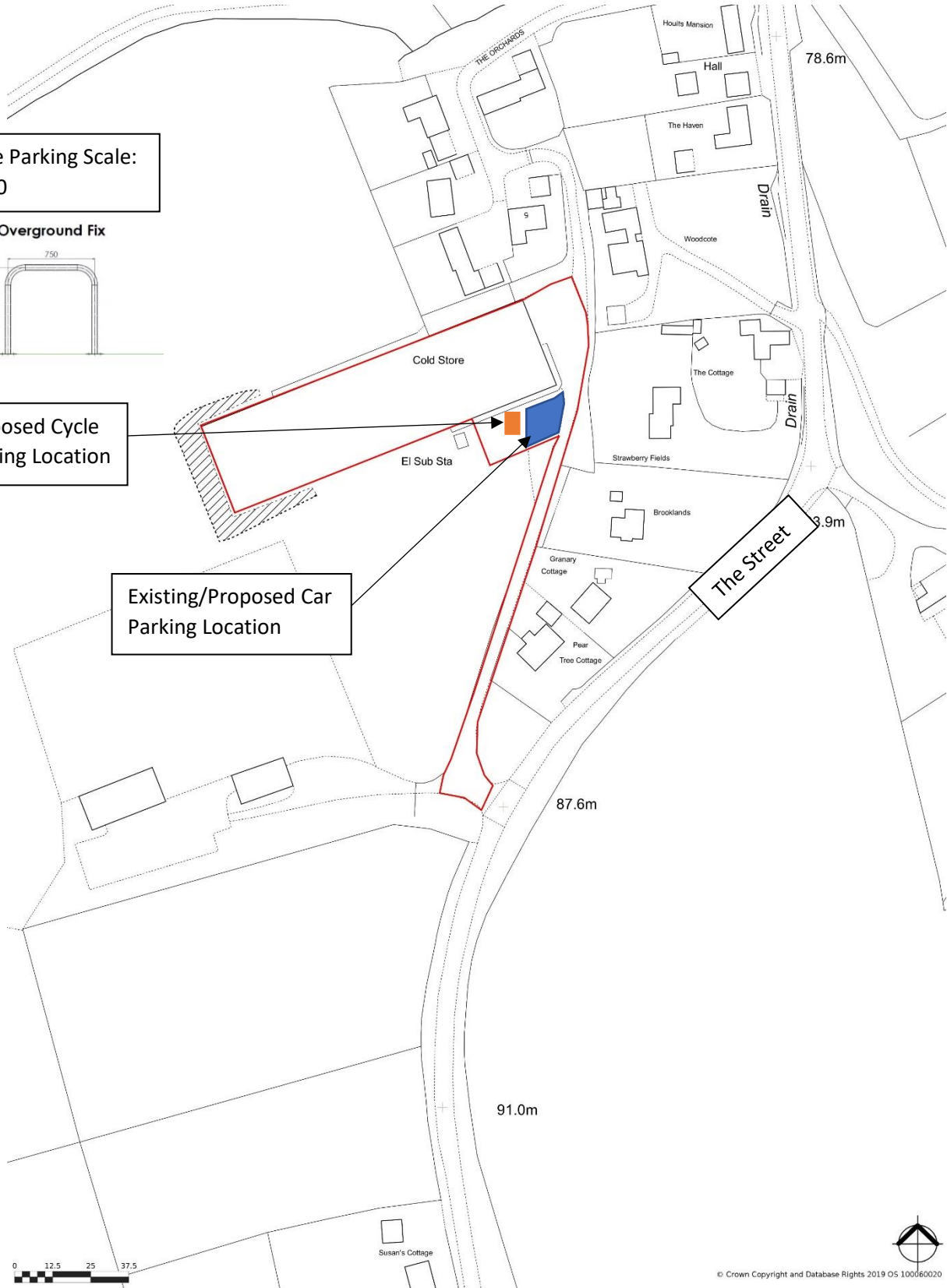
Proposed Site Plan – The Cold Store, The Street, Stradishall, CB8 8YR

Cycle Parking Scale:
1:500



Proposed Cycle
Parking Location

Existing/Proposed Car
Parking Location



© Crown Copyright and Database Rights 2019 OS 100060020

SCALE 1:1250



This page is intentionally left blank

Development Control Committee 3 November 2021

Planning Application DC/21/0687/FUL – 102 Church Road, West Row

Date registered:	6 July 2021	Expiry date:	31 August 2021 (EOT until 05.11.2021)
Case officer:	Olivia Luckhurst	Recommendation:	Refuse application
Parish:	West Row	Ward:	The Rows
Proposal:	Planning application - one dwelling and alterations to existing access following demolition of existing garage/office and containers		
Site:	102 Church Road, West Row, IP28 8PF		
Applicant:	Mr and Mrs Chapman		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

Recommendation:

It is recommended that the committee determine the attached application and associated matters.

CONTACT CASE OFFICER:

Olivia Luckhurst

Email: Olivia.Luckhurst@westsuffolk.gov.uk

Telephone: 07971 534416

Background:

1. **This application was considered at Delegation Panel on 21 September 2021 as the Parish Council did not object to the proposal, contrary to the officer's recommendation of REFUSAL. It was agreed by the Delegation Panel that the matter should be referred to the Development Control Committee for determination.**

Proposal:

2. The application seeks permission for one dwelling and alterations to the existing access following the demolition of the existing garage/office and containers currently positioned on the site. The proposed dwelling will measure 7.7m in height, 9.4m in width and 13.8m in depth and will incorporate a dining room, kitchen, snug, living room and playroom at ground floor with 3 bedrooms, an office and a bathroom at first floor. The dwelling will be positioned to the east of 102 Church Road and will provide 2 parking spaces. The dwelling will be constructed from buff brick with upvc windows and doors and will be enclosed by an existing brick wall to the east of the plot.

Site details:

3. The application site is located within the West Row settlement boundary and is not within a conservation area, nor is the site host to any listed buildings. The plot sits to the east of 102 Church Road (a two storey, semi detached dwelling) and currently comprises of an existing garage, office building and storage in the form of shipping containers. The site is positioned on a corner plot which fronts Church Road with Church Gardens located to the east of the site. The application site is also located within the Breckland SPA 7.5km recreational buffer and is within a 200m protected species buffer.

Planning history:

Reference	Proposal	Status	Decision date
DC/16/1280/FUL	Planning Application - 1no. dwelling with associated vehicular access	Application Withdrawn	21 September 2016

Consultations:

4. **Natural England**
No objections
5. **Ecology And Landscape Officer**
No objections subject to the conditioning of the mitigation measures stated within the roosting report.
6. **Ward Councillor**
No comments received
7. **Environment & Transport - Highways**
No objections subject to conditions relating to visibility splays, cycle storage and refuse and recycling bin storage

8. Public Health And Housing

No objections subject to the conditioning of construction hours

Representations:

9. Parish Council

No objections

Policy:

10. On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved St Edmundsbury Borough Council.

11. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM7 Sustainable Design and Construction

Policy DM11 Protected Species

Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity

Policy DM13 Landscape Features

Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Policy DM22 Residential Design

Policy DM46 Parking Standards

Core Strategy Policy CS5 - Design quality and local distinctiveness

Core Strategy Policy CS1 - Spatial Strategy

Site Allocations Local Plan 2019 (former Forest Heath area) SA1 - Settlement boundaries

Other planning policy:

12. National Planning Policy Framework (NPPF)

The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2021 NPPF that full weight can be attached to them in the decision making process.

Officer comment:

13. The issues to be considered in the determination of the application are:

- Principle of Development
- Impact on Amenity
- Impact on the Street Scene/Design and Form
- Highways and Parking
- Landscaping
- Biodiversity
- Contamination
- Other Matters

Principle of Development

14. The site lies within the settlement boundary for West Row which is identified as a primary village within Core Strategy Policy CS1, providing basic local services and is able to accommodate small scale housing growth to meet local needs. Therefore, the principal of new residential development in this area is considered acceptable subject to the compliance with other policies in the Local Plan.

15. Policy DM2 states that all development should, as appropriate, recognise and address the key features, characteristics, local distinctiveness and special qualities of the area. Proposals should also maintain or create a sense of place and/or local character, particularly restoring or enhancing localities where strong local characteristics are lacking or have been eroded.

16. Policy DM22 states that all residential development proposals should maintain or create a sense of place and base designs on an analysis of existing buildings and utilise 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. Proposals should create and contribute to a coherent and legible place that is structured and articulated so that it is visually interesting and welcoming.

17. The development proposes a dwelling following the demolition of the existing garage, office buildings and shipping containers which are located to the east of 102 Church Road. The new dwelling will be located 11m back from the footpath at the front of the site and 0.5m (at its nearest point) to the footpath at the side of the plot. The site is located on a prominent corner which is visible from Church Road and Church Gardens. To the east of the site on the

opposite side of the junction sits a detached bungalow, set back within the site 6.7m from Church Gardens with an uninterrupted grassed garden which forms part of the open character of the area. The proposed two storey detached dwelling has a large protruding gable to the rear which will measure 7.2m in height, 4.9m in depth and 5.2m in width. The dwelling will be visible from all surrounding roads and footpaths. The placement of a two storey dwelling on this prominent corner plot adjacent to the junction is considered to interrupt what is currently, even with the single storey office building on the site, a fairly open junction. The dwelling would appear dominant and overbearing in the street scene. The dwelling is not considered to maintain or create a sense of place and would erode the open character of the site and views into it. Therefore, the site is not considered as an acceptable location for a new dwelling and would not comply with policies DM2 or DM22.

Impact on Residential Amenity

18. The proposed dwelling will be positioned next to 102 Church Road following the demolition of existing structures and the removal of storage containers. The design incorporates a large two storey gable which protrudes from the rear elevation. This addition does not incorporate any windows that could potentially lead to any overlooking or loss of privacy, however, given the scale of the dwelling and the orientation of the site the neighbouring property may experience a slight degree of additional over shadowing. This would be limited to the morning and is therefore not considered to unacceptably impact on the amenity afforded to warrant a refusal. The first floor windows positioned on the east side elevations are proposed to be obscured and given the separation distance to the neighbouring bungalow located on the opposite side of the road, it is not considered that the proposal would result in overlooking in this direction. Given that the site has already been occupied for commercial and domestic uses (business and residential), the provision of a new dwelling is not considered to have a detrimental impact on residential amenity and complies with policy DM2 in this regard.

Impact on the Street Scene/Design and Form

19. The application site is surrounded by a mixture of bungalows, one and a half and two storey properties which appear similar in appearance in terms of materials. The street scene is made up of a mixture of red and buff brick with upvc windows and doors with many dwellings benefiting from large driveways and front gardens. The application site when viewed from Church Road is considered to be open with uninterrupted views into the junction of Church Gardens despite the single storey structures and shipping containers. The proposed dwelling is considered to incorporate materials which would appear in keeping with the street scene and is of an acceptable design for a new dwelling. However, given that the site is positioned on a prominent corner plot adjacent to a junction with a bungalow located to the east, the addition of a large, two storey dwelling would erode the openness of the site and would appear overbearing and visually dominant. The siting of a new dwelling in this location is considered to be unacceptable and inappropriate and does not comply with policies DM2 and DM22.

Highways and Parking

20. The proposed dwelling will utilise an existing access from Church Road which will be widened. The site also proposes 2 parking spaces for the new dwelling whilst also retaining 2 spaces for the neighbouring property and will therefore comply with the Suffolk Guidance for Parking and policy DM46. The Highways Authority were consulted on the application and have no objections to make.

However, conditions were requested if the development was approved in relation to visibility splays, cycle storage and refuse and recycling bin storage. Overall, the proposed development is not considered to have a detrimental impact on the highway and provides an acceptable amount of parking in accordance with DM46.

Landscaping

21. The application site is set within a rural village location where most plots are fairly open in character with either low level fencing or brick walls enclosing the front garden and parking areas. The site plan shows low level planting proposed either side of the existing access which will soften the appearance of the driveway and is overall considered acceptable and complies with policy DM13.

Biodiversity

22. Policy DM11 seeks to prevent any development that may have an adverse impact on species protected by the Conservation of Habitats and Species Regulations (2010) (as amended) and the Wildlife and Countryside Act (1981). DM12 requires all new developments to include biodiversity enhancements commensurate with the scale of the development. In this case, the site is within a 200m protected species buffer and the application was submitted with a Preliminary Roost Appraisal, the details of which were considered acceptable by the Ecology Officer subject to mitigation measures noted in the report being secured by condition. The information submitted is sufficient in order to enable the Local Planning Authority to demonstrate compliance with its statutory duties including its biodiversity duty under s40 of the NERC Act 2006.

23. The site is also located within the 7.5km recreational buffer of the Breckland Special Protection Area (SPA). In-combination recreational effects were considered in the Habitats Regulations Assessment for the Site Allocations Local Plan for the Forest Heath area of West Suffolk. A conclusion of no adverse effects on the integrity of the Breckland SPA was found based on the implementation of the natural greenspace strategy to reduce and avoid any in-combination effects on the Breckland SPA from development. The strategy measures are concentrated on major planning applications and the main areas of growth. This is because these are the areas where measures would be more effective in providing meaningful new recreational facilities and also the areas where most people will be living, so reducing the overall number of visits to the SPA. Therefore, the proposal is considered to comply with policies DM11 and DM12.

Contamination

24. Based on the information submitted with the application, it is considered that the site is of a low risk of contamination and the Environment Team has no objections to the proposed development in this location and therefore, the proposal complies with policy DM14.

Other Matters

25. Water Efficiency

DM7 states (inter alia) proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed. No specific reference has been made in regards to water consumption. A condition could be imposed to ensure that either water

consumption is no more than 110 litres per day (including external water use), or no water fittings exceeds the values set out in table 1 of policy DM7.

26. Air Quality

Section 3.4.2 of the Suffolk Guidance for Parking states that "Access to charging points should be made available in every residential dwelling." Policy DM2(I) and DM46 seek to ensure compliance with the parking standards and to promote more sustainable forms of transport. DM14 seeks to minimise all emissions and to ensure there is no deterioration to air quality. The NPPF at paragraph 107 seeks to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles and paragraph 112(e) states "Within this context, applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations." On this basis a condition could be imposed to secure a vehicle charging point for the new dwelling if the development was otherwise acceptable.

Conclusion:

27. In conclusion, the principal of residential development in this area is considered acceptable given its location within the West Row settlement boundary which is defined as a primary village within Core Strategy Policy CS1.
28. However, the application site is positioned on a prominent corner plot adjacent to a junction which currently benefits from open and uninterrupted views into Church Gardens, even with the single storey structures and storage containers on the site. To the east of the site on the opposite side of the junction sits a detached bungalow, set back within the site with an uninterrupted grassed garden which forms part of the open character of the area.
29. The addition of a large two storey detached dwelling located on the site would interrupt the openness of the area and would appear dominant and overbearing in the street scene. The dwelling is not considered to maintain or create a sense of place and would erode the open character of the site and views into it.
30. The Council can also rely on the West Suffolk Five Year Housing Supply Report (September 2020) which demonstrates a 5.6 year supply of housing land including a five per cent buffer. The policies relevant for the consideration of the application are considered broadly aligned with the NPPF and as such carry full weight. Therefore, the benefit of one new dwelling is not considered to outweigh the harm caused to the character and appearance of the area as a result of the proposed development.
31. The proposal is considered to be contrary to the provisions of the development plan, in particular policies DM1, DM2 and DM22 of the Joint Development Management Policies Documents and policies CS1 and CS5 of the Forest Heath Core Strategy. It is also not considered to accord with the provisions of the National Planning Policy Framework, in particular paragraph 130.

Recommendation:

32. It is recommended that planning permission be **REFUSED** for the following reason:

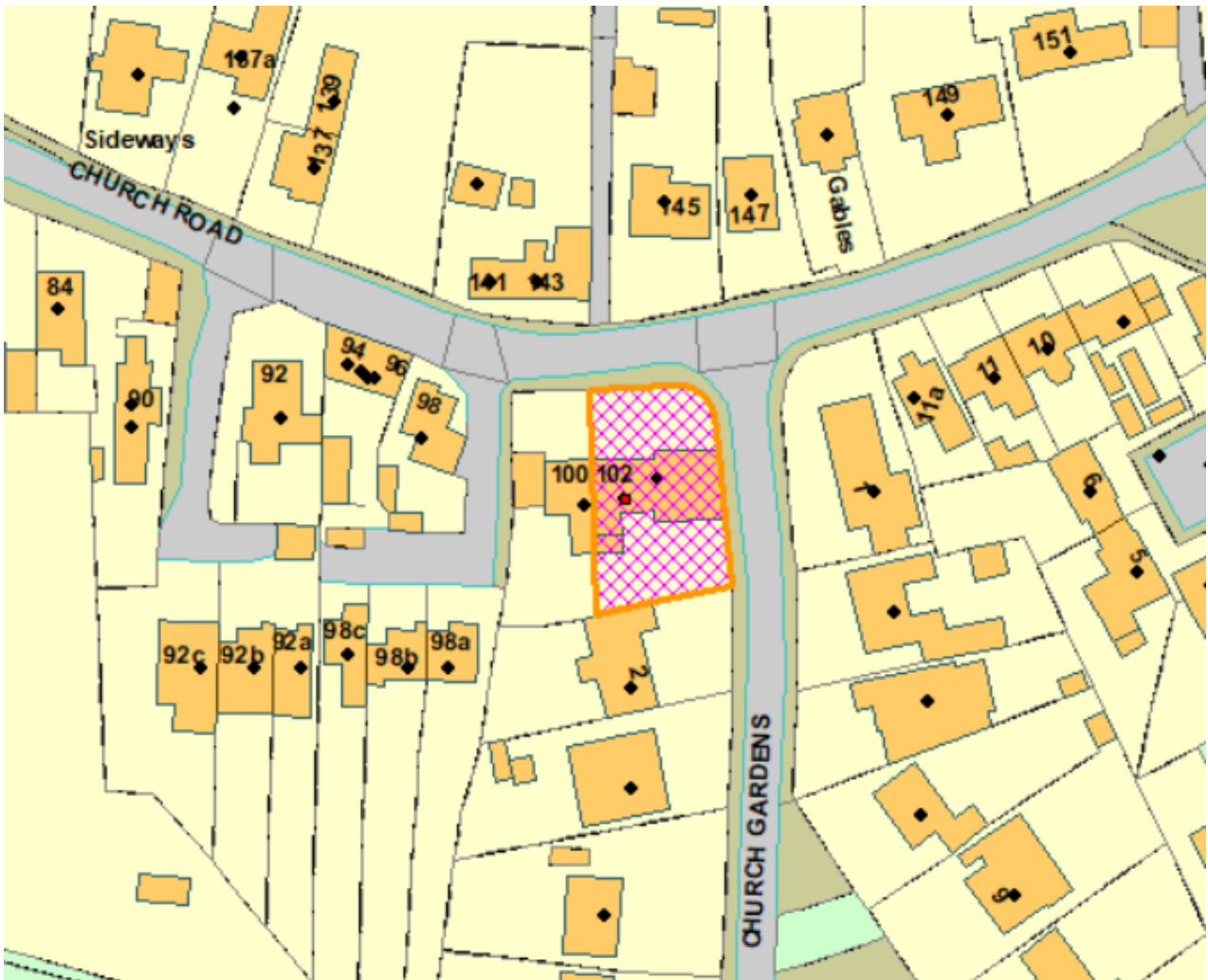
1. The application site is located on a prominent corner plot which is visible from both Church Road and Church Gardens. The proposed two storey, detached dwelling incorporates a large protruding gable to the rear and will be highly visible from all surrounding roads and footpaths. The placement of a two storey dwelling on a corner plot adjacent to the junction is considered to interrupt what is currently, even with the single storey office buildings that exist on the site, a fairly open junction, and the dwelling would appear dominant and overbearing in the street scene. The dwelling is not considered to maintain or create a sense of place and would erode the openness of the site and views into it. Therefore, the site is not considered as an acceptable location for a new dwelling and would not comply with policies DM2 or DM22 of the Joint Development Management Policies Documents and policy CS5 of the Forest Heath Core Strategy. It is also not considered to accord with the provisions of the National Planning Policy Framework (2021) in particular paragraph 130.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/21/0687/FUL](#)



DC/21/0687/FUL – 102 Church Road, West Row



This page is intentionally left blank

NOTES

This drawing must not be scaled. Report any discrepancies to the designer immediately.

All dimensions to be verified on site by main contractor before any work on site starts.

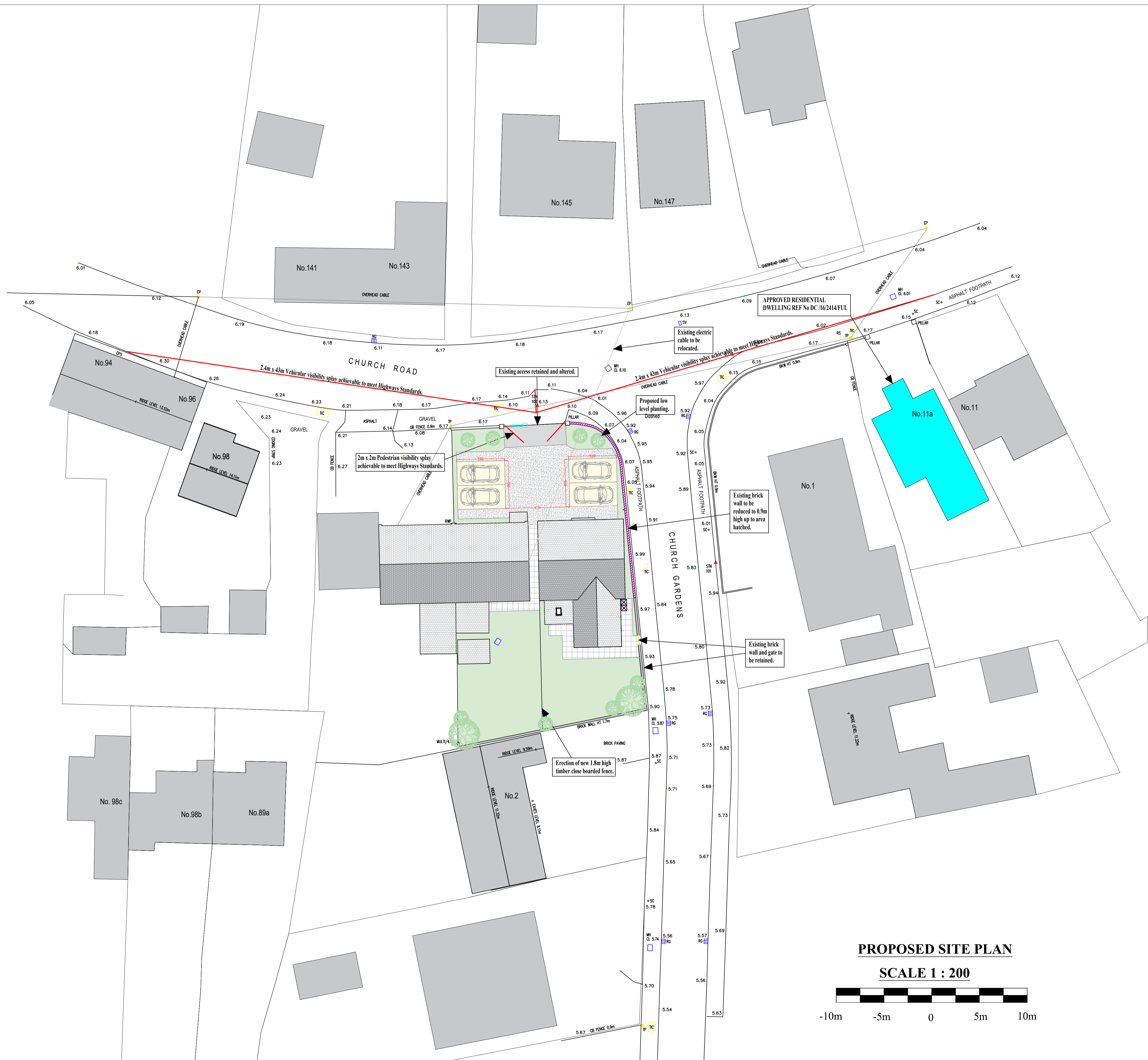
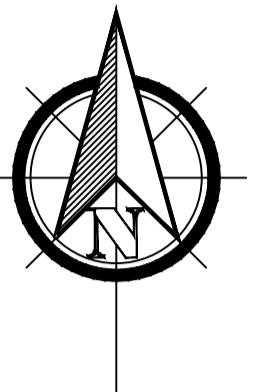
Any construction work carried out prior to receiving of necessary approvals is entirely at the householders / clients risk.

All building works to comply with current & relevant Building Regulations and British Standards.

This drawing is to be read with all relevant architectural / engineers drawings and other relevant info.

A J S Architecture Ltd have full copyright rights to these drawings. Unauthorised copying is not permitted.

Plans to be in accordance with structural engineers details.



PROPOSED SITE PLAN

SCALE 1 : 200



AJS ARCHITECTURE LTD
*The Gable, 60a Beck Road,
 Isleham,
 Ely, Cambridgeshire*
 Tel: 01233901904
 Email: ajs.design@hotmail.com
 Website: www.ajsarchitecture.co.uk

Project
 Proposed demolition of existing garage and erection of 1 No private detached dwelling on land at 102 Church Road, West Row.

Description
 Proposed site plan

Client
 Mr & Mrs Chapman

Date Feb 2021
Scale 1 : 200

Drawing No P-6147-01

This page is intentionally left blank