



*St Edmundsbury*  
BOROUGH COUNCIL

**DEV/SE/16/46**

# **Development Control Committee**

## **7 July 2016**

### **Planning Application DC/15/0662/VAR**

### **Fornham Park, Fornham St Genevieve**

<b>Date</b>	8 April 2015	<b>Expiry Date:</b>	8 July 2015
<b>Registered:</b>			(extended to 8 July 2016)
<b>Case Officer:</b>	Sarah Drane	<b>Recommendation:</b>	Grant permission
<b>Parish:</b>	Fornham St Martin cum St Genevieve	<b>Ward:</b>	Fornham

**Proposal:** Planning Application - (i) Change of use of land to 9 hole pay and play golf course with changing room facilities and associated landscaping; (ii) erection of 26 timber lodges, manager's lodge and associated landscaping; and (iii) non-compliance with Condition 17 of Planning Permission E/89/2307/P and Condition 20 of Planning Permission E/97/2470/P relating to retention of existing vehicular access and without compliance with Condition 6 of SE/05/02293 to enable occupation of holiday lets without bringing the golf course into use.

**Site:** Fornham Park, Fornham St Genevieve

**Applicant:** Dream Lodge Group

**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.

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## **Background:**

**This application is referred to the Committee because it is a major application. The Parish Council object, contrary to the Officer recommendation of APPROVAL.**

## **Proposal:**

1. A variation is sought to the original planning permission for this site to enable the construction and occupation of the holiday let accommodation before the construction of the golf course (condition 6 of SE/05/02293).
2. The application includes a detailed soft landscaping scheme for the site to help mitigate the visual impact from the holiday lodges.

## **Application Supporting Material:**

3. Information submitted with the application as follows:
  - Site plan
  - Supporting information
  - Landscaping plan
  - Landscape management plan
  - Bat survey

## **Site Details:**

4. The site is situated within 31 ha. of land forming part of the land known as 'Fornham Park' but formerly associated with Fornham House, a large country house demolished c1951. The site falls outside the settlement boundary and to the north of Fornham All Saints. The land subject of the application is currently arable farmland and woodland. Adjoining the site but within the area known as Fornham Park is a landfill site which has ceased to be actively used but has been restored and landscaped. Additionally there are two lakes used for coarse fishing adjacent to the River Lark. Other adjoining land uses include; a sewage works, some residential properties to the north-west, the south-east and adjacent to a vehicular access at the junction of the B1106 and U6234, a concrete batching plant and other established commercial properties adjacent to the site to the north-east. The site lies in the countryside and within a Special Landscape Area. The woodland tree belt is also covered by TPO 030 (1962).

## **Planning History:**

5. Planning permission was granted in January 2003 for the change of use of agricultural holding to 27 hole golf course and alteration to vehicular

access (application SE/00/1129/P). This application related to 106 ha of land within Fornham Park. A significant group of listed buildings central to the site comprising stables, agent's/gardener's cottage, walled gardens were granted planning permission and listed building consent in October 2004 for alteration and conversion into four dwellings (applications SE/04/2743/P and SE/04/2744/LB). These buildings are outside the current application site.

6. A planning application for the erection of 35 holiday timber lodges and change of use of land to 9 hole pay and play golf course with associated changing facilities and landscaping was withdrawn in July 2005 (application SE/05/1444/P). This was followed by the submission and approval of SE/05/02293 for change of use of the land to a 9 hole pay and play golf course, 26 timber lodges and manager's lodge.

### **Consultations:**

7. Highway Authority: no objection subject to a condition to secure access surfacing

Anglian Water: no comment

Environment Agency: no comment

Sport England: no comment

SCC Fire & Rescue: comments made on last application remain applicable - Recommend the provision of three fire hydrants. Access to buildings for fire appliances must meet the requirements specified in the Building Regulations.

SCC Right of Way: no comment

SCC Flood team: no comment

SCC Archaeological Service: a s106 secured an archaeological mitigation strategy for the development – this still applies to any groundwork associated with the development proposed.

Natural England: No comment

Public Health & Housing: no comment

Environment team: no objection (condition 15 of SE/05/02293 remain applicable)

Economic Development: Support the proposals due to the economic benefits

Ecology, Tree & Landscape Officer: – *'The holiday lodges and associated infrastructure and parking would be clearly visible from the B1106 road*

when heading north from Fornham St Genevieve but also from the wider landscape park. By contrast the adjacent Park Farm development has been allocated because it is well contained and will even, when fully developed, be totally screened from the surrounding sensitive landscape. The proposed development would detract from the existing rural setting in the short term. The proposals represent a further deterioration in landscape character of the landscape park and of the landscape character within the Special Landscape Area particularly in the short term but would eventually be screened from view gradually as the landscape planting starts to mature.

*The proposals submitted are limited in their contribution to the restoration of the landscape park as a whole and they do not demonstrate that the proposal will protect and enhance the character of the landscape and the nocturnal character of the landscape as required by policy DM13 of the joint development management policy document.'*

Policy team: Do not oppose the principle, but object due to the significant visual impact on the landscape (*Officer Note - These comments are on the scheme as originally submitted and don't take into account the latest landscaping proposals*)

### **Representations:**

8. Parish Council: object. In summary, the following concerns are raised:

- *'The revised landscape proposals contain no enforceable obligation to maintain the grounds, trees, shrubs and grasslands to specific standards in perpetuity. The Parish Council is mindful of past actions which have very adversely affected the landscape and that the applicant's interest in maintaining the site might wane should be project prove to be uneconomic. Conditions should be imposed to address this point;*
- *section 106 agreements should be sought to mitigate the lack of safe pedestrian and cycle route connections to local communities;*
- *consideration be given to the impact on nearby residential properties built since the original planning permission was granted. It is suggested that a minimum distance between the houses and lodges be determined and that consideration be given to restricting the North Lodge Drive entrance to service deliveries;*
- *if development is permitted without bringing the golf course into use, the Planning Authority should impose a condition expressly restricting use of the land designated for the golf course as parkland thereby preventing construction of further lodges. This would be a reasonable response given the provision within policy RV6 of Vision 2031 for the similar development of Park Farm.*
- *the loss of Public Benefit and its effect on the neighbouring Leisure site on the opposite side of the road. Which means a major deletion of a public amenity, to which the Council gave priority status to in 2006 ("The Golf Course shall be brought into use prior to the occupation of the Holiday Lodges").*

- *it is also felt that no proper financial justification has been provided with the current application, to approve the deletion of the Golf Course based on the statements made that the Golf Course creates no financial gain without a clear and evident Financial Plan and evidence would be grossly wrong and inept.*
  - *it is in no doubt that this application is leisure application in the catchment of Park Farm, Ingham (RV6), and will have a detrimental effect on Policy RV6, which as the approved plan in the Local Plan, should be afforded protection to enable the plan to be delivered as per Policy 14 of the NPPF. Therefore, this application should be refused in accordance with Section 27 of the NPPF.'*
9. Objections have been received from 2 South Lodge Drive, 7 & 8 Parklands Green, Conewood House, Place Farm, Lavanda House, Granary House & St Genevieve Lakes raising the following concerns:
- Concerns about pedestrian access / cycle link along South Drive as it is a very dark lane.
  - Existing traffic conflicts when entering/exiting South Drive from the roundabout which holiday makers will not be aware of.
  - Barriers or posts need to be installed to ensure no vehicular access to the site from South Drive
  - Dream Lodge Group advertising a development of 84 lodges – is this a done deal?
  - Future expansion should be prevented
  - Condition to ensure lodges restricted to defined area
  - Noise and disturbance from roaming holidaymakers
  - Properties on Parklands Green should be screened from visual intrusion which will also help reduce noise and provide a safety deterrent.
  - Noise and disturbance from traffic, especially if the number of lodges increases to 84.
  - The development could impact on the viability of the Park Farm site opposite
  - No financial justification for losing the golf course
  - A number of the pre-commencement conditions have not been satisfied on the 2005 permission, so a fresh application should be considered.
  - Detrimental impact on the Special Landscape Area
  - Previous conditions need to be re-imposed

**Policy:** The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

10. Joint Development Management Policies Document:

- DM1 – Presumption in favour of sustainable development
- DM2 – Creating places
- DM5 – Development in the Countryside
- DM7 – Sustainable Design and Construction
- DM11 – Protected species
- DM12 – Mitigation, Enhancement, Management & Monitoring of Biodiversity

- DM13 – Landscape features
- DM34 – Tourism development

11. St Edmundsbury Core Strategy December 2010

- CS2 – Sustainable development
- CS4 – settlement hierarchy & identity
- CS9 – Employment & the Local Economy
- CS13 – Rural areas

12. Rural Vision 2031

- RV1 – Presumption in favour of sustainable development

**Other Planning Policy**

13. National Planning Policy Framework (2012)

**Officer Comment:**

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

- Principle of Development
- Landscape Impact
- Biodiversity
- Economic benefits
- Access and Parking

Principle of development

15. The principle of development has been established through the grant of planning permission in 2005 (SE/05/02293). This remains extant and could be completed in accordance with the approved details. However, condition 6 of this permission requires the golf course to be constructed and brought into use prior to the occupation of the lodges. Noting that the provision of the golf course was part of the justification for the approval of the lodges this is a matter which requires careful consideration. It is this condition that the applicant seeks to remove to enable the lodges to be built and occupied before the golf course. The applicant makes the case that there is no need or demand for a golf course in this location. The site is within 3 miles of 3 other courses (Bury St Edmunds Golf Course, The Suffolk Golf Spa and Hotel and Flempton Gold Club). This argument is noted and accepted at face value. However, this limits the weight to be attached as a 'fall back' in relation to the extant consent if the provisions of the condition, and the nature of the lack of demand for golf courses locally, make it unrealistic that it will ever be completed.

16. The condition requiring the golf course to be built prior to the lodges was imposed as a result of policy L3 of the replacement St Edmundsbury Local Plan 2016 (now superseded), which only allowed holiday accommodation in the rural area where it was an integral part of or ancillary to a leisure or sporting facility, and which was essential for its successful operation. This policy has not been carried forward to the current adopted policies and it is against current policies that this application must therefore now be considered. The principal consideration now is therefore whether the holiday lodges only are acceptable in this location.

17. The NPPF and policies within the Joint Development Management policies document are generally supportive of tourism accommodation in rural areas subject to a number of criteria being satisfied. DM34 sets out how proposals should be assessed. The site is located close to the village of Fornham All Saints. The Parklands Green estate abuts the Fornham Park site to the south. Impact on the character and appearance of the area and biodiversity are very significant issues and which are considered in more detail below. Suitable access and parking can be achieved. The development is also considered to be of an appropriate scale given the wider context of the Fornham Park site. The accommodation on the site can be restricted by condition to ensure they are solely for tourist use and not for permanent residential occupation.

18. Given that the holiday lodges have previously been considered in this location to be acceptable, and that an extant consent for the completion exists (albeit noting the limited weight Officers consider can be attached to this fall back) the site context must be re-assessed to ensure that the landscape impact and other matters are acceptable, particularly given the passage of time that has passed since the last application was considered and approved and also noting the changes that have taken place within the context of the site, in particular changes to the previously extant landscaping along the B1106 to the east of the site. However, noting the wording of Policy DM34, Officers consider that, subject to the matters of detail being considered satisfactory, that support in principle can be offered for a proposal of this nature.

#### Landscape Impact

19. At the time the last 2005 application was determined it was concluded within the committee report that the *'existing tree belts and proposed planting would screen the buildings from wider view and make them unobtrusive in the landscape.'* However, it is quite clear that the tree belts and general landscape character has changed significantly since then, thereby warranting very careful assessment of this point. The holiday lodges would certainly be visible through what is now a very manicured and significantly thinned out tree belt (with no understorey growth or ground layer) which runs adjacent to the application site to the north east, compared to the situation that existed in 2005. The present tree belt no longer provides a setting or screening sufficient to screen the site and to integrate it into the surrounding protected landscape. A detailed landscaping scheme has been the subject of extended negotiation between Officers and the applicant.

20. The obvious limitation of any proposed landscaping scheme is that it will take a number of years for the trees and shrubs to mature sufficiently to provide such a screen. This is a factor that must be taken as weighing against the scheme. It is this landscape impact that the policy response identified and which resulted in their objection. The Ecology, Tree & Landscape Officer also objected to the application raising the same concerns. Noting these concerns it was put to the applicant's agent that the harm arising from this impact would be significant, sufficient to outweigh other positive factors, and that it would therefore not be



possible to support the application unless the landscape impact could be suitably mitigated through an extensive and detailed landscaping plan and associated longer term management strategy.

21. Following the submission of a number of revisions, the applicant now believes they have been able to demonstrate that this development could be suitably mitigated through the new planting proposed. The landscaping scheme includes significant tree planting, woodland understorey planting, a new native hedge along the boundary of the site with the B1106 and then a mix of shrub planting, bulbs and amenity/meadow/woodland grassland mixes. The following statement has also been made in support of the latest revision:

*'The proposals will offer a permanent improvement to the declining character of the parkland landscape which has diminished in value since the establishment of the SLA (Special Landscape Area) designation and wider Plateau Estate Farmlands. The Landscape Plan not only provides suitable mitigation for the proposed development but it also aims to permanently restore the previous wooded character of the parkland. The short term, temporary visibility of the lodges from the B1106 would be in our view significantly outweighed by the benefit of the restorative planting that would provide a permanent improvement to the weakening character of the woodland landscape. Historic land uses and management of the parkland landscape such as the gravel extraction, landfill sites and a concrete plant, has contributed to a decline of intrinsic sensitivity to development for the SLA and Application Site. The significant planting proposed in the Landscape Plan would enhance the existing woodland of the parkland and restore some of the wooded character that has been lost in recent decades. Furthermore, the proposals provide a vehicle for the protection of the parkland and SLA that is currently in decline through the provision of a management plan.'*

22. The Ecology Tree and Landscape Officer has assessed the latest proposals which have been out to reconsultation. It is anticipated that it would take up to 10-15 years for the landscape screen to fully mature although it is accepted that if the vegetation establishes well, an effective visual screen will develop gradually over this time period. This will lead to shorter term landscape and character impacts which are considered harmful, and notable, and which therefore weigh considerably against the proposal in the balance of considerations. It is noted that the Landscape Officer considers that the proposals submitted are limited in their contribution to the restoration of the landscape park as a whole and they do not demonstrate that the proposal will protect and enhance the character of the landscape and the nocturnal character of the landscape as required by policy DM13. However, it is your Officer's view that this scheme cannot be used to restore the wider landscape park (as a whole). The consideration has to be whether the proposed landscaping can mitigate the specific visual impact caused by the development proposed. It is acknowledged above that there will be a temporary visual impact until the landscaping gets properly established and it is this potentially notable harm, over a potentially considerable period of time, that must be weighed against the other material considerations.

### Biodiversity

23. A Phase 1 habitat survey (June 2015) and a bat activity and emergence study (November 2015) have been submitted to support the application. This information has been reviewed by the Ecology, Tree & Landscape Officer and the reports confirm that there is the potential for the proposals to impact on bats. It is confirmed that bats are using the site for commuting and foraging, 7 species of bats have been recorded using the site. The report (on page 15) confirms that although the loss of arable habitat is not considered to be significant, its replacement with holiday lodges and access roads would not see an increase in habitat value for bats and could result in negative effects associated with increased artificial lighting. In accordance with DM11, DM12 and para. 109 of the NPPF a mitigation strategy is included in the report which covers a number of elements including biodiversity enhancements; a lighting strategy, positioning of lodges, landscape planting, and bat boxes. These details can be secured by condition and with such done, this is not considered a matter that should weigh against the proposal in the balance of considerations. The specific wording of related condition(s) will be provided as an update in the late papers.
24. The potential for the development to contribute to increased recreational pressure within the Breckland Special Protection Area and Special Area of Conservation has been considered. A small percentage of visitors to Thetford Forest are holidaymakers, compared to local visitors (Fearnley, H., Liley, D. and Cruickshanks, K. 2010) and the scale of development which includes only a small number of lodges at Fornham Park is unlikely to add significantly to visitor impacts upon the European sites.

### Economic benefits

25. Additional information has been submitted in this respect by the applicant. It is envisaged that the operation of the site (once built and occupied) will employ 2/3 Grounds wardens, 2 Guest relations Executives and 6/8 cleaners. During the construction phase it is likely that 6/8 Groundworkers would be employed. The application is supported by the Council's Economic Development team. There are clear economic benefits from the proposed scheme, which must be weighted accordingly in the balance of considerations. The economic benefits can be summarised as follows:
- Through the construction activity on the site, both directly through employment and indirectly through suppliers of materials and services.
  - Through the operation of the business once built and occupied, both directly from those employed there (as set out above) and indirectly through the suppliers of goods and services to the operation.
  - There will also undoubtedly be wider economic benefits from increased overnight visitors to the area and the associated additional spend (through increased use of leisure and other facilities/activities). It will support the tourist industry in the area which is a very important part of the Borough's economy.
26. Policy DM34 is supportive of tourism development subject to meeting a number of criteria, one of which is that the scheme should not have a

significant adverse impact on the character and appearance of the landscape and countryside. Short term harm in relation to visual impact has been identified above, however, Officers consider that the very tangible economic benefits arising from this development must be given notable weight in support of the scheme in the balance of considerations, respecting and noting also that, over time, any identified landscape harm will be reduced as the proposed landscaping matures.

#### Access & Parking

27. These details remain as previously approved. The Highways Authority have raised no objection to this application but recommend a condition to secure access surfacing improvements. In order to enhance the accessibility of the site by means other than car it is intended that South Lodge Drive, which leads off the roundabout on the B1106 at Fornham All Saints, would be utilised as a pedestrian and cycle route for residents of the holiday lodges. This route into Fornham All Saints represents an appropriate link for users of the site who wish to either walk or cycle to the village.

28. In establishing the acceptability of any development of this nature in this location Policy DM43 requires that any proposal is connected to and associated with existing facilities or located at a site that relates well to a defined settlement. This supports the more general provisions within Policy DM5 that seek to protect the countryside from unsustainable development. The nature of the use is such that the majority of journeys to the site will be made by private car. However, noting the proximity of the site to Fornham All Saints, and noting the links between the site and the village, and the nature of the services available within the village, including a shop and public house, it is considered that the proposal can be considered as being compliant with the provisions of DM43 in this regard, and thereby also compliant with the requirements of Policy DM5 and those of the NPPF more generally.

#### Archaeology

29. As will be noted above in the consultation responses, Suffolk County Council have secured a archaeological mitigation strategy through a s106 which relates to the 2005 permission. This mitigation still needs to be carried out and an appropriately worded condition can secure this. An update will be provided in the late papers in relation to the wording of this condition.

#### Other matters

30. There is clearly concern locally expressed by both residents and the Parish Council. A lot of the concerns raised are addressed either above or through the conditions proposed in the recommendation below. The 2005 permission was lawfully implemented within the required timescales and all conditions which required further details to be agreed have been discharged.

31. Concerns have been expressed that the grant of planning permission may lead to the submission of other applications for further development. It is for the Committee to consider the application as submitted. Any further

developments on the site would require planning permission and the Local Planning Authority would be able to consider and determine such proposals on their own merit.

32. Policy DM7 requires all non residential developments over 1000 square metres to meet BREEAM Excellent standard. This Policy applies to 'all' development so is applicable to this scheme, then it has to be 'development' (note, not operational development) which this proposal is, being a material change of use, and finally any development has to exceed 1000 square metres, which is assumed and which the agent has not disputed. However, in granting permission under section 73 the local planning authority may impose new conditions, but only provided the conditions do not materially alter the development that was subject to the original permission and are conditions which could have been imposed on the earlier planning permission. Officers consider that imposing a condition on this matter that seeks to compel compliance with the provisions of DM7 would so materially alter the development and so should not be imposed.

### **Conclusion:**

33. The assessment above of the material planning considerations leads to an on-balance conclusion that this development should still be supported, with the removal of condition 6. The NPPF and Local Plan policies are generally supportive of rural tourist accommodation. Whilst there will be shorter term visual harm resulting from the development, continuing until the new planting is established, this harm is not considered to be significant when assessed overall in the planning balance. Any harm arising will gradually reduce over time as the landscaping matures and whilst this harm is respected as being notable it is not considered significant enough to warrant a refusal of this proposal, balancing all matters, and also respecting that there is an extant consent for an identical development. Any shorter term landscape harm arising is also considered to be outweighed by the very tangible economic benefits set out above. The site is otherwise in a suitable location sufficiently well related to defined settlements, so as not to conflict with the provisions of Policies DM5 or DM43.

34. The principle and detail of the development is therefore, on balance, considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

### **Recommendation:**

It is **RECOMMENDED** that planning permission be **Granted** subject to the following conditions:

1. All planting comprised in the approved details of landscaping (drawing no. LP01 rev C, associated specification and management plan received on 16.5.16) shall be carried out in the first planting season following the commencement of the construction of the lodges (or within such extended period as may first be agreed in writing with the Local Planning Authority).

All new and existing planting shall be managed in accordance with the Landscaping Proposals Specification and Management Plan dated May 2016. 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 mitigate the visual impact.

2. No external artificial lighting shall be installed on the site until it has first been submitted to and approved in writing by the Local Planning Authority. Any lighting on the site should include measures to control the amount of artificial lighting used on the site and consider the specifications set out in the Bat Conservation Trust 'Bats and Lighting in the UK' 2008 guidelines as artificial lighting can affect the feeding behaviour of bats.

Reason: to safeguard the nocturnal character of the site and to mitigate impact on protected species which can be affected by artificial lighting.

3. The trees shown on the submitted landscaping scheme to be retained shall be adequately fenced as described below, (and the Local Planning Authority shall be advised in writing that the fencing has been erected) 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.

The fencing shall be erected outside the outermost spread of the tree canopy and shall consist of robust wooden stakes connected by robust wooden cross members to a height of not less than 1.2 metres. 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 consent in writing of the Local Planning Authority.

Reason: To ensure that existing trees on and adjacent to the site are adequately protected during the period of construction.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no use of the land permitted by Schedule 2, Part 4 Class B to that Order shall take place within the site other than expressly authorised by this permission.

Reason: To ensure the appropriate use of the site.

5. The holiday lodges hereby permitted shall only be occupied for holiday use only and shall not be used for permanent residential accommodation. Each letting shall not exceed a period of three months and shall not be occupied by any one individual for a period exceeding three months within any twelve month period. The occupation of the managers lodge shall be limited to a person, or persons, solely employed to manage the holiday lodges.

Reason: The site is in the countryside where new residential dwellings are not normally permitted

6. The holiday lodges shall be laid out and constructed in accordance with the detailed scheme already agreed in writing under condition 5 of SE/05/02293.

Reason: to ensure the development is implemented in accordance with the approved details.

7. All vehicular access to the holiday lodges shall be from the existing vehicular access from the B1106 road which served the former landfill operations within Fornham Park and which is identified on the Masterplan no. 935-01-27 Rev D approved under SE/05/02293.

Reason: In the interests of road safety.

8. The access road within the site incorporating the reinstated South Lodge Drive shall be constructed prior to the commencement of work on the construction of the holiday lodges.

Reason: To ensure that a satisfactory access is provided.

9. Prior to the development hereby permitted being first occupied, the vehicular access onto the B1106 shall be properly surfaced with a bound material for a minimum distance of 10 metres from the edge of the metalled carriageway.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

10. The site preparation and construction works, including any deliveries to the site during this time, shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect the amenity of the area.

11. The areas for parking and manoeuvring of vehicles and cycles already agreed under condition 10 of SE/05/02293 shall be implemented in accordance with the approved details prior to the holiday lodges being first occupied.

Reason: to ensure the development is implemented in accordance with the approved details.

12. The details of foul and surface water drainage already agreed under conditions 11 and 12 of SE/05/02293 shall be constructed and completed in accordance with the approved details.

Reason: to ensure the development is implemented in accordance with the approved details.

13. The provision of fire hydrants already agreed under condition 13 of SE/05/02293 shall be constructed and completed in accordance with the approved details prior to the occupation of any of the holiday lodges.

Reason: to ensure the development is implemented in accordance with the approved details and ensure satisfactory provision of fire fighting

facilities.

14. In relation to landfill gas, the development shall be carried out in accordance with details already agreed under condition 15 of SE/05/02293.

Reason: In the interests of public safety and to ensure the development is implemented in accordance with the approved details.

**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=NLS02MPDHE100>

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