



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/19/011

Development Control Committee 7 February 2019

Planning Application DC/18/1187/FUL – Land South of Chapelwent Road, Haverhill

Date Registered: 22.06.2018 **Expiry Date:** 21.09.2018 - EOT

Case Officer: Kerri Cooper **Recommendation:** Approve Application

Parish: Haverhill Town Council **Ward:** Haverhill North

Proposal: Planning Application - 87no. dwellings with associated infrastructure

Site: Land South of Chapelwent Road, Haverhill, Suffolk

Applicant: Taylor Wimpey UK 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:

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1.0 Background:

1.1 This application was considered by the Development Control Committee in January 2019, having been before the Development Control Committee, as the Officers' recommendation was contrary to the view of Haverhill Town Council.

1.2 The application was deferred at the January Committee meeting due to Members requesting that the Howe Road footpath link on the eastern boundary is removed and the inclusion of an additional footpath in the southern eastern corner of the site.

1.3 This report should be read in conjunction with the January Committee Report, which is attached as Working Paper 1.

2.0 Proposal:

2.1 Full Planning Permission is sought for a residential development comprising 87no. dwellings (26no. being affordable), together with associated infrastructure including vehicular and pedestrian accesses, parking and garaging. An area of public open space is proposed to the west of the proposed housing.

2.2 The development comprises a mix of dwelling types and sizes, set out below:

SCHEDULE OF ACCOMMODATION		
PRIVATE HOUSING		
HOUSE TYPE:	DESCRIPTION:	No:
PA22	2 BED HOUSE	6
PA34	3 BED HOUSE	12
PT36	3 BED HOUSE	5
PT37	3 BED HOUSE	4
PB33-G	3 BED HOUSE	4
PC32	3 BED TOWN HOUSE	3
PA44	4 BED HOUSE	7
PA48	4 BED HOUSE	5
PA49	4 BED HOUSE	6
PT43	4 BED HOUSE	4
NB51	5 BED TOWN HOUSE	5
	TOTAL	61
AFFORDABLE HOUSING - RENTED		
HOUSE TYPE:	DESCRIPTION:	No:
C542	1 BED HOUSE	2
C558	1 BED HOUSE	2
AA11	1 BED HOUSE	3
AA25	2 BED HOUSE	10
AA33	3 BED HOUSE	2
AA43	4 BED HOUSE	1
B1110	3 BED W/C BUNGALOW	1
	TOTAL	21
AFFORDABLE HOUSING - SHARED OWNERSHIP		
HOUSE TYPE:	DESCRIPTION:	No:
AA25	2 BED HOUSE	3
AA33	3 BED HOUSE	2
	TOTAL	5
TOTAL NO. OF DWELLINGS:		87

2.3 Following January Development Control Committee meeting, amended plans have been submitted which omit the footpath link to Howe Road.

3.0 Application Supporting Material:

3.1 The following amended plans have been received since January Committee (other associated plans and documents are set out in section 3.1 of Working Paper 1):

20842/AHP/01 E	Affordable Housing Plan	10.01.2019
20842/AMP/01 F	Adoption plans	10.01.2019
20842/BCAP/01 E	Parking and Cycle Plan	10.01.2019
20842/BTP/01 F	Boundary Treatment	10.01.2019
20842/MAT/01 F	Materials	10.01.2019
20842/OFP E	Footpaths	10.01.2019
20842/PL1 L	Layout	10.01.2019
20842/RSL/01 E	Refuse Strategy	10.01.2019
20842/SHL/01 E	Storey Heights Layout	10.01.2019
P17-1217_06 J	Landscape Masterplan	10.01.2019

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

4.0 Site Details:

4.1 The site details are set out in paragraphs 4.1 to 4.4 in Working Paper 1.

5.0 Planning History:

5.1 No relevant planning history.

6.0 Consultations:

6.1 The initial consultation responses are set out in section 6 in Working Paper 1.

6.2 A summary of comments from the two relevant statutory consultees relevant to the amendment are summarised as follows:

Highways

- Regrettable that the proposed pedestrian link to Howe Road has been removed;
- This link was proposed to join an existing adopted highway which was provided as part of the Howe Road development with the sole purpose of connecting to any future development;
- Permeability is important;
- However, on balance, the lack of connection does not cause a severe enough impact to recommend refusal of the development on grounds of highway safety.

Ecology and Landscape Officer

- It is disappointing that the footpath access from the site through to Howe Road has been removed;

- The loss/lack of provision of this route should be considered in the planning balance;
- The County Wildlife Site (CWS) was identified as a constraint to development of the site at an early stage of project development. As a consequence all development was set back from the southern boundary of the site to reduce and avoid any effects;
- In the south east of the site the CWS is made up of an overgrown hedge/tree belt and associated scrub and ditch. To provide an access route through this area, a number of trees would need to be removed and the ditch would need to be bridged. Sufficient space would need to be created to provide a clear route and to ensure an amount of informal surveillance to ensure users would feel safe when passing through this area of vegetation. The consequence of providing a safe route through the CWS at this point would be to remove a large section of the landscape feature which currently separates the site, and future housing, from the adjacent Howe Road play area and skate park.

6.3 All consultation responses can be viewed online in full.

7.0 Representations:

7.1 The initial representations are set out in section 6 in Working Paper 1.

7.2 Due to the nature of the amendment, neighbours, Town Council and Ward Member were not formally re-consulted.

7.3 No further representations have been received since January Committee.

7.4 All representations can be viewed online in full.

8.0 Policy:

8.1 The relevant policies are set out in section 8 and 9 in Working Paper 1.

9.0 Supplementary Planning Documents:

9.1 The relevant supplementary planning documents are set out in section 10 in Working Paper 1.

10.0 Officer Comment:

10.1 The principle of the development remains unchanged and this is set out in paragraphs 11.2 to 11.5 of Working Paper 1, attached.

10.1 The key issues to be considered in the determination of this application also remain unchanged, these are:

- Layout, Design and Amenity
- Highways Impact, Sustainable Transport and Connectivity
- Open Space, Ecology and Drainage
- Affordable Housing
- Contamination, Air Quality and Sustainability
- Heritage Impacts
- Planning Obligations
- Other Matters

- 10.2 The majority of the assessment in the January Committee Report, set out in section 11 of the attached Working Paper 1, remains relevant at this time and unchanged. However, the amended plans have altered the officer's assessment in respect of: layout, amenity, highways, connectivity, ecology and landscape.

Layout and Amenity

- 10.3 The layout of the proposed development is remaining unchanged, minus the omission of the footpath to the east of the site.
- 10.4 The proposed scheme initially included a footpath to the east of the site, connecting to the existing adopted footpath along Howe Road. The reasoning for this is set out fully in the section below of the report, however the provision of this footpath caused concern with residents at Howe Road. Given the location and nature of the footpath, officers' considered that there would not be an unacceptable level of disturbance to the owners/occupies of nos. 14-20 Howe Road. However, now the footpath has been removed from the scheme it is considered that the level of adverse impact to the residential amenity of these properties has been further reduced.
- 10.5 Whilst the rest of this report sets out why a new footpath is not being provided in the southern eastern corner of the site, it is important to raise the potential impact on neighbour amenity that could be caused from the provision of a footpath in a new location. This could not be assessed fully unless this was proposed, however it should be highlighted that an inclusion of a footpath in this location is likely to have an impact on residential amenity to the properties immediately adjacent.

Highways and Connectivity

- 10.6 The scheme had evolved from the pre-application discussions and details to the plans that are currently being considered, to create strong permeability throughout the site, maximising connectivity to and from the site to the adjacent residential developments, open space and the wider area. Cycle and pedestrian links were provided on all boundaries of the site. Following the January Committee meeting, the footpath across the eastern boundary of the site has been omitted.
- 10.7 It is regrettable that the proposed pedestrian link to Howe Road has been removed from the proposal. This link was proposed to join an existing adopted highway which was provided as part of the Howe Road development with the sole purpose of connecting to any future development. Ensuring future permeability is an important part of the layout of new developments, and it is highly desirable to include this permeability within this application.
- 10.8 However, on balance, due to the existing connectivity to the north, west and south of the site, the lack of connection does not cause a severe enough impact to recommend refusal of the development on grounds of highway safety.

Landscape and Ecology

- 10.9 The NPPF confirms that the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible (paragraphs 174 and 175). This is reflected in policies DM11 and DM12 which seek to protect safeguard protected species and state that measures should be included in the design of all developments for the protection of biodiversity, the mitigation of any adverse impacts and enhancements commensurate with the scale of the development.
- 10.10 The Natural Environment and Rural Communities (NERC) Act (2006) Section 40(1) imposes a duty on every public authority in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.
- 10.11 When Members sought to defer the application at January Committee, they requested that a new link was provided on the southern eastern corner of the site.
- 10.12 The site is located to the north of a section of Haverhill Disused Railway Line County Wildlife Site (CWS). The CWS was identified as a constraint to development of the site at an early stage of project and as a consequence all development was set back from the southern boundary of the site to reduce and avoid any effects.
- 10.13 County Wildlife Site designation is non-statutory, but it recognises the high value of a site for wildlife. Many sites are of county, and often regional or national, importance. They are often designated because they support characteristic or threatened species or habitats. CWS are recognised as having a fundamental role to play in meeting national biodiversity targets. CWS are not protected by legislation, but their importance is recognised by local authorities when considering any relevant planning applications and there is a presumption against granting permission for development that would have an adverse impact on a site. Such measures have been strengthened by the provisions of the Natural Environment and Rural Communities Act (NERC) 2006 which requires all public bodies to 'have regard for' the conservation of biodiversity. Suffolk Wildlife Trust monitors planning applications for any potential impact on County Wildlife Sites.
- 10.14 In the south east of the site the CWS is made up of an overgrown hedge/tree belt and associated scrub and ditch. To provide an access route through this area, a number of trees would need to be removed and the ditch would need to be bridged. Sufficient space would need to be created to provide a clear route and to ensure an amount of informal surveillance to ensure users would feel safe when passing through this area of vegetation. The consequence of providing a safe route through the CWS at this point would be to remove a large section of the landscape feature which currently separates the site, and future housing, from the adjacent Howe Road play area and skate park. In addition to this would be the potential effects on residential amenity from this as set out above.

10.15 Therefore, for the reasons set out in this report and Working Paper 1, not including a further footpath in the southern eastern corner of the site is supported and considered acceptable by officers’.

11.0 Conclusion and Planning Balance:

11.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

11.2 As a result of the amendments made to the scheme and the additional information, it is considered that the proposed development creates a well laid out and visually attractive scheme which provides key and important features throughout the development. The layout of the scheme allows for soft landscaping to be incorporated, a large area of open space and good connectivity. The proposed dwellings are considered to be well designed, creating an interesting series of street scenes with safe access for vehicles and pedestrians. The development would not give rise to any unacceptable adverse effects on amenity. Additional information submitted in respect of ecology and protected species has also demonstrated that there would be no adverse impacts in this regard subject to appropriate precautionary measures, mitigation and enhancements.

11.3 The loss of the footpath connection to the east of the site is regrettable, however, on balance, due to the existing connectivity to the north, west and south of the site, the lack of connection does not cause a severe enough impact to recommend refusal of the development on grounds of highway safety.

11.4 Whilst concerns have been raised from Strategic Housing regarding layout of the affordable housing which conflict with the Affordable Housing SPD in terms of the cluster of affordable housing, the quantum and mix of affordable housing is in accordance with the requirements of the Strategic Housing Officer.

11.5 Furthermore, the delivery of housing, including affordable housing that would be facilitated by this application, should lend significant weight in support of the development.

11.6 As such, it is considered that in almost all respects the development is fully in accordance with the policies of the development plan and only limited conflict with some elements of specific policies remain. The remaining, limited areas where any harm has been identified are clearly outweighed by the collective benefits that would arise from the application proposals, which are substantial. Therefore, subject to the use of conditions and S106 agreement, the principle and detail of the development is considered to be acceptable.

12.0 Recommendation:

12.1 It is **RECOMMENDED** that planning permission be **Approved** subject to the following conditions and S106 agreement:

13.0 Conditions:

1. The development hereby permitted shall be begun not later than 3 years from the date of this permission.

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Reference No:	Plan Type	Date Received
19838SE-05	Topographic Survey	19.06.2018
19838SE-06	Topographic Survey	19.06.2018
19838SE-07	Topographic Survey	19.06.2018
20842/AHP/01 E	Affordable Housing Plan	10.01.2019
20842/AMP/01 F	Adoption plans	10.01.2019
20842/BCAP/01 E	Parking and Cycle Plan	10.01.2019
20842/BTP/01 F	Boundary Treatment	10.01.2019
20842/MAT/01 F	Materials	10.01.2019
20842/OFP E	Footpaths	10.01.2019
20842/PL1 L	Layout	10.01.2019
20842/RSL/01 E	Refuse Strategy	10.01.2019
20842/SHL/01 E	Storey Heights Layout	10.01.2019
20842/SLP/01	Site Location Plan	19.06.2018
CSA/3633/100	Ecological plan	19.06.2018
P17-1217_06 J	Landscape Masterplan	10.01.2019
P17_1217 G SHEET 2	Street Scene	09.11.2018
P17_1217- 01 B	Elevations	20.09.2018
P17_1217-18 02 A	Elevations	20.09.2018
P17_1217- 03 C	Floor Plans	20.09.2018
P17_1217 04 B	Floor Plans and Elevations	20.09.2018
P17_1217-18 05 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 06 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 07 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 08 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 09 B	Floor Plans and Elevations	20.09.2018
P17_1217 10 B	Floor Plans and Elevations	20.09.2018
P17_1217 11 B	Elevations	20.09.2018
P17_1217 12 A	Floor Plans	20.09.2018
P17_1217 13 B	Elevations	20.09.2018
P17_1217 14 B	Floor Plans and Elevations	20.09.2018
P17_1217 15 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 17 B	Floor Plans and Elevations	20.09.2018
P17_1217-18 18 A	Elevations	20.09.2018
P17_1217-18 19 B	Floor Plans and Elevations	20.09.2018
P17_1217-18 20 B	Floor Plans and Elevations	20.09.2018
P17_1217-18 21 B	Floor Plans and Elevations	20.09.2018
P17_1217-18 22 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 23 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 24 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 25 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 26 B	Floor Plans and Elevations	20.09.2018
P17_1217-18 27 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 28 A	Elevations	20.09.2018

P17_1217-18 29 A	Floor Plans	20.09.2018
19838SE-08	Topographic Survey	19.06.2018
P17_1217-18 30 A	Elevations	20.09.2018
P17_1217-18 31 C	Floor Plans and Elevations	20.09.2018
P17_1217-18 32 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 33 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 34 B	Floor Plans and Elevations	20.09.2018
P17_1217-18 35 C	Floor Plans and Elevations	20.09.2018
P17_1217-18 36 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 37 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 38 B	Floor Plans and Elevations	20.09.2018
P17_1217-18 39 B	Floor Plans and Elevations	20.09.2018
P17_1217-18 40 A	Elevations	20.09.2018
P17_1217-18 41	Floor Plans and Elevations	19.06.2018
P17_1217-18 42 A	Floor Plans and Elevations	20.09.2018
P17_1217-18 43 B	Floor Plans	20.09.2018
P17_1217-18 44	Floor Plans	19.06.2018
P17_1217-20 01 A	Garage Plans & Elevations	20.09.2018
P17_1217-20 02 A	Garage Plans & Elevations	20.09.2018
P17_1217-20 03 A	Garage Plans & Elevations	20.09.2018
P17_1217-20 04 A	Garage Plans & Elevations	20.09.2018
P17_1217-20 06 A	Car Port Plans	20.09.2018
P17-1217-18-48	Floor Plans and Elevations	19.06.2018
P17-1217-18-45	Floor Plans and Elevations	19.06.2018
P17-1217-18-46	Floor Plans and Elevations	19.06.2018
P17-1217-18-47	Floor Plans and Elevations	19.06.2018
HAVSK01 B	Lighting Details	09.11.2018
P17-1217/18	House Type	19.06.2018
P17-1217-18-20 B	Floor Plans and Elevations	20.09.2018
(-)	Application form	19.06.2018
P17-1217_3 C	Design and Access Statement	19.06.2018
P17-1217_5 B	Other	19.06.2018
CSA/3633/01	Ecological Survey	19.06.2018
CSA/3633/03 A	Other	20.09.2018
CSA/3633/02 D	Environmental Impact Assessment	28.11.2018
CSA/3633/04	Other	09.11.2018
P17-1217	Landscape plan	19.06.2018
P17-1217_07	Open Space	19.06.2018
618698-MLM-ZZ-XX-RP-TP-0001 03	Transport assessment	19.06.2018
618698-MLM-ZZ-XX-RP-TP-0002-R03-TP 03	Travel Plan	19.06.2018
618698-MLM-ZZ-XX-RP-C-0001	Flood Risk Assessment	09.08.2018
(-)	Land Contamination Assessment	19.06.2018
DH/KB/24131	Archaeological report	19.06.2018
BHA_310_02	Tree Constraint Plan	19.06.2018
BHA_310_02	Tree Survey	19.06.2018
(-)	Planning Statement	19.06.2018
GEOPHYSICAL SURVEY	Archaeological report	27.11.2018
REPTILE TRANSLOCATION	Reptile report	28.11.2018

REPORT

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

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

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be pre commencement to ensure the infrastructure details for the development are appropriate before any other work is commenced.

4. 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.

5. 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 and approved in writing by the local planning authority for approval a minimum of 28 days before any deliveries of materials commence. The plan shall include, but not be limited to; delivery routes, construction traffic parking, storage of materials and equipment, and means to ensure surface water, mud and other debris do not egress onto the highway. 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.

6. The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number 20842/RSL/01/ Rev C shall be provided for the units that it serves in its entirety before the units in question are 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.

7. The individual dwellings hereby permitted shall not be occupied until the area(s) that serve that dwelling within the site on drawing number 20842/BCAP/01 Rev C 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 enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

8. 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 applicant shall submit a detailed design based on the Drainage Strategy by MLM (drawing ref:- 618696 Rev 3 and dated 09 Aug 2018) and will demonstrate that surface water run-off generated by the development will be limited to 4.6l/s up to and including the critical 100 year+CC storm.

Reason: To prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control). To ensure the development is adequately protected from flooding. To ensure the development does not cause increased pollution to water environment. This condition requires matters to be agreed prior to commencement to ensure that surface water drainage is controlled accordingly.

9. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage. This condition requires matters to be agreed prior to commencement to ensure that surface water drainage is controlled accordingly.

10. The dwellings 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 as per s21 of the Flood and Water Management Act.

11. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:
Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 - i. Temporary drainage systems
 - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 - iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan. This condition requires matters to be agreed prior to commencement to ensure that flooding does not occur.

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

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

13. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

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

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy DM20 of the Joint Development Management Policies Document 2015, Policy CS2 of St Edmundsbury Core Strategy 2010 and the National Planning Policy Framework (2018). This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

14. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved

in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy DM20 of the Joint Development Management Policies Document 2015, Policy CS2 of St Edmundsbury Core Strategy 2010 and the National Planning Policy Framework (2018).

15. Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised travel planning and a multimodal travel voucher.

Reason: In the interests of sustainable development as set out in the National Planning Policy Framework (2018), policies CS7 and CS8 of the St Edmundsbury Core Strategy 2010 and policies DM4, DM45 and DM46 of the Joint Development Management Policies Document 2015.

- 16.1. 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.

2. 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.

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 170, 178,

179, 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.

- 17.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 170, 178, 179, 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.

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

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and enhance local air quality in line with the National Planning Policy Framework (NPPF), Policy DM14 of the Joint Development Management Policies Document, Policy CS2 (E) of the Core Strategy and the Suffolk Parking Standards.

- 19.Prior to the development commencing a comprehensive Construction and Site Management Programme shall be submitted to the Local Planning Authority for approval. The approved programme shall be implemented throughout the development phase, unless the Local Planning Authority gives written consent to any variation. The programme shall include:-
- a. site set-up and general arrangements for storing plant, including cranes, materials, machinery and equipment, offices and other facilities and contractors vehicle parking, loading, unloading and vehicle turning areas;
 - b. noise method statements and noise levels for each construction activity including any piling and excavation operations;
 - c. dust, dirt and vibration method statements and arrangements;
 - d. site lighting.

Reason: To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to

ensure that appropriate arrangements are put into place before any works take place on site that are likely to impact the area and nearby occupiers.

20. The hours of site clearance, site preparation and construction activities, including deliveries to the site and the removal of excavated materials and waste from the site, shall be limited only to 08:00 to 18:00 hours on Mondays to Fridays and 08:00 to 13:00 hours on Saturdays. No site clearance, site preparation or construction activities shall take place at the application site on Sundays, Bank or Public Holidays.

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

21. No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features); retained historic landscape features and proposals for restoration where relevant. The scheme 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 assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with policies DM2 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

22. Prior to commencement of development an Arboricultural Method Statement (including any demolition, groundworks and site clearance) shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:

- i) Measures for the protection of those trees and hedges on the application site that are to be retained,
- ii) Details of all construction measures within the 'Root Protection Area' (defined by a radius of $dbh \times 12$ where dbh is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
- iii) A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

23. Site clearance, removal of hedgerows, trees, shrubs, other vegetation and habitats, or works to or demolition of buildings or structures that may be used by breeding birds or bats, shall be overseen on site by an ecological clerk of works, on-site ecologist or other appropriately competent person at the written approval from the Council. A site attendance record shall be maintained by the applicant which shall contain name and purpose of the visit and shall be available for inspection at 24 hours' notice.

Reason: To ensure that those habitats and species to be retained on site are adequately protected from harm during construction, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

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

- i) Description and evaluation of features to be managed
- ii) Ecological trends and constraints on site that might influence management
- iii) Aims and objectives of management
- iv) Appropriate management options for achieving aims and objectives
- v) Prescriptions for management actions
- vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- vii) Details of the body or organization responsible for implementation of the plan
- viii) Ongoing monitoring and remedial measures.

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

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

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

- 25.No external lighting other than that which forms part of the development hereby permitted and shown on HAV/SK01 B shall be provided within the application site.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality and the ecological value of the area, in accordance with policy DM2, DM12 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 26.No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 27.All of the ecological mitigation measures shall be carried out in accordance with the details contained in CSA Environmental Ecological Impact Assessment Rev C as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

The enhancement measures shall be carried out in accordance with the details contained in contained in CSA Environmental Ecological Impact Assessment Rev C and set out on drawing no. CSA 3633/108.

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

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

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

29.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: To improve the sustainability of the dwellings in accordance with policy DM7 of the Joint Development Management Policies (2015)

14.0 S106:

14.1 The following is to be secured by S106:

- The delivery of 26 affordable homes on site with 21 affordable rent and 5 shared ownership homes.
- An affordable housing contribution of £10,200 is required to make the total provision up to 30% as 30% of 87 units equates to 26.1 units. The contribution is in lieu of 0.1 units.
- Financial contributions toward the provision of new and improved footpaths (5 in total) in the vicinity of the site. Three of these footpaths are owned by the Borough Council and two are owned by the County Council. The combined contribution amounts to £43,230 and will improve pedestrian and cycle access to and from the site to the wider area.
- The funding of improvements to the existing bus stop on Howe Road. The required contribution for this is £7,000.
- The funding of additional Early Years spaces in the ward of Haverhill North. The required contribution for this is £91,663.
- The funding of additional Primary School places at New Cangle Primary School. The required contribution is £243,620.
- The funding of additional Sixth Form places at the Samuel Ward Academy. The required contribution is £59,721.
- The funding for the provision of additional lending stock at Haverhill Library. The required contribution for this is £1,392.
- The funding of the expansion of Clements & Christmas Maltings Practice and Haverhill Family Practice to meet the additional healthcare requirements of this scheme. The required contribution is £33,120.
- The provision of public open space on site that is to be offered to the Council for adoption on completion. A contribution of £163,770.00 which includes maintenance of POS, paths inside the red line and SUDS basin.

15.0 Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/1187/FUL](https://www.westsuffolk.gov.uk/DC/18/1187/FUL)