



**Forest Heath**  
District Council

**DEV/FH/17/041**

# **Development Control Committee 6 December 2017**

## **Planning Application DC/17/1107/FUL – Land at Elm Farm, Wilde Street, Beck Row**

**Date:** 16 June 2017      **Expiry Date:** 14<sup>th</sup> September 2017  
**Registered:**                      **EOT:** 8<sup>th</sup> December 2017

**Case Officer:** Sarah Drane      **Recommendation:** Approve

**Parish:** Beck Row      **Ward:** Eriswell & the Rows

**Proposal:** Planning Application - 39 no. dwellings with an area of open space, associated landscaping, access and engineering works (demolition of existing dwelling and associated outbuildings)

**Site:** Land at Elm Farm, Wilde Street, Beck Row

**Applicant:** Mark Waller, Orbit Homes (2020) on behalf of Orbit Group 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:

Sarah Drane  
Email: sarah.drane@westsuffolk.gov.uk  
Telephone: 01638 719432

## Background:

**This application is referred to the Development Control Committee because the application is a Major and the Parish Council object. The Officer recommendation is for APPROVAL.**

## Proposal:

1. Planning permission is sought for the erection of 39 affordable dwellings with associated landscaping, open space, access and engineering works including the demolition of an existing detached bungalow and associated outbuildings.
2. The proposed housing mix is as follows:

<b>27 Affordable Rent Dwellings:</b>		
<b>Number of units</b>	<b>Bedrooms/Persons</b>	<b>Dwelling Type</b>
8	1 bedroom / 2 person	House
2	1 bedroom / 2 person	Bungalow
12	2 bedroom / 4 person	House
4	3 bedroom / 5 person	House
1	4 bedroom / 6 person	House
<b>12 Shared Ownership Dwellings:</b>		
<b>Number of units</b>	<b>Bedrooms/Persons</b>	<b>Dwelling Type</b>
8	2 bedroom / 4 person	House
4	3 bedroom / 5 person	House

3. The site would be served by an adoptable minor access road onto Wilde Street serving 31 dwellings. Eight dwellings to the front of the site would be served by private drives with 2 accesses onto Wilde Street.
4. The application has been amended since submission to revise the layout, drainage strategy, visibility splays, soft landscaping and housing mix and to provide a noise assessment with acoustic design statement.

## Application Supporting Material:

5. Information submitted with the application as follows:
  - Application Forms
  - Archaeological Evaluation
  - Geoenvironmental Report
  - Tree Survey

- Amended Location Plan
- Amended Site Plan
- Amended Planning and Design & Access Statement
- Open Space Assessment
- Landscaping Plans
- 3d Views
- Street Elevations
- Elevations
- Floorplans
- Amended Flood Risk and Drainage Statement
- Ecological Assessment
- Draft Section 106 agreement

### **Site Details:**

6. The site is situated to the north-east of Beck Row outside of but adjacent to the settlement boundary. The site area is 1.28ha and contains a detached single storey dwelling towards the south-west of the site. The site is triangular in shape with a 150m frontage to Wilde Street with boundaries to the south and north-east shared with neighbouring dwellings. The boundaries are formed from a mix of hedgerows and fencing with intermittent trees. An orchard is also located towards the south-west of the site. House types in the locality are varied and include a mix of single and 2 storey detached dwellings. A footpath runs the entire length of the site frontage to connect it to the village.

### **Planning History:**

7. No relevant history

### **Consultations:**

8. **Environment Agency:** The site is located above a Principal Aquifer and within Source Protection Zone (SPZ). The developer should address risks to controlled waters from contamination at the site. If the developer proposes to use deep infiltration systems we would wish to be re-consulted.
9. **Public Health and Housing:** The proposed dwellings are under the flight path from Lakenheath military base within the predicted 66dB contour. They are likely to be subject to noise levels in habitable rooms in the new dwellings exceeding WHO/BS8233 guideline values with windows open for ventilation, and with closed windows with non-acoustic trickle vents. Therefore it is necessary to select suitable sound insulating constructions for the building if these criteria are to be met. It is not possible to attenuate the noise outside of the residential units however the sorties are normally throughout the day with no flying at night or at weekends and therefore the noise is loud for very short periods of time.

Comments on additional information: Agree with the recommendations of the noise assessment subject to our previous comment requiring that post

construction and prior to occupation, an independent validation shall be carried out to demonstrate to the satisfaction of the Local Planning Authority that noise mitigation measures have been implemented and the properties achieve the internal noise levels as set out in the above condition.

10. **Suffolk County Council Development Contributions Manager:**

Contributions required for Primary Education at West Row Community School, Pre-School provision & library provision and consideration over play space provision; transport issues; waste; supported housing; sustainable drainage systems; fire service and superfast broadband.

11. **Strategy and Enabling Officer:** The Strategic Housing Team supports the above application in principle. This scheme has been designed in accordance with local housing needs and provides a mix and tenure to support that need. The development lies outside the settlement boundary and therefore will provide 100% affordable housing in line with policy CS9 which requires that such a development would need to meet a proven local housing need and be made available to people at an affordable cost for the life of the property. For the purposes of policy CS9 'local housing need' means the need in the Parish and adjacent Parishes. Beck Row is a primary village and therefore recognised as a sustainable rural community. Under the recent proposed submission of the Single Issue Review Core Strategy Policy CS7, Beck Row is considered to have the capacity for development and that housing need will be distributed between primary settlements based on an assessment of their infrastructure and environmental capacity.

Comments on amended plans: The Strategic Housing Team has no further comments to make regarding the re-consultation of the amended planning application to land at Elm Farm, Beck Row. The Strategic Housing team supports this application as it will help deliver much needed affordable housing within Beck Row and adjacent parishes.

12. **Environment Team:** No objection subject to conditions regarding site investigation for land contamination and the provision of electric vehicle charging points.
13. **Suffolk County Council Archaeology:** The proposed development lies within the historic settlement core of Beck Row, recorded on the County Historic Environment Record as MNL 675, and medieval features were found during recent archaeological investigations to the south (MNL 705). As a result, there is high potential for encountering medieval, and possibly earlier, occupation deposits at this location. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 141), 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.

14. **Tree Officer:** The majority of trees on site are of lower quality, are of low value and easily replaced. The development would have an open and urbanised appearance making the development prominent to neighbours. To mitigate this I would suggest that the planting/landscaping scheme is looked at more carefully with more planting provided in rear gardens. The species mix is good and it would be good to see this choice and variety continued over more of the development. More information should also be provided on aftercare.

Comments of amended plans: No objection

15. **Highway Authority:** The red line takes in land we believe to be highway. The visibility splays should be amended and clarification over the extent of hedge removal provided. Highway drainage may be affected and this needs to be considered. Existing street lighting may need to be replaced. Means to ensure bins for plots 1-8 are not presented on the footway should be provided. The minor access road should be 5.5m in width with 1.8m wide footways. There is no surface water strategy shown on the plans. There should be a raised table where the minor access road joins a shared space. Details should be given of all roads and footways. Work in the existing highway will be subject to a S278 agreement. A vehicle tracking plan will be required to ensure refuse trucks can safely manoeuvre. The Highway Authority cannot recommend approval until these issues are addressed.

Comments on amended plans: No objection, subject to conditions

16. **Suffolk County Council Flood and Water Engineer:** Currently we recommend a holding objection as there is a potential risk to controlled waters from the site (secondary and principle aquifers). Additional/amended information needs to be provided regarding the highway drainage and adoption and maintenance schedules.

Comments on amended plans: No objection subject to conditions to secure surface water drainage scheme, details of all sustainable urban drainage system components and a construction surface water management plan.

17. **Suffolk Fire and Rescue Service:** Development should comply with Building Regulations. Fire Hydrants should be installed within this development however it is not possible at this time to determine the number of fire hydrants required. This should be conditioned.
18. **Police Architectural Liaison Officer:** General comments provided on secured by design. The site specific requirements are as follows: Parking should be subject to adequate surveillance; Long rear access paths should be avoided; Bin presentation and collection points should not allow for climbing points; Access to the open space area should be secured.
19. **Natural England:** No objection regarding impact on internationally and nationally designated sites. The application site is within 2km of a

European designated site, Breckland Special Protection Area (SPA), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The site is notified at a national level as Breckland Forest Site of Special Scientific Interest (SSSI). In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitats Regulations, should have regard for any potential impacts that a plan or project may have. Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on Breckland SPA and therefore has no objection to the proposed development. Our conclusion is based on the fact that the application site is at some distance from Breckland Forest SSSI and evidently situated on the edge of Beck Row within a relatively built up area. The application is also for a relatively small number of houses. At this distance the application would not have any direct effects on the forest due to light spill and noise, and it is sufficiently far to deter cats from entering the forest. Recreation is likely to increase due to this proposal, but given there will only be c. 100 new residents we do not consider that this increase is likely to lead to a significant effect on the site, alone or in-combination. However we advise that the cumulative effect of increased recreational disturbance to Breckland SPA and Breckland Forest Site of Special Scientific Interest (SSSI) needs consideration in applications that are within 7.5km of Breckland Forest SSSI.

Although Natural England is of the opinion that there will not be significant recreational effects to the above sites arising from the proposed development alone or in-combination (due to the number of dwellings, the position of the proposed development and its distance from the above sites) we consider that there is a risk that sites within this distance may contribute to cumulative recreational impacts to the SSSI and SPA in future. Therefore Natural England does not object to the proposed development but reminds your authority of the need to strategically review the cumulative recreational impacts of new residential developments within 7.5km of the SPA. It is also important to ensure that residential applications within this distance have sufficient green infrastructure to allow recreational activities on site and to ensure there is sufficient strategic green infrastructure in settlements to support residents.

No objection regarding impact on Breckland Forest Sites of Special Scientific Interest (SSSI).

We have not assessed this application for impacts on protected species and refer you to standing advice.

20. **Anglian Water:** No Anglian Water assets affected. Foul drainage is in the catchment of Mildenhall Water Recycling Centre that will have available capacity. Development will lead to an unacceptable risk of flooding downstream. A Foul Water Drainage Strategy will need to be provided to determine mitigation measures secured by condition. Surface water drainage does not relate to Anglian Water operated assets.

Comments on amended plans: Recommend a Foul Water Drainage Strategy be provided and secured by condition.

21. **Parks Manager:** An off site financial open space contribution for improvements at Aspal Close will be acceptable.
22. **Ministry of Defence:** The application site is inside the 66dB contour. No objection but requests that the application incorporates adequate mitigation measures against the impact of noise from RAF Lakenheath.

Comments on additional information: No objection subject to conditions

23. **Landscape and Ecology Officer:**

Effects on European Sites

Natural England has commented that the proposals and considers that the proposed development will not have likely significant effects on Breckland SPA and therefore has no objection to the proposed development.

However Natural England has qualified this stating that Natural England does not object to the proposed development but reminds your authority of the need to strategically review the cumulative recreational impacts of new residential developments within 7.5km of the SPA. It is also important to ensure that residential applications within this distance have sufficient green infrastructure to allow recreational activities on site and to ensure there is sufficient strategic green infrastructure in settlements to support residents.

This site is located 1.7km from the closest woodland component of Breckland SPA, and has the potential to contribute to in-combination recreational effects. The proposals must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in visitors to Breckland SPA. Given the proximity to Aspal Close it would be appropriate that this focuses on measures to increase the capacity of the site to accommodate visitors.

Site ecological audit: A survey undertaken on behalf of the local planning authority to support the Site allocations local plan document in July 2015 found that this site is interesting botanically and may also support other Priority species. Any development proposals at this site should be accompanied by detailed botanical (early flowering species), reptile and amphibian, invertebrate and bat surveys with mitigation plans as appropriate. The report concluded that the site is of medium biodiversity value.

An Ecological Impact assessment has been submitted to support the planning application. This largely fulfils the requirements of the above audit.

Grassland - Loss or acid grassland which is a Suffolk priority habitat – mitigation offered is to retain the orchard grassland and to increase the retained orchard grassland's value and additional areas of grassland within the application site which is outside of private ownership will be

seeded with a meadow mixture (Emorsgate EM2) and will be managed for grassland diversity. However the landscape proposals show that the grassland will not be retained in the vicinity of the orchard and grass seeding is proposed. Other grassland areas are proposed for amenity grass turf. The landscape plan has been amended to retain some of the orchard grassland as possible however the rest of the site remains as amenity grass. The landscape plans have now been amended to show floral lawn.

Hedgerows - The ecology report states that 40m of hedgerow H1 will be permanently lost. Hedgerow H2 will not be impacted by the proposed development. This will be mitigated for by new tree and hedge planting within the front gardens of the units facing Wilde Street. The landscape proposals show that the section of H1 removed will be replaced, which is welcomed, and trees have now been placed in this hedge. However the design of this hedge needs careful consideration. There are overhead lines which mean trees are not feasible. In addition there will be a footpath fronting the hedge on the highway. Retention of a hedge in this situation will protect the new residents amenity and security and separation from the highway but should be limited to shrub species only – potentially privet? The design of this boundary needs to be informed by a site visit between highways and the drainage engineer which I am informed is planned. (*Officer note: the landscaping plan has amended the hedge species to Wild Privet and Guelder Rose which is now acceptable. The agent has also confirmed that the over head power cables will be put underground and they have an arrangement in place with UK Power Networks to do this*)

Orchard - The ecology report has been amended to say that two of the 12 orchard trees which form the orchard, also a Suffolk priority habitat, will be retained as a result of the proposed development. Five new fruit trees (apple and pear) are proposed and this area will subject to a relaxed management regime. The variety of pear appears to have been changed but the variety now selected bears small brown tasteless fruit. For this orchard to be retained the fruit need to be selected to be desirable to the residents. (*Officer note: The species has been amended*) There is potential for more of the trees within gardens to be fruit trees or to form a community orchard in other areas of POS.

Bats - demolition of building 1 will destroy a brown long-eared day roost, the loss of trees and partial loss of Hedgerow One has a low potential to impact low numbers of commuting and foraging bats, the removal of T3, T9 and T14 has the potential to impact roosting bats. A Low Impact Bat Class Licence (LIBCL) from Natural England will be required to destroy the roost, will be required once full planning permission has been granted. This licence will agree the final details of the bat mitigation/compensation. Condition (there is a BS standard one)

Although the trees to be removed have been subject to survey, a final check by a class II bat licenced ecologist will need to be carried out prior to the trees being felled. Condition

The loss of suitable foraging habitat will be mitigated for by the provision of night-flowering blossoms, highly fragrant species and pale coloured



plant species. Whilst the planting schedule does include native tree and shrub species, which are welcomed, the slight increase in species is welcomed.

Reptiles – there is a good/medium population of reptiles on the site and reptile mitigation strategy including a reptile translocation will be required. I recommend that this is conditioned.

Hedgehog - The proposed development has the potential to kill/ harm hedgehogs. Mitigation proposed is for garden habitats to include features to allow the movement of wildlife between gardens and opportunities for hedgehogs to shelter and/ or hibernate. These should be conditioned (6.71 and 6.72 of the report) and shown on a boundary treatments plan. Precautionary site clearance measures and methods of work in section 6.47, 6.49, 6.58, 6.56, 6.64, 6.71 of the report should be conditioned Ecological enhancements (DM12) are required – through condition.

#### Layout

The open space within the development will not be particularly useable however it will provide a level of amenity.

Of continued concern is the boundary of the site with Wilde Street, however the proposed retention and replacement of the hedgerow is welcomed. My only concern is whether this is compatible with the SUDs strategy? The applicant to confirm that the hedge and the SUDs can be achieved – see also comments above about the species to be used in this hedge. (*Officer note: The landscaping scheme has been amended to align with comments from the SCC Highways Authority and SCC Flood and Water team.*)

#### **Representations:**

24.Parish Council: The application has proved to be very unpopular and a large number of residents came to the Parish meeting to object and raise their concerns. The Parish Council object for the following reasons:

- Lack of infrastructure – there is no doctors surgery or dentist in the Parish and in Mildenhall there is inadequate medical provision for increased population.
- Sport and Recreation Facilities are limited
- The sewerage system is old and insufficient
- There are no major employment opportunities in the Parish and new residents will need to travel for work
- The transport network is poor with congestion and accidents on inadequate rural roads
- There is limited bus service which means residents will be reliant upon cars
- Beck Row Primary School is full to capacity
- Other primary villages have better access to the A11/A14 (Exning, Kentford)
- No need for affordable housing in the Parish of Beck Row, Holywell Row and Kenny Hill
- Public consultation insufficient

25. Ward Member (Councillor D Bowman and Councillor James Waters): No comments received

26. Neighbour Comments:

- Georgia House, Poplar Estate, Beck Row – Objects on grounds of noise, residential amenity and plan queries. Local people were not notified of the applicant's public engagement. 2 storey houses will be next to our fence overlooking our garden and impacting our enjoyment of it. 39 houses on this site would be out of character with the neighbouring properties and we will lose our view of the countryside.
- Mill House, The Street, Barton Mills (owner of Ashlands, Wilde Street, Beck Row) – No objections to the development of the site for 39 dwellings however we object to the tenure of the scheme being 31 affordable rented homes and 8 shared ownership. A mixed tenure with affordable and market dwellings would help build a more balanced community in line with policy and government guidance. The proposed tenure will not be sustainable. The Secretary of State refused development at Ravenswood in Ipswich for a fully affordable scheme on the basis that it did not create inclusive and mixed communities and this would be more relevant in a smaller village community (Beck Row). The Forest Heath SPD requires 70% rented and 30% intermediate (shared ownership) mix to comply with local needs. The applicants public engagement failed to contact local residents affected.

Comments on amended plans: The amendments still fail to address the fundamental issue that the tenure split does not produce sustainable development. My objection still stands and the Parish Council and public agree that this scheme should be refused.

- 7 Poplar Estate, Beck Row – Objects on grounds of parking, residential amenity and traffic/highways. I have not been officially informed about this application and development will impact on property values. Local amenities are not sufficient for the current community. Medical assistance and shops are inadequate. Access roads are too narrow and cannot currently cope.
- Letter signed on behalf of 4 residents of Poplar Estate – Object to application. Beck row is a small Primary village where estate development could overwhelm it. 39 dwellings will not fit with surroundings which are small settlements. The applicants public engagement failed to contact local residents affected.
- 30 Harrow Drive, Beck Row – Support the application. The village needs to grow to attract the amenities people are hoping for (GP, School upgrade, better sewerage and transportation). We must increase the number of inhabitants first rather than wait for better infrastructure before granting new permissions to build housing.
- Sarandon, Polar Estate, Beck Row – Object. Please make available

report showing social housing need. Beck Row has more than 80 affordable dwellings across two recent development. A mixed tenure development would be more sustainable. Traffic flow will be a problem and highways have made some bad decisions in the area. When the air base closes in 2022 there will be hundreds of homes available to housing associations that are already built.

**Policy:** The following policies of the Joint Development Management Policies Document 2015 and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:

27. 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 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 DM20: Archaeology
- Policy DM22: Residential Design
- Policy DM27: Housing in the Countryside
- Policy DM46: Parking Standards

28. Forest Heath Core Strategy 2010:

- Policy CS1: Spatial Strategy
- Policy CS2: Natural Environment
- Policy CS3: Landscape Character and the Historic Environment
- Policy CS4: Reduce Emissions, Mitigate and Adapt to Future Climate Changes
- Policy CS5: Design Quality and Local Distinctiveness
- Policy CS7: Overall Housing Provision (where not struck out by the High Court Challenge)
- Policy CS9: Affordable Housing Provision
- Policy CS10: Sustainable Rural Communities
- Policy CS13: Infrastructure and Developer Contributions

**Other Planning Policy:**

29. National Planning Policy Framework (2012) core principles and paragraphs 56 – 68

30. Single Issue Review of Core Strategy Policy CS7: Overall Housing Provision and Distribution (Proposed Submission) 2017

31. Site Allocations Local Plan (Proposed Submission) 2017

32. Remaining saved policies in the Forest Heath Local Plan (1995). The site

lies outside, but adjacent to the Beck Row settlement boundary as defined in the 1995 Local Plan. The application site is therefore classified as 'countryside'

33. Forest Heath Local Plan Policies Map February 2015

34. Forest Heath and St Edmundsbury Affordable Housing SPD 2013

**Officer Comment:**

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

- Principle of Development
- The provision of affordable housing and sustainability
- Impact on character and appearance, residential amenity, highway safety, drainage and flood risk, ecology and local infrastructure.

Principle of development

36. The application site is located outside of, but adjacent to, the existing settlement boundary as defined in the Forest Heath Local Plan (1995) and the Policies Map 2015. It is also proposed for the application site to remain outside of but adjacent to the settlement boundary in the Site Allocations Local Plan (Proposed Submission) 2017. This document has been submitted for examination and therefore carries moderate weight in decision making given its advanced state of preparation. The site is therefore classified as countryside for the purposes of planning policy in the existing and emerging Local Plan.

37. Policy DM5 of the Joint Development Management Policies Document 2015 states that areas designated as countryside will be protected from unsustainable development. This policy therefore seeks to limit new development in the countryside but does allow new affordable housing for local needs in accordance with other policy. In this regard policy CS9 of the Core Strategy is relevant. CS9 states that affordable housing in the countryside will be permitted where the proposal would help meet a proven local housing need for affordable housing as demonstrated in a Local Housing Needs Assessment and waiting list information and the affordable housing is made available to people in local housing need at an affordable cost for the life of the property. For the purpose of this policy 'local housing need' means the need in the Parish and adjacent Parishes. Given that the application proposes 100% affordable housing (to be secured in perpetuity through a section 106 agreement), it is considered that policies DM5 and CS9 support the principle of the proposed development.

38. The application has been assessed by the Councils Strategy and Enabling Officer who supports the application. They identify that the scheme has been designed in accordance with local housing needs and provides a mix and tenure to support that need in Beck Row and the adjoining parishes of West Row, Eriswell, Mildenhall and Lakenheath. On this basis, notwithstanding the location of the site outside of settlement boundaries,

Officers are satisfied that the principle of development is acceptable being in accordance with DM5 and CS9.

Whether the number of affordable dwellings constitutes sustainable development

39. Representations have been received from the owner of an adjacent dwelling concerning the sustainability of locating 39 affordable dwellings on one site. Whilst they do not object to the development in principle they consider a mixed tenure scheme to include both affordable and market dwellings would be more fitting with the Forest Heath Development Plan and the government's objective of creating inclusive and mixed communities (NPPF paragraph 50). In support of their view they identify a recent decision (June 2016) made by the Secretary of State (SoS) who refused consent for 94 affordable dwellings in Ipswich where it was concluded that a cluster of 94 affordable dwellings would conflict with development plan policies and national policy which seeks to achieve mixed and inclusive communities. Whilst this decision is noted by Officers, it is important to recognise that this was taken in accordance with development policies which sought to restrict the clustering of affordable dwellings to a specific number. Such a restrictive policy is not contained in the Forest Heath Development Plan and the proposed development is less than half the size of that refused by the SoS. It is very important that every application is considered on its own merits and in these circumstances only limited weight is given to the SoS decision referred to by the owner of the adjacent dwelling.
40. The housing mix has been amended to increase the proportion of shared ownership dwellings and reduce the number of affordable rented dwellings. As amended it is therefore proposed that 30% of the dwellings would be shared ownership and 70% would be affordable rent in accordance with local need and the Affordable Housing SPD. Given this mix between shared ownership and affordable rent, whilst all 39 dwellings would be 'affordable' it is considered that there would be an appropriate mix within the site. Furthermore, in the immediate vicinity of the site are dwellings of varied scale and cost including large detached dwellings, bungalows and park homes and as a consequence the proposal would be sited in and contribute towards a diverse and mixed community. For this reason Officers consider the provision of 39 affordable dwellings in this one location is not unsustainable and would assist in the delivery of mixed communities whilst delivering affordable housing to meet local needs. Officers are therefore satisfied that the housing mix would not be unsustainable.

Impact on Character and Appearance

41. The application site contains a modest detached dwelling and associated outbuildings. The south-west of the site takes the appearance of residential curtilage whilst the north-east of the site is significantly less managed being undeveloped and with no apparent use. The roadside boundary is a mature mixed hedge and the site contains a small orchard and other landscaping features including trees and hedges to boundaries

with residential properties. The result is a site which is discreet and acts as a transition between the urban development to the south and the agricultural countryside to the north.

42. The proposals would introduce buildings up to 2 stories in height, roads & hardstanding, residential curtilage & public open space onto this discreet site. To achieve visibility at the accesses it would be necessary to remove the roadside hedge and elsewhere on site existing trees would need to be removed. The proposal would result in the site having a more urban appearance, however, the site is bounded on two sides by existing residential development and would infill a gap on Wilde Street bridging the dwellings within the settlement boundary to the south to a cluster of 7 No. dwellings to the north-east. Given this location and the land uses surrounding the site it is considered by Officers that the proposal would not result in an unsympathetic urban extension into the countryside and would relate well to the existing pattern of development. This would significantly limit the impact on the character and appearance of the countryside and rural landscape to the north and east and it is considered that the development would comply with CS3 and DM2 and DM13 in respect of landscape impact.
43. Dwelling types in the area are of varied character, appearance and scale and their appearance largely reflective of their age. The application proposes a variety of dwelling types of a form and scale Officers consider appropriate for the area with sufficient attention paid to the detailing of dwellings. The dwellings fronting Wilde Street would create an acceptable street scene and within the site the scale, layout and form of dwellings, in combination with the provision of open space and hard and soft landscaping, would result in an attractive environment. Therefore, whilst the proposed residential development would alter the character and appearance of the area, it is considered that the development would comply with the requirements of Policy DM22.
44. The site contains a number of trees concentrated towards the south-west corner of the site. All trees within the site are category C which are trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. There are also a number of trees along the boundaries of the site and/or in adjacent gardens, notably 3 No. B Category Birch trees. The proposal would require the removal of 12 No. trees within the application site (those to the site boundaries and/or in neighbouring property would be retained) however bearing in mind the low quality of these, the Tree Officer does not object to this. As mitigation for the loss of trees and to improve the appearance of the development a soft landscaping scheme has been submitted and subsequently amended to address the Landscape Officer and Tree Officer's concerns regarding the need for greater planting. This scheme includes the provision of an area of public open space and the planting of trees throughout the development including in rear gardens, within parking courtyards and adjacent to the highway and the provision of an orchard to the south west of the site. The existing hedge to the front of the site would be removed to provide visibility splays but a native species hedge would be planted in its place, behind the splays as

mitigation.

45. Taking account of the above, it is considered that the development would alter the character and appearance of the existing site, however, the impact on the wider countryside would be limited given the sites location adjacent to existing dwellings. The development would therefore not result in a significant visual intrusion into the rural landscape. Furthermore, the development is of an acceptable design and the dwellings are of an acceptable mass, scale and appearance and complemented by appropriate hard and soft landscaping to ensure an acceptable visual impact.

#### Residential Amenity

46. The application site is bounded on the south by a number of residential properties and to the north-east by the rear garden of a single dwelling. The proposed development would be clearly visible from the gardens and from within these surrounding dwellings. Moreover, the proposed dwellings would have views towards these neighbouring dwellings and will impact on the current open outlook across the site. Whilst some mutual overlooking may result it is considered that window to window distances are sufficient to prevent there being any significant overlooking. Views into neighbours gardens will also be obscured in part by existing and proposed boundary treatments. Plots 27 and 28 are the closest to neighbouring boundaries however these are a pair of single storey dwellings with limited neighbour amenity impact. In addition to the built form, the more intensive use of the site is likely to create additional noise and disturbance for neighbours, however the impact is not considered to be significant. The impact on residential amenity is therefore considered to be acceptable and in accordance with DM2(g.vi).

#### Aircraft Noise

47. The core planning principles set out in paragraph 17 of the NPPF direct decision makers to seek to ensure a 'good standard of amenity for all existing and future occupants of land and buildings'. Specifically with respect to noise, and having regard to the National Planning Policy Guidance (NPPG) and DEFRA's Noise Policy Statement for England (NPSE), paragraph 123 of the NPPF requires decisions to 'avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development'. Where a lower level 'adverse' noise impact is established, then impacts on health and quality of life should be mitigated and minimised.
48. Paragraph 2.18 of the NPSE reiterates the need to balance the economic and social benefit of the development/activity with the environmental impacts, including the impact of noise on health and quality of life. It is clear in stating that noise impacts should not be treated in isolation.
49. The current World Health Organisation (WHO) guidance recommends internal noise levels in dwellings are 35dB LAeq, 16hr for daytime and 30dB LAeq, 8hr at night. British Standard BS 8233 suggests similar design

standards for internal noise levels.

50. The WHO guidance suggests that to protect the majority of people from being annoyed during the daytime, the sound pressure level on balconies, terraces and outdoor living areas should not exceed 50dB(A) for a steady, continuous noise.
51. Vision 1 of the Core Strategy seeks to provide 'a higher quality of life' for residents. Policy DM2 of the Joint Development Management Policies Document seeks to safeguard (inter alia) residential amenity from potentially adverse effects of new development.
52. The site lies within the 66dB(A) noise contour (but very close to the 72 dB(A) contour) for RAF Lakenheath which is approximately 4km northeast of the application site. The Ministry of Defence (MoD) has been consulted on the application and following receipt of further information (in addition to that detailed in the noise report) has raised no objection to the development provided that adequate mitigation measures are incorporated. The Council's Public Health and Housing Officer has similarly not objected to the proposal on noise grounds but recommends that a noise impact assessment is carried out prior to the commencement of development with noise attenuation measures to be agreed in writing. This can be secured by condition.
53. It remains the case that external spaces, including domestic gardens, public paths and public open space can not be mitigated against the effects of aircraft noise in the same way as the internal spaces of the dwellings. Whilst the impact of unmitigated aircraft noise upon external areas of the site is not fatal such that it renders the scheme unacceptable on this ground alone, it would represent harm because it would potentially annoy users of those spaces during noise events and thus needs to be considered in the overall balance.
54. In this respect, officers' consider concerns relating to the likely adverse impact of aircraft noise to external areas of the site are reduced by i) the sporadic and short term nature of the individual aircraft movements, ii) the non operation of the base at weekends when the external areas of the site are likely to be most used and iii) the absence of objections or adverse comments from the Council's Public Health and Housing team. These factors contribute to your officers' view that harm arising from aircraft noise is not significant in this case and should not lead to planning permission being refused. As already stated, a condition can be imposed if planning permission were to be granted in order to ensure maximum noise levels are achieved in relevant internal living spaces.

#### Highway Safety

55. Paragraph 32 of the Framework advises that development should not be prevented or refused on transport grounds, unless the residual cumulative impacts of development are severe. Policy DM2 of the Joint Development Management Policies Document requires that new development should produce designs that accord with standards and maintain or enhance the



safety of the highway network and Policy DM46 addresses parking standards.

56. The application site would be served by a new vehicular access to the north-east of the site onto Wilde Street onto an adoptable road which would in turn provide access to private drives and parking areas. It is also proposed to provide an additional 2 No. vehicular accesses onto Wilde Street to serve 4 No pairs of semi-detached dwellings. In total therefore the application would result in 3 No. points of vehicular access onto Wilde Street. The footpath along the site frontage would also be widened to 1.8m. The Highway Authority raised a number of matters which required further attention by the applicant, including the need to accurately show visibility splays, consideration of drainage and a number of matters regarding the detailed layout such as bin storage and presentation points. SCC Highways have raised no objection to the amended plans, subject to a number of conditions.
57. The Parish Council have commented that the local highway network is poor with congestion and accidents on inadequate rural roads. However, these are not grounds of concern raised by the Highway Authority and given the scale of development it is not considered that the proposal would exacerbate any highway safety or local congestion issues. The proposal, in highway safety terms is therefore considered acceptable and in accordance with policy DM2(I).

#### Drainage and Flood Risk

58. The site is located in Flood Zone 1 where there is the lowest probability of flooding having less than a 1 in 1000 annual probability of river flooding in any year. As a residential development on a site of more than 1ha a Flood Risk Assessment has been submitted with the application which also includes a Drainage Strategy to identify how sustainable drainage principles will be adopted whilst not increasing the risk of flooding on site or elsewhere. This drainage strategy was subsequently amended to overcome a holding objection from the Lead Local Flood Authority who now have no objection to the application subject to a condition to secure a suitable surface water drainage scheme. The Environment Agency also raise no objections.
59. It is proposed for foul water to be directed to the public sewer. Anglian Water have identified the catchment of Mildenhall Water Recycling Centre will have capacity for these flows however the development would lead to an unacceptable risk of flooding downstream. Consequently a foul water strategy will need to be prepared in consultation with Anglian Water to determine mitigation measures. This can be secured by condition.

#### Ecology

60. Spatial Objective ENV1 of the Core Strategy aims to conserve and enhance the habitats and landscapes of international, national and local importance and improve the rich biodiversity of the District. This objective forms the basis of Core Strategy Policy CS2 which sets out in

greater detail how this objective will be implemented. Joint Development Management Policy DM12 seeks all developments to take account of biodiversity and either mitigate for, improve and/or monitor as appropriate.

61. The application site is not located within any designated or protected sites. The application site is within 2km of a European designated site, Breckland Special Protection Area (SPA), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The site is notified at a national level as Breckland Forest Site of Special Scientific Interest (SSSI).
62. The local planning authority, as the competent authority, is responsible for the Habitats Regulation Assessment (HRA) as required by The Conservation of Habitats and Species Regulations 2010 (as amended) and the Ecology and Landscape Officer has carried out a habitat regulations screening exercise. Natural England considers that the proposed development will not have likely significant effects on Breckland SPA and therefore has no objection to the proposed development. They do however highlight the need to strategically review the cumulative recreational impacts of new residential developments within 7.5km of the SPA. It is also important to ensure that residential applications within this distance have sufficient green infrastructure to allow recreational activities on site and to ensure there is sufficient strategic green infrastructure in settlements to support residents.
63. This site is located 1.7km from the closest woodland component of Breckland SPA, and has the potential to contribute to in-combination recreational effects. The Ecology and Landscape Officer advises that the proposals must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in visitors to the Breckland SPA. Given the proximity to Aspal Close Nature Reserve to the south, it would be appropriate that this focuses on measures to increase the capacity of the site to accommodate visitors. A commuted sum can be secured through the s106 to achieve this.
64. The Ecological Impact Assessment submitted in support of the application proposes recommendations which can be secured by way of planning condition. In accordance with consultation advice received (see Ecology and Landscape Officer's detailed comments above under Consultations), conditions have also been recommended to ensure protected species are safeguarded.
65. On the basis of the above evaluation, officers are of the opinion that the development proposals would not have an unacceptable impact on the nature conservation value of the application site. Subject to the implementation in full of recommended mitigation and enhancement measures (which can be secured through relevant planning conditions), the proposed development is considered to satisfactorily address ecological issues and accords with Joint Development Management Policy DM12.

### Local Infrastructure

66. Concern has been expressed by local residents and the Parish Council regarding the capacity of the infrastructure to accommodate the proposed development including comments regarding a lack of doctors surgery or dentist in the Parish, a lack of sports and recreational facilities and a poor transport network and road system unsuitable for more housing.
67. The Suffolk County Council Development Contributions Manager has raised no objections to the application but has identified that contributions do need to be provided for Primary School and pre-school provision and library contributions. A draft section 106 agreement has been provided by the applicant demonstrating that these contributions will be provided.
68. The NHS have made no comments on the application and given this and the scale of development it is not considered necessary to require contributions towards healthcare.
69. The Parks Manager and Ecology & Landscape Officer have requested a contribution towards improvements at the nearby Aspal Close nature reserve but made no request for sport pitch provision. The Highway Authority have made no request for bus stop improvements or raised any concern regarding the adequacy of the local highway network. It is therefore considered that, subject to a section 106 agreement to secure the County Council obligations for education and libraries, the local infrastructure has the capacity to accommodate the development proposed in accordance with policy CS13.

### Other matters

#### Archaeology

70. The proposed development lies within the historic settlement core of Beck Row, recorded on the County Historic Environment Record as MNL 675, and medieval features were found during recent archaeological investigations to the south (MNL 705). As a result, there is high potential for encountering medieval, and possibly earlier, occupation deposits at this location. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposit that exists.
71. In accordance with the advice offered, a condition can be secured to ensure a scheme of archaeological investigation. This would accord with Core Strategy Policy CS3 and the advice offered in the Framework with regard to the conservation of heritage assets of archaeological interest.
72. Officers have considered the application proposals in the context of the impact on the historic environment. Subject to the recommendation of appropriate archaeological conditions as described above, the proposal would not cause significant harm to the historic environment.

#### Water Consumption

73. Policy 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. Therefore a condition will be included 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.

#### Contamination

74. The application is supported by a Geoenvironmental Report undertaken by Delta Simons. The report includes a desk study and intrusive investigation. The desk study identifies a small number of potential sources of contamination but the intrusive investigation does not identify any elevated concentrations of contaminants. The report concludes that "there remains evidence of contamination potential which may not have been discovered due to sampling being too sparse or not targeted." On this basis, the Environment Team recommend that the standard land contamination condition is imposed so that appropriately concentrated and targeted sampling can take place.

#### Air Quality

75. 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 are very few developments which will show a direct impact on local air quality, but all developments will have a cumulative affect. Paragraph 35 of the NPPF states that '*plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to incorporate facilities for charging plug-in and other ultra-low emission Vehicles*'. 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 states that "Access to charging points should be made available in every residential dwelling." The Environment team therefore recommend that a condition is imposed to ensure each dwelling is provided with an electric vehicle charging point.
76. Whilst the desirability of such a condition is noted given the policy position detailed above, this site is an affordable housing exception site. It unlikely that residents of this development would be able to make use of such charging points until electric cars become more established and affordable, by which point the technology for charging may also change. A more reasonable approach therefore would be to secure the infrastructure to enable charging points to be installed in the future. This is accepted by the applicant and can be conditioned.

#### **Conclusion:**

77. The application is outside of existing settlement boundaries but would help meet the affordable housing need in the parish of Beck Row and adjacent parishes which is a significant benefit of this scheme. The economic

benefits; in the short term through construction and in the longer term though local spend, are also notable. The development is in accordance with policy CS9 and DM5 and is acceptable in principal. It is not considered that the proposal would result in significant harm to the character and appearance of the area, residential amenity (although it is noted that the external areas of the site cannot be mitigated against the adverse effects (annoyance) of aircraft noise), highway safety and the satisfactory functioning of the local highway network, ecology, drainage and local infrastructure. The concerns of the Parish Council and local residents are noted and addressed within this report. Whilst the development would result in a cluster of 39 affordable dwellings in one location it would also be sited in a diverse wider community and surrounded by a diverse mix of dwelling types. It is therefore considered that the proposal would encourage mixed and inclusive communities and can be considered sustainable development.

78. In conclusion, 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:**

77. It is recommended that planning permission be **APPROVED** subject to the completion of a Section 106 Agreement to secure the following Heads of Terms and subject to the following conditions:

#### Heads of Terms

100% affordable housing (39 dwellings)

Public open space contribution for improvements at Aspal Close nature reserve - £59,670

Library contribution - £608

Pre-school - £24,364

Primary - £85,267

#### Conditions

1. The development to which this permission relates must be commenced not later than the expiration of 3 years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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:  
31429-IW-XX-XX-DR-A-1000-P02 – site development plan  
31429-IW-XX-XX-DR-A-2000-P18 – site development plan  
ORB21001-11F - Sheet 1 & ORB21001-11F - Sheet 2 – landscaping plans

31429-IW-XX-XX-DR-A-2060-P02 – Floor plans (blocks 1 and 8)  
 31429-IW-XX-XX-DR-A-2061-P02 – Elevations (block 1)  
 31429-IW-XX-XX-DR-A-2062-P02 – Elevations (Block 8)  
 31429-IW-XX-XX-DR-A-2065-P02 – Floor plans (blocks 2, 3, 4, 7, 10)  
 31429-IW-XX-XX-DR-A-2066-P02 – Elevations (Block 2)  
 31429-IW-XX-XX-DR-A-2067-P02 – Elevations (Block 3)  
 31429-IW-XX-XX-DR-A-2068-P02 – Elevations (Block 4)  
 31429-IW-XX-XX-DR-A-2069-P02 – Elevations (Block 7)  
 31429-IW-XX-XX-DR-A-2070-P02 – Elevations (Block 10)  
 31429-IW-XX-XX-DR-A-2075-P02 – Floor plans (Block 5)  
 31429-IW-XX-XX-DR-A-2076-P05 – Elevations (Block 5)  
 31429-IW-XX-XX-DR-A-2080-P02 – Floor plans (Block 6 and 12)  
 31429-IW-XX-XX-DR-A-2081-P02 – Elevations (Block 6)  
 31429-IW-XX-XX-DR-A-2082-P02 – Elevations (Block 12)  
 31429-IW-XX-XX-DR-A-2085-P02 – Floor plans (Block 9)  
 31429-IW-XX-XX-DR-A-2086-P02 – Elevations (Block 9)  
 31429-IW-XX-XX-DR-A-2090-P02 – Floor plans (Block 11)  
 31429-IW-XX-XX-DR-A-2091-P02 – Elevations (Block 11 – sheet 1)  
 31429-IW-XX-XX-DR-A-2092-P02 – Elevations (Block 11 – sheet 2)  
 31429-IW-XX-XX-DR-A-2095-P02 – Floor Plans (Block 13)  
 31429-IW-XX-XX-DR-A-2096-P02 – Elevations (Block 13)  
 31429-IW-XX-XX-DR-A-2100-P02 – Floor Plans (Block 14)  
 31429-IW-XX-XX-DR-A-2101-P02 – Elevations (Block 14 – sheet 1)  
 31429-IW-XX-XX-DR-A-2102-P02 – Elevations (Block 14 – sheet 2)  
 31429-IW-XX-XX-DR-A-2105-P02 – Floor Plans (Block 15)  
 31429-IW-XX-XX-DR-A-2106-P02 – Elevations (Block 15)  
 31429-IW-XX-XX-DR-A-2110-P03 – Floor Plans (Block 16)  
 31429-IW-XX-XX-DR-A-2111-P03 – Elevations (Block 16)  
 31429-IW-XX-XX-DR-A-2115-P02 – Floor Plans (Block 17)  
 31429-IW-XX-XX-DR-A-2116-P02 – Elevations (Block 17)  
 31429-IW-XX-XX-DR-A-2200-P03 – Street elevations  
 31429-IW-XX-XX-DR-A-2210-P03 – 3D Views  
 31429-IW-XX-XX-M2-A-2001 - Visibility splays  
 Planning and Design and Access Statement  
 Geo-Environmental Report by Delta –Simons  
 Tree reference plan  
 Soft Landscape Specification – ACD Environmental  
 Tree Report – ACD Environmental  
 Existing Open Space and Facilities Report  
 Ecological Impact Assessment  
 Flood Risk Assessment/Drainage Strategy

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

3. No development shall commence above slab level until samples of the external facing 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 that the external appearance of the development is satisfactory.

Reason: To protect the amenity of the area.

4. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance.

5. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 100 year +CC storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Details of which will include:

- Details of further infiltration testing on site in accordance with BRE 365 to verify the permeability of the site (trial pits to be located where soakaways are proposed and repeated runs for each trial hole). Borehole records should also be submitted in support of soakage testing.
- Dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each soakaway should also be illustrated on the plans and should be cross referenceable with associated soakaway calculations.
- Modelling results (or similar method) to demonstrate that the infiltration device has been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each device should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.
- Infiltration devices should be no more than 2m deep and will have at least 1.2m of unsaturated ground between base of the device

and the groundwater table. If individual soakaways are being used they will be at least 5m away from any foundation (depending on whether chalk is present).

- Only clean water will be disposed of by infiltration devices due to the site being close to a Source Protection Zone. 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 or aquifer.
- Infiltration devices will have a half drain time of less than 24hours (this can be relaxed to where it can be demonstrated that the system has spare capacity for a subsequent 10yr storm within 24hrs).
- Modelling of conveyance networks showing no above ground flooding in 1 in 30 year event, plus any potential volumes of above ground flooding during the 1 in 100 year rainfall + CC.
- Topographic plans shall be submitted depicting safe exceedance flow paths in case of a blockage within the main SW system and/or flows in excess of a 1 in 100 year rainfall event. These flow paths will demonstrate that the risks to people and property are kept to a minimum.
- 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.
- 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.

Reasons: Required pre-commencement to prevent the development from causing increased flood risk on and off site and to ensure the development does not pollute the water environment.

6. 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.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register.



7. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.

8. 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: Required pre-commencement to ensure the adequate supply of water for fire fighting/community safety.

9. No building shall be occupied until the site investigation and post investigation assessment has been submitted to the County Historic Environment Record and provision made for the 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 CS3 of Forest Heath District Council Core Strategy Development Plan Document (2010) and the National Planning Policy Framework (2012).

10. No development approved by this planning permission shall commence until the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- i. A site investigation scheme (based on the approved Preliminary Risk Assessment (PRA) within the approved Desk Study), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- ii. The results of a site investigation based on i) and a detailed risk

assessment, including a revised Conceptual Site Model (CSM).

- iii. Based on the risk assessment in ii), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in iii) is submitted and approved, in writing, by the Local Planning Authority. The long term monitoring and maintenance plan in iii) shall be updated and be implemented as approved.

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109,120, 121, Environment Agency Groundwater Protection: Principles and Practice (GP3), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policy. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

- 11.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.

Reason: In the interests of water efficiency in accordance with the requirements of Policy DM7 of the Joint Development Management Policies.

- 12.The trees shown on the approved landscaping scheme to be retained shall be protected in the manner shown on the submitted plans or shall be

fenced as described below, (and the Local Planning Authority shall be advised in writing that the protective measures/fencing have been provided) 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. Where possible the fencing shall be erected outside the 'Root Protection Area' (RPA) 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 and shall consist of robust wooden stakes connected by robust wooden cross members to a height of not less than 1.2 metres. Where fencing can not be erected outside the RPA an arboricultural method statement shall be submitted and approved in writing in accordance with the relevant condition. 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.

Reason: To ensure that the most important and vulnerable trees are adequately protected during the period of construction.

- 13.No development shall commence above slab level until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: Required to prevent environmental and amenity problems arising from flooding.

*(Officer note – the wording of this may need to change – awaiting further comments from Anglian Water)*

- 14.No security lights or floodlights shall be erected on site without the submission of details to, and written approval from, the Local Planning Authority to ensure a lighting environment of low district brightness at residential properties.

Reason: To protect the amenity of the area.

- 15.Before the development is commenced details of the areas to be provided for storage and presentation 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.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

16. Prior to the accesses being constructed 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. (See Note 6).

Reason: To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

17. Before the development is commenced 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.

Reason: Required pre-commencement to prevent hazards caused by flowing water or ice on the highway.

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

Reason: Required pre-commencement to ensure that roads/footways are constructed to an acceptable standard.

19. 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 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.

20. The new estate road junction(s) with Wilde Street inclusive of cleared land within the sight splays to this junction must be formed prior to any other works commencing or delivery of any other materials.

Reason: To ensure a safe access to the site is provided before other works and to facilitate off street parking for site workers in the interests of highway safety.

21. An upgrade of the existing footway to a width of 1.8m, between the site

boundary with 'Ashlands' and the junction with Aspal Lane is required to create a safe pedestrian link from the proposed development into Beck Row. This will include a dropped crossing point across Aspal Lane. The extended footway shall be constructed with falls away from Wilde Street to direct water into the existing shallow ditch located along the site boundary, unless otherwise agreed in writing with the Local Planning Authority. This work should be carried out within a section 278 agreement. Prior to any development commencing above slab level, the following should be submitted to and approved in writing by the Local Planning Authority:

- i) A plan showing the extended footway and location of the UKPN underground cable
- ii) Details of the means of surface water drainage from the extended footpath to the existing shallow ditch along the site boundary, or any alternative solution agreed in writing with the Local Planning Authority.

Reason: to ensure safe pedestrian access to/from the site, including appropriate drainage and to protect existing highway drainage.

22. All HGV and construction traffic movements to and from the site over the duration of the construction period shall be subject to a Construction and 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.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV traffic in sensitive areas.

23. The use shall not commence until the area(s) within the site shown on 31429-IW-XX-XX-DR-A-2000-P18 for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

24. Before the accesses are 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 as shown on drawing no. xxx. 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.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

25. All planting comprised in the approved details of landscaping (shown on drawings ORB21001-11F - Sheet 1 and ORB21001-11F - Sheet 2) shall be carried out in the first planting season following the commencement of development (or in the case of planting, seeding or turfing within the curtilage of a dwelling within 12 months of the dwelling being first occupied) or at such other time as may 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.

26. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all soft landscape areas detailed on drawings ORB21001-11F - Sheet 1 and ORB21001-11F - Sheet 2 (other than small privately owned domestic gardens) together with a timetable for the implementation of the landscape management plan, shall be submitted to and approved by the Local Planning. The landscape management plan shall be carried out in accordance with the approved details and timetable.

Reason: To enhance the appearance of the development.

27. All hard landscaping (shown on drawing 31429-IW-XX-XX-DR-A-2000-P18 – site development plan) shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To enhance the appearance of the development.

28. Within 3 months of commencement of development, details of the treatment of the boundaries of the site (including the hedgehog mitigation referred to in condition 33) shall 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. The approved screen walling and/or fencing shall be constructed or erected before the dwelling to which it relates is first occupied. The approved soft landscaping to be planted shall be done so within 12 months of the date when the dwelling to which it relates is first occupied. 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.

Reason: To ensure the satisfactory development of the site.

29. The demolition of building 1 (existing bungalow) 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, authorising the demolition to go ahead; or
  - b) A statement in writing from the relevant licensing body to the effect that it does not consider that the demolition will require a licence.

Reason: To ensure the proper protection of roosting bats.

30. A pre-felling inspection of trees T1, T3, T4, T9 and T14 by a class II bat licenced ecologist shall take place; Should a bat or evidence of a bat be found then work should stop to allow the need for a European Protected Species (EPS) licence to be considered. Work should only continue once the necessary mitigation is in place.

Reason: To ensure adequate protection and mitigation for the loss of potential bat roosts.

31. Prior to the commencement of development (including demolition, ground works, or vegetation clearance) a reptile mitigation strategy including a reptile translocation shall be submitted to and agreed in writing with the Local Planning Authority. The strategy must include:

- Updated reptile survey information as appropriate;
- Method statement for site clearance;
- Location of habitats to be retained and protected;
- Working methods including storage of materials, escape routes from excavations;
- Location and method of habitat enhancement and creation;
- Location and creation of hibernacula and refuges;
- Phasing of the above;
- Monitoring

The measures shall be carried out strictly in accordance with the approved

scheme.

Reason: Required pre-commencement to safeguard protected species on the site.

32. The Hedgehog mitigation detailed within section 6.73 of the ADC Environmental Ecological Impact Assessment shall be implemented in full prior to occupation of the development. Mitigation shall be detailed on the boundary treatment plan (condition 28).

Reason: To ensure adequate replacement wildlife habitats are provided on the site.

33. Precautionary site clearance measures and methods of work in sections 6.48, 6.65 and 6.72 of the ADC Environmental Ecological Impact Assessment shall be carried out in their entirety.

Reason: To ensure minimal disturbance to wildlife and their habitats.

34. No residential development shall commence until details for ecological enhancement measures and a timescale for implementing the measures have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented to the full satisfaction of the Local Planning Authority.

Reason: It is considered necessary to impose a pre-commencement condition to ensure the impact on the ecology of the site is acceptable and ensure that all ecological enhancements/opportunities can be considered and finalised before construction works starts.

35. No construction of any dwellings shall commence until details in respect of each of the following has been submitted to and approved in writing by the Local Planning Authority:

i) Details of the development that demonstrate that for each unoccupied dwelling and its associated sound insulation that noise levels with windows closed shall not exceed a daytime level of 35dB LAeq (16hrs) within living rooms between 07.00 and 23.00 hours, and a night-time level of 30 dB LAeq (8hrs) within bedrooms between 23.00 and 07.00 hours, using the methodology advocated within BS 8233:2014 'Guidance on sound insulation and noise reduction for buildings' (2014). The development shall adopt the proposed sound insulation measures as stated, and;

ii) Details of a measurement and assessment methodology for demonstrating compliance with the limits set out in i), including the identification of specific properties where monitoring shall take place. This methodology shall include measurements within more than one dwelling.



Reason: Required pre-commencement to ensure the construction of the dwellings can adequately protect the amenity of the residents given the close proximity of RAF Lakenheath & RAF Mildenhall.

36. Prior to first occupation, a suitably qualified noise specialist shall demonstrate compliance with the noise criteria detailed in Condition 35 i) using the measurement and assessment methodology as advocated in Condition 35 ii) and during periods of normal flying operations at RAF Lakenheath and RAF Mildenhall. The findings of the compliance assessment shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the dwellings.

Reason: to protect the amenity of the residents given the close proximity of RAF Lakenheath & RAF Mildenhall.

37. No work of construction above slab level shall commence until details of the provision of the infrastructure required to provide electric vehicle charging points to serve the development have been submitted to and approved in writing by the Local Planning Authority. The approved infrastructure shall be provided prior to the dwellings being first occupied and shall be retained thereafter as approved.

Reason: To promote and facilitate the uptake of electric vehicles on the site in the future.

**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=OQR4Q2PDH1S00>