



St Edmundsbury  
BOROUGH COUNCIL

DEV/SE/19/001

## **WORKING PAPER 1**

# Development Control Committee 3 January 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      **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:

Kerri Cooper

Email: [kerri.cooper@westsuffolk.gov.uk](mailto:kerri.cooper@westsuffolk.gov.uk)

Telephone: 01284 757341

## 1.0 Background:

- 1.1 The application site was previously identified and reserved for the construction of a Middle School. However, following the reorganisation of the school structure this site was no longer required for this purpose and it was not identified for any other suitable community uses. The greenfield site was put forward as a small scale allocation in Policy HV5 of the Haverhill Vision 2031.
- 1.2 During the course of the application amendments were made to the overall design and layout of the scheme and additional information was submitted regarding ecology, archaeology and drainage.
- 1.3 The application is before the Development Control Committee, as the Officers' recommendation is one of APPROVAL, contrary to the view of Haverhill Town Council.
- 1.4 A site visit is proposed for Thursday 20 December 2018.

## 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:

<b>SCHEDULE OF ACCOMMODATION</b>		
<b>PRIVATE HOUSING</b>		
<b>HOUSE TYPE:</b>	<b>DESCRIPTION:</b>	<b>No:</b>
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
	<b>TOTAL</b>	<b>61</b>
<b>AFFORDABLE HOUSING - RENTED</b>		
<b>HOUSE TYPE:</b>	<b>DESCRIPTION:</b>	<b>No:</b>
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
	<b>TOTAL</b>	<b>21</b>
<b>AFFORDABLE HOUSING - SHARED OWNERSHIP</b>		
<b>HOUSE TYPE:</b>	<b>DESCRIPTION:</b>	<b>No:</b>
AA25	2 BED HOUSE	3
AA33	3 BED HOUSE	2
	<b>TOTAL</b>	<b>5</b>
<b>TOTAL NO. OF DWELLINGS:</b>		<b>87</b>

### **3.0 Application Supporting Material:**

3.1 Information submitted with the application as follows:

- Application Form
- Design and Access Statement
- Planning Statement
- Tree Survey and Topographic Survey
- Arboricultural Report
- Ecological Reports
- Ecological Plan
- Environmental Impact Assessment
- Geophysical Survey
- Transport Assessment
- Travel Plan
- Landscape Details
- Parking, Cycle and Footpath Details
- Materials
- House Type Pack
- Site Location and Layout
- Elevations, Floor Plans and Sections

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

### **4.0 Site Details:**

4.1 The application site, which is approximately 4.6 hectares in area, is located on the south side of Chapelwent Road within the designated Settlement Boundary of Haverhill. It is an allocated site under Policy HV5 in the Haverhill Vision 2031.

4.2 The site which was former agricultural land, is now semi-improved grassland comprising two fields, dominated by areas of blackthorn scrub and hedgerows.

4.3 The site is bounded to the east by residential development accessed from Howe Road. To the north of the site is a modern residential development and a large area of public open green space that includes a children's play area. To the west, the site is bounded by a track running parallel to it, beyond which lies a modern housing development. The southern boundary of the site is bounded by a track that follows the route of a disused railway line and is designated as a Local Nature Reserve 'Haverhill Railway Walk'.

4.4 The proposed development site lies in an area of high archaeological potential recorded on the County Historic Environment Record and is also situated in a topographically favourable location for activity from all periods, overlooking a tributary of the River Stour.

### **5.0 Planning History:**

5.1 No relevant planning history.

## **6.0 Consultations:**

6.1 The following consultation responses have been received, which are summarised below and full consultation responses are available to view online:

### Strategic Housing

Comments 27<sup>th</sup> July:

- Unable to support the application at present;
- The developer has met the councils CS5 policy to deliver 30% affordable housing on site and our tenure requirement of 80% affordable rented and 20% intermediate housing. The affordable housing mix also accords with the latest housing needs requirements for Haverhill;
- The affordable housing plan submitted that the affordable dwellings are all clustered in one corner of the development and not in accordance with the guidance set within the Affordable Housing SPD which requires the affordable dwellings to not exceed clusters of 15 dwellings or more;
- Lack of parking provision;
- The 1no. bedroom affordable houses are slightly smaller than the council's recommendation that all properties should at least meet the minimum National Described Space Standards as set out in the Technical Guidance

Comments 22<sup>nd</sup> August 2018:

- The affordable housing mix prescribed within the S106 is accurate to deliver the required 26 affordable dwellings on site;
- Having reviewed the House Type plans, Strategic Housing are comfortable that although these are slightly smaller than the National Prescribed Space Standard the internal floor plans show a sufficient amount of floor space for furniture, orientation etc.

Comments 8<sup>th</sup> October 2018:

- The concerns previous made in respect of parking have been addressed;
- The clustering of the affordable housing still remains a concern

### Public Health and Housing

Comments 10<sup>th</sup> July 2018:

- Public Health and Housing do not object and recommend conditions, however raise comments;
- Concerns regarding means of escape from some of the dwellings proposed;
- Some of the properties proposed are below National Space Standards

Comments 3<sup>rd</sup> October 2018:

- No further comments to make

### Environment Team

Comments 27<sup>th</sup> July 2018:

- No objection, subject to conditions

### Cambridge Airport

Comments 11<sup>th</sup> July 2018:

- No objection

### Natural England

Comments 13<sup>th</sup> July 2018:

- No comment to make – Local Planning Authority should refer to Standing Advice

#### West Suffolk Clinical Commissioning Group

Comments 17<sup>th</sup> July 2018:

- West Suffolk Clinical Commissioning Group (CCG) incorporating NHS England Midlands and East (East) (NHS England) request a financial contribution of £33,120 as it has been identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

#### Ramblers

Comments 23<sup>rd</sup> July 2018:

- The only public right of way, shown on the Definitive Map, in the vicinity, is of course Withersfield fp 1, which becomes Haverhill fp 10 as it heads for the town's Withersfield Road;
- No objection is offered

#### Environment Agency

Comments 24<sup>th</sup> July 2018:

- No comment to make.

#### Anglian Water

Comments 27<sup>th</sup> July 2018:

- No objection, subject to pre-commencement conditions in respect of surface water disposal.

Comments 9<sup>th</sup> October 2018:

- No objection, subject to pre-commencement conditions in respect of surface water disposal.

#### Suffolk County Council Floods and Water

Comments 23<sup>rd</sup> July 2018:

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

Comments 8<sup>th</sup> October 2018:

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

#### Suffolk County Council Archaeology

Comments 19<sup>th</sup> July 2018:

- The proposed development site lies in an area of high archaeological potential recorded on the County Historic Environment Record and is also situated in a topographically favourable location for activity from all periods, overlooking a tributary of the River Stour.
- In order to establish the archaeological potential of the site, a geophysical survey will be required in the first instance. The geophysical survey results will be used to make a decision on the timing and extent of trial trenched evaluation which is required at this site. The results of the evaluation should be presented as part of any planning application for this site, along with a detailed strategy for further investigation and appropriate mitigation. The results should inform the development to ensure preservation in situ of any

previously unknown nationally important heritage assets within the development area.

Comments 28<sup>th</sup> November 2018:

- Following the receipt of the Geophysical Survey, no objection subject to conditions.

Suffolk County Council Development Contributions Manager

Comments 26<sup>th</sup> July 2018:

- Contributions towards pre-school, primary school and sixth forms in the catchment area are sought as there is forecast to be surplus capacity to accommodate pupils anticipated from this scheme. A contribution of £1,392 towards the development of library services is sought. Consideration will also need to be given to adequate play space provision, health, supported housing, transport issues, waste management, surface water drainage, fire safety and broadband.

Suffolk Wildlife Trust

Comments 31<sup>st</sup> July 2018:

- Object to application;
- Suffolk Wildlife Trust have read the Preliminary Ecological Appraisal report (CSA Environmental, Mar 2018) and note the findings of the consultant. The report recommends that further surveys for flora, bats, dormice and reptiles are required in order to assess the full potential ecological impacts of this proposal and identify mitigation and/or compensation measures. In the absence of this survey information it is not possible to fully assess the likely impacts of the proposed development on protected and/or UK Priority species (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006))

Comments 2<sup>nd</sup> November 2018:

- All of the ecological survey and assessment information has now been provided as part of an Ecological Impact Assessment (EcIA) (CSA Environmental, Oct 2018);
- The application site supports a range of protected and/or UK Priority species (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)), including reptiles (common lizard), breeding birds and foraging and commuting bats, the site also supports a range of flora species associated with chalky soils;
- Appropriate mitigation measures required and further clarification

Comments 23<sup>rd</sup> November 2018:

- Following the additional information provided in support of this application, including the letter from CSA Environmental of 8<sup>th</sup> November 2018, no objection subject to conditions and recommendations.

Suffolk Constabulary Design Out Crime Officer

Comments 24<sup>th</sup> July 2018:

- Some areas of concern relating to security and permeability for dwellings within the development.

Comments 10<sup>th</sup> and 30<sup>th</sup> October 2018:

- Whilst there are still some areas of concern relating to security and permeability for dwellings within the development, it is welcomed and appreciated that the developer has accommodated Secure by Design principles where possible.

Suffolk County Highway Authority

Comments 25<sup>th</sup> July 2018:

- Holding objection until acceptable details are submitted;
- Revisions to parking, increased cycle provision, road layout, off site highway works required.

Comments 15<sup>th</sup> October 2018:

- Whilst improvements have been made, elements of parking is required to be designed and amendments to the layout are needed in particular permeability.

Comments 22<sup>nd</sup> November 2018:

- No objection, subject to conditions and S106 contributions.

#### Ecology and Landscape Officer

Comments 26<sup>th</sup> July 2018:

- Object to the proposed development as there is not sufficient biodiversity survey information available. It is noted that the ecologist has presented a plan showing that the majority of the site contains potential dormouse and/or reptile habitat. Dormouse, reptile, bat, and botanical surveys are planned and these should inform the development design.

Comments 1<sup>st</sup> November 2018:

- The ecology reports and survey submitted by the applicants ecologist can't be taken any further until the results of the further surveys required are known, as this is essential to inform the layout and design concept for any planning application.

Comments 23<sup>rd</sup> November 2018:

- Satisfied with the findings from the surveys and reports, which will be required to be conditioned accordingly;
- Amendments and clarification still required to layout which include, bollard details, lighting details, planting, boundary treatment and Public Open Space (POS).

Comments 3<sup>rd</sup> December 2018:

- Further matters and points addressed from comments dated 23<sup>rd</sup> November;
- No objection, subject to conditions.

#### Parks and Infrastructure Manager

Comments 26<sup>th</sup> July 2018:

- Currently object to POS proposals as it is considered that the site has been looked at in isolation to the wider landscape that surrounds the site and failed to integrate the spaces to create one seamless POS;

Comments 23<sup>rd</sup> November 2018:

- Following amendments to the scheme and subject to conditions and POS contributions, all concerns previously raised have been addressed.

#### Suffolk County Council Travel Plan Officer

Comments 10<sup>th</sup> July 2018:

- A response will be provided, however it will be incorporated within the formal Highway Authority comments;
- No objection, recommend conditions.

## **7.0 Representations:**

#### Ward Member

- No comments received.

#### Haverhill Town Council

Comments 26<sup>th</sup> July 2018:

- Object to the application;
- Concerns raised by Public Health regarding room sizes;
- Lack of vehicle charging points;
- Lack of access to the Railway Walk on southern corner – sustainable access;
- Concerns regarding Flora and Fauna

Comments 29<sup>th</sup> August 2018:

- Object to the application, however some concerns have been addressed (the wording in bold italic is direct from Haverhill Town Council);
- Concerns raised by Public Health regarding room sizes – ***objection remains***
- Lack of vehicle charging points – ***objection withdrawn***
- Lack of access to the Railway Walk on southern corner; sustainable access – ***objection remains as against the alternative footpath to Howe Road***
- Concerns regarding Flora and Fauna - ***request for a condition to be placed, not an objection.***

Comments 4<sup>th</sup> October 2018:

- Objection remains;
- The Town Council insist on a direct link access to the railway walk on the southern corner of the site;
- Echo concerns raised by Public Health in relation to room sizes

### Neighbours

89no. nearby addresses were notified of the application via post and 2no. site notices were displayed.

During the course of the application, representations have been received by the owners/occupiers of 10no. properties, which are summarised as follows:

#### 26 Alderton Close

- A number of representations have been received by the owner of no. 26 Alderton Close in respect of ecology and subsequent dialogue between the Local Planning Authority, Applicant/Agent and Owner have taken place;
- Objected to the application due to lack of ecological reports and information submitted with application;
- Site clearance work undertaken prior to an surveys being submitted and objection from Suffolk Wildlife Trust and Ecologist;
- Work and activities undertaken could affect the outcome of the surveys and findings

#### 16 Alderton Close

- Disappointed that there are no private bungalows within the development;
- Lack of bungalows make it difficult for people who require one to be able to purchase one;
- Concerned with the review undertaken in respect of Wildlife and Flora;
- Lack of post box and dog bins on Meadowlands Estate and regard needs to be given to this within this development

#### 4 Howe Road

- Object to proposed development;
- Ecological impact – destroy existing wildlife;



- Existing infrastructure – sewage at capacity, schools are unable to enrol nearby children and increase in traffic and impact on highway safety;
- Social housing has been isolated

#### 6 Howe Road

- Objects to the proposed development due to the location and design of the affordable housing units;
- Affordable Housing been poorly thought out and does not have regard to The Ministry of Housing Communities and Local Government
- Design and scale of the proposed development does not reflect local demand and need;
- Impact on highway safety – occupants of existing estates use Howe Road

#### 16 Howe Road

- Object to footpath opening and creation from the proposed development to Howe Road;
- Would result in safety hazard;
- A footpath should be created closer to the railway line;
- Impact on highway safety – a Zebra Crossing should be provided

#### 18 Howe Road

- Concerns to footpath opening and creation from the proposed development to Howe Road;
- Would result in safety hazard;
- A footpath should be created closer to the railway line;
- The existing footpath has never been maintained

#### 20 Howe Road

- Object to proposed development;
- Eastern boundary line passing the corner of my house within a meter or so and only approximately 3 meters from my front door, with the proposed fencing going straight through my front garden (which itself is bounded by course hedges);
- Impact on amenity as a result of the location of the development on the eastern boundary

#### 28 Howe Road

- Object to proposed development;
- Detrimental impact to lives of current residents;
- Impact on vehicle movements and traffic;
- Impact on amenity as a result of overlooking;
- Impact on wildlife

#### 12 Slaters Drive

- I would hope that no windows overlook my property;
- Impact on parking – garages are not usually used for parking;
- If more bungalows were proposed, my larger property would become available;

#### 14 Slaters Drive

- Object strongly to plot 32 due to loss of light and privacy loss;
- Impact on parking due to traffic generated from proposed development;
- Loss of green space;
- Area rich in Flora and Fauna

16 Slaters Drive

- Overlooking to my property as a result of proposed development

All representations can be viewed online in full.

**8.0 Policy:** The following policies of the Joint Development Management Policies Document 2015, the St Edmundsbury Core Strategy 2010 & Haverhill Vision 2031 Documents have been taken into account in the consideration of this application:

Joint Development Management Policies Document 2015

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM4 Development Briefs
- Policy DM6 Flooding and Sustainable Drainage
- Policy DM7 Sustainable Design and Construction
- Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance
- Policy DM11 Protected Species
- Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity
- Policy DM13 Landscape Features
- Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
- Policy DM44 Rights of Way
- Policy DM20 Archaeology
- Policy DM22 Residential Design
- Policy DM42 Open Space, Sport and Recreation Facilities
- Policy DM45 Transport Assessments and Travel Plans
- Policy DM46 Parking Standards

St Edmundsbury Core Strategy 2010

- Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
- Core Strategy Policy CS2 - Sustainable Development
- Core Strategy Policy CS3 - Design and Local Distinctiveness
- Core Strategy Policy CS4 - Settlement Hierarchy and Identity

- Core Strategy Policy CS5 - Affordable Housing
- Core Strategy Policy CS7 - Sustainable Transport
- Core Strategy Policy CS12 - Haverhill Strategic Growth

#### Haverhill Vision 2031

- Vision Policy HV1 - Presumption in Favour of Sustainable Development
- Vision Policy HV2 - Housing Development within Haverhill
- Vision Policy HV5 - Housing on Greenfield Sites

### **9.0 Other Planning Policy:**

- National Planning Policy Framework (2018)

9.1 The NPPF was revised in July 2018 and is a material consideration in decision making from the day of its publication.

9.2 Paragraph 213 of the Framework is clear that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised Framework. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework, the greater weight that may be given.

9.3 The key development plan policies in this case are set out above. It is necessary to understand how the Framework deals with the issues otherwise raised in these policies, and to understand how aligned the Development Plan Policies and the Framework are. Where there is general alignment then full weight can be given to the relevant Policy. Where there is less or even no alignment then this would diminish the weight that might otherwise be able to be attached to the relevant Policy.

9.4 The Policies set out within the Joint Development Management Policies have been assessed in detail by Officers and are considered sufficiently aligned with the provisions of the 2018 NPPF that full weight can be attached to them in the decision making process.

### **10.0 Supplementary Planning Documents:**

- St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (2012)
- Forest Heath District Council and St Edmundsbury Borough Council Joint Affordable Housing Supplementary Planning Document (2013)

### **11.0 Officer Comment:**

- 11.1 The issues to be considered in the determination of the application are:
- Principle of Development

- 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

#### Principle of Development

- 11.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The St Edmundsbury Development Plan comprises the policies set out in the Joint Development Management Policies Document (2015), the Core Strategy Development Plan Document (2010) and the three Vision 2031 Area Action Plans. National planning policies set out in the National Planning Policy Framework (2018) are also a key material consideration.
- 11.3 The site is subject to an allocation in the Haverhill Vision 2031 under policy HV5 (a) which seeks to allocate this site with an indicative capacity for 85no. dwellings.
- 11.4 The proposed development comprises 87 no. dwellings (26no. affordable units) with associated infrastructure. The scheme incorporates an area of public open space (POS) in the western area of the site. 85no. dwellings in the policy is indicative and therefore 87no. dwellings in principle is not unacceptable, provided that development is otherwise acceptable in terms of all other development plan policies.
- 11.5 Given the allocation, the principle of the proposed development is an acceptable one. The acceptability or otherwise of the application therefore rests on the detail of the proposal as assessed against the relevant Development Plan policies and national planning guidance, taking into account relevant material planning considerations.

#### Layout, Design and Amenity

- 11.6 The NPPF stresses the importance the Government attaches to the design of the built environment, confirming good design as a key aspect of sustainable development (paragraph 124). The Framework goes on to reinforce this in paragraph 127, stressing the importance of developments that function well and add to the overall quality of the area, that are visually attractive, sympathetic to local character and history and that establish or maintain a strong sense of place. It also confirms at paragraph 130 that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'
- 11.7 Policy DM2 requires development proposals to recognise and address the key features and characteristics of an area and to maintain or create a sense of place and/or local character.

- 11.8 Policy DM22 states that all residential development proposals should maintain or create a sense of place and/or character by basing design on an analysis of existing buildings and landscape and utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness.
- 11.9 The development proposes a mix of 1, 2, 3, 4 and 5 bedroom dwellings. The majority of the dwellings are of a two storey scale, however some are two and a half storey dwellings, and some three storey dwellings as well as one single storey dwelling. Along the frontage of the development on Chapelwent Road, there are 8no. properties which front the street and are of a scale and form as so to command the street scene in a positive manner. This feature, creates a visually interesting development from the entrance of the site. Through to the POS in the west, the road runs centrally through the site, with building lines shaping the road and following this form as to create a sense of enclosure. The proposed dwellings incorporate a mix of design and architectural features drawn from the local area, forming three character areas within the development; Georgian Terrace, Victorian Square and Traditional Suffolk Vernacular. The detailing and mix of buildings creates attractive street scenes from many aspects of the site. Key and prominent buildings frame the development at two main parts of the site, the frontage along Chapelwent Road and the central area of the site where a square has been created. The buildings position and overall formation frame key views and create a sense of place in these areas of the site in particular.
- 11.10 A number of changes have been made to the scheme to address concerns of officers. These include the removal of the parking court in the centre of the affordable housing units and reducing the amount of parking to the front of the properties where possible to improve the appearance in the street scene. In addition, the revisions to the layout of the scheme have enabled good levels of natural surveillance and opportunities to address a number of the initial concerns raised by the Police Architectural Liaison Officer in respect of boundary treatments, parking and provision of car ports.
- 11.11 The amendments to the layout have addressed officers' comments and concerns, so as to result in an attractive and well-designed development.
- 11.12 Policies DM2 and DM22 of the Joint Development Management Policies Document also seek to safeguard residential amenity from potentially adverse effects of new development and ensure that new developments provide sufficient levels of amenity for future users. The protection of residential amenity is key aspect of good design, endorsed within the NPPF that planning policies and decisions promote health and well-being with a high standard of amenity for existing and future users.
- 11.13 The properties benefit from a sufficient amount of outdoor amenity space, which in the context of the size of the properties and the urban location is considered to be positive. The orientation and position of the dwellings, along with their designs ensures that the relationship between the properties is one that is acceptable with no unacceptable or overbearing impacts.
- 11.14 The most sensitive areas of the site, when considering the potential impact on residential amenity of existing dwellings, is the north and east of the site,

given the existing residential development that adjoins on Howe Road and Slaters Drive. The properties which are immediately adjacent to the site on both Howe Road and Slaters Drive either face rear or side onto the site.

- 11.15 The footpath proposed to the east of the site, connecting to the existing footpath along Howe Road has caused concern with residents at Howe Road. The reasoning for the footpath is set out in the next section, however it will provide a direct pedestrian and cycle route from and to the development to wider connections. Given the location and nature of the footpath, officers' consider that there would not be an unacceptable level of disturbance to the owners/occupies of nos. 14-20 Howe Road.
- 11.16 Along the eastern boundary of the site is an area of proposed landscaping, providing a soft boundary treatment and buffer between the properties along Howe Road that back onto the site and the proposed development. The main access road into the site is located beyond this, with the proposed dwellings along the east of the site facing towards Howe Road. The minimum distance between the front elevations of the proposed dwellings to the east of the site and the boundary of the site is approximately 17metres.
- 11.17 Along the northern boundary of the site, adjacent to Slaters Drive is a proposed parcel of soft landscaping which incorporates a centrally located cycle path along the entire boundary. A shared private road and driveways are located beyond this, which serves 5no. dwellings closest to the rear of the existing residential properties along Slaters Drive, resulting in a minimum distance of approximately 13metres from the side elevation of the proposed dwellings and the boundary of the site.
- 11.18 Concerns have been raised by residents of Slaters Drive and Howe Road regarding impact on amenity to their properties from overlooking. However, for the reasons cited above, it is not considered that the proposed development will result in an unacceptable level of impact on residential amenity to the properties along Slaters Drive and Howe Road by virtue of overlooking, loss of light or disturbance as to cause harm.

#### Highways Impact, Sustainable Transport and Connectivity

- 11.19 The NPPF advises that development should provide for high quality walking and cycling networks (paragraph 104), and also emphasises in paragraph 108 that in assessing applications for development, it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the types of development and its location;
  - b) safe and suitable access to the site can be achieved for all users; and,
  - c) any significant impacts from the development on the highway network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 11.20 It further goes on to advise that the development should not be prevented or refused on transport grounds, unless there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

- 11.21 Policy DM2 of the Joint Development Management Policies Document also requires that new development should produce designs that accord with standards and maintain or enhance the safety of the highway network, along with Policy DM46 which promotes more sustainable forms of transport.
- 11.22 The proposed development provides one highway access into the site off Chapelwent Road. The location of the access has been established from the existing turning head in situ. The primary access serves all of the central dwellings within the site, however it leads to secondary accesses and private driveways which serve the remaining dwellings. The Highway Authority were satisfied with the primary access into the site, however they raised some concerns with the detail of the scheme and in response a number of changes have been made to the internal layout of the development. The road serving plots 71-71 & 84-87 has been revised from a shared surface road type to a minor access road, incorporating a 1.8m wide footpath along the eastern site boundary with a footpath connection through to Howe Road. Triple tandem parking has been omitted, along with some of the carports. Additional visitor spaces have been introduced in order for the scheme to be in accordance with standards and guidance. The central area of the site has also been reconfigured to remove the parking which would have required users to reverse onto the primary road and the provision of a raised table.
- 11.23 The scheme has 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 are provided on all boundaries of the site.
- 11.24 The applicant, Town Council and local residents wished for a pedestrian/cycle access to be provided in the southern eastern corner of the site through the existing wildlife corridor connecting to the existing footpath. Due to the adverse impact upon landscape and ecology this cannot be supported by the Local Planning Authority. Therefore, at the request of the Local Authority and the Highway Authority a footpath/cycle link was provided on the eastern boundary connecting to the existing adopted footpath at Howe Road. The current pedestrian/cycle route (that is currently a dead end) was delivered as part of the Howe Road development for the sole purpose of creating a future sustainable link on the eastern boundary of the current application site. The approach of bringing forward well connected (for pedestrians and cyclists) residential developments follows the design philosophy that has been delivered to the east of Howe Road.
- 11.25 Following the amendments to the scheme, the Local Highway Authority's concerns have been addressed. Subject to appropriate conditions as recommended by the Highways Officer, the application has therefore demonstrated that the proposed development can be successfully accommodated within the highway network without significant harm in respect of highway safety and that safe and suitable access can be achieved for all users.

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

- 11.26 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.

- 11.27 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.
- 11.28 Strong concerns were raised by the Tree, Ecology and Landscape Officer and Suffolk Wildlife Trust due to the lack of ecological surveys and reports submitted with the application. The survey information and findings would then form the schemes layout and design, most importantly as set out above the area of POS. The insufficient biodiversity information also raised objections with local residents, especially with regard to the clearance of the site before these reports had been undertaken, submitted and commented on by statutory consultees.
- 11.29 As confirmed to residents, the Local Planning Authority do not have control over site clearance works and this would be covered by separate legislation. The applicant/agent had kept the Local Planning Authority updated throughout the course of the application in terms of when reports and surveys were to be submitted and the nature of the site clearance work that was being undertaken in association with the ecological surveys and the archaeological investigations. Based on the information that has been submitted, and in discussion with the Ecology and Landscape Officer and Suffolk Wildlife Trust, Officers believe that the applicant was working within the law in relation to protected species.
- 11.30 Following receipt of the appropriate reports and surveys, the ecological impact could be assessed fully. The findings of the reports concludes the following:
- 11.31 The application site consists of two fields, both dominated by semi-improved grassland with substantial areas of blackthorn *Prunus spinos* dominated scrub, a single bisecting section of hedgerow and further hedgerows bounding the site. A medium population of common lizard are present on-site as well as several common species of bat, known to utilise the site for foraging. The scheme seeks to retain and enhance habitats of botanical interest within the development where possible. These will include hedgerows, grassland and orchid-rich turf. Such habitats will be managed and enhanced for the benefit of wildlife. Mitigation measures have been provided herein to address potential impacts to these species and ensure compliance with applicable legislation. Opportunities for ecological enhancement have been incorporated within the scheme design to benefit a range of wildlife. These include; creation of hibernacula, species rich wildflower banks, new grassland, diverse thicket planting, incorporation of bat and bird boxes and the creation of hedgehog highways within new



gardens. The report concludes that badgers are likely absent from site and so will not be affected by the proposed development.

- 11.32 Provided that the recommendations and precautionary methods are carried out, it is considered that all significant impacts upon biodiversity, including any potential adverse impacts upon specific protected species will likely be able to be wholly mitigated and appropriate enhancements secured, in accordance with policies DM11 and DM12 of the Joint Development Management Policies Document, the guidance contained in the NPPF and in line with relevant wildlife legislation.
- 11.33 In order to demonstrate that the proposed layout would allow for an acceptable drainage and landscaping scheme, whilst preserving biodiversity detailed landscaping drawings have been produced and drainage details have been prepared. It is important for these three elements to be considered together as the location of drainage infrastructure within the development will have an impact on the delivery of the proposed trees, other planting and ecological mitigation and enhancements.
- 11.34 Suffolk County Council Flood Officer has reviewed the submitted details and is satisfied that the latest drainage layout is acceptable, subject to detailed and appropriate conditions. It is therefore considered in principle that sufficient spaces has been dedicated to drainage infrastructure and an appropriate scheme can be achieved.
- 11.35 The layout of the site allows for sufficient space to provide the necessary additional planting and the position of essential drainage infrastructure. The detailed scheme will therefore be able to provide the appropriate screening where this is required for amenity purposes, biodiversity enhancements and to enhance the appearance of the development.
- 11.36 The area of POS is located in the western area of the site and measures approximately 1.8hectares and forms an important element and feature of the development. It has been designed to connect to the existing POS to the north of the site and provide connection through to the old railway, whilst ensuring that open space has regard to the ecological constraints, protected species and drainage. This area of the site in particular has required careful consideration and detailed discussions for the POS to be designed sensitively to mitigate the impact of the proposed development on protected species. The parcel of open space creates an effective use of the land from the continuation of the natural green space that has been designed to allow and encourage wider use of the POS.

#### Affordable Housing

- 11.37 Policy CS5 of the Council's Core Strategy requires developers to integrate and provide affordable housing within sites where housing is proposed. Where a site is 0.3 hectares and above 10no. or more dwellings, 30% affordable housing shall be provided.
- 11.38 The affordable housing requirement for this proposal for 87no. dwellings equates to 26.1 dwellings. 26no. dwellings are to be provided on site and a 0.1 commuted sum. The required tenure split is 80% affordable rented and 20% shared ownership, based on the following;

*Affordable Rented*

7 x 1 bedroom house  
10 x 2 bedroom house  
2 x 3 bedroom house  
1 x 3 bedroom bungalow  
1 x 4 bedroom house  
Total = 21 units

*Shared Ownership*

3 x 2 bedroom house  
2 x 3 bedroom house  
Total = 5 units

- 11.39 The Strategic Housing Team raised concerns initially regarding the room sizes of the 1 bedroom affordable rented units as these are below National Space Standards and it is the Council's recommendation that accommodation should at least be the minimum. The National Space Standards provide guidance to Local Authorities when considering developments but this is not a formal development plan policy at present. Therefore it is for each application to be assessed on its own merits.
- 11.40 The applicant has provided confirmation from two affordable housing providers that they would accept the accommodation at the size that is being proposed. Furthermore, on reviewing the floors plans of the 1 bedroom units, the Strategic Housing Team have confirmed they are comfortable that although these are slightly smaller than the National Described Space Standard the internal floor plans show a sufficient amount of floor space for furniture and circulation.
- 11.41 During the course of the application, the Strategic Housing Team raised an additional concern regarding the location and clustering of the affordable dwellings. The Affordable Housing SPD states that affordable dwellings shall not exceed clusters of 15 or more. The affordable dwellings are situated in the south east of the site and whilst they are situated together the 26no. dwellings do not strictly appear or read as one whole cluster, given the layout, associated infrastructure and siting. There are 7no. market dwellings located in the south east of the site. 11no. affordable dwellings front the road and are centralised within the site becoming part of the focal point within the development. It is acknowledged that it could be seen that there is a conflict with the Affordable Housing SPD in terms of the cluster of affordable housing and this should be given appropriate weight. However, for the reasons cited above, in the planning balance it is not considered this is significant as to warrant the application being refused solely on this ground.

Contamination, Air Quality and Sustainability

- 11.42 The application is supported by a Phase 1 and 2 – Desk Study and Site Investigation Report undertaken by Geosphere Environmental Ltd, reference 2445, SI, dated 12 April 2018. The Geosphere report includes a desk study which details the history and environmental setting of the site and surrounding area together with an intrusive investigation comprising of trial pits, window sample boreholes, cable percussive boreholes, gas monitoring and laboratory chemical analysis.

- 11.43 No specific sources of contamination were noted during the desk study and the intrusive investigation did not identify any elevated levels of contaminants when considering the proposed residential end use. However, a proportion of the site was not investigated due to heavy vegetation and gas monitoring indicated the need for protective measures. The report recommends that further investigation is undertaken in the south and west of the site once vegetation clearance has been undertaken, in order to assess the ground conditions for both environmental and geotechnical purposes. Accordingly it is recommended that a standard land contamination condition is imposed.
- 11.44 The EPUK document Land-Use Planning & Development Control: Planning For Air Quality (January 2017(v1.2)) recommends major developments are subject to measures to help reduce the impact on Local Air Quality. All major developments should be targeted as there very few developments which will show a direct impact on local air quality, but all developments will have a cumulative effect.
- 11.45 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'. St Edmundsbury Core Strategy Policy CS2, Sustainable Development, requires the conserving and, wherever possible, enhancing of natural resources including, air quality. 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. Furthermore, section 3.4.2 of the Suffolk Parking Standards states that "Access to charging points should be made available in every residential dwelling."
- 11.46 It is welcomed that the applicant confirms within their Planning Statement that they will be providing vehicle electric charging points in all plots with a garage. However, to enhance the local air quality through the enabling and encouraging of zero emission vehicles in accordance with policy, all dwellings with off street parking should be provided with an electrical vehicle charging point.
- 11.47 The NPPF states that the planning system should support the transition to a low carbon future in a changing climate and should help to (inter alia) shape places in ways that contribute to radical reductions in greenhouse gas emissions.
- 11.48 The importance the Government places on addressing climate change is reflected in policy DM7 of the Joint Development Management Policies Document which requires adherence to the broad principles of sustainable design and construction (design, layout, orientation, materials, insulation and construction techniques), but in particular requires that new residential proposals to demonstrate that appropriate water efficiency measures will be employed (standards for water use or standards for internal water fittings).
- 11.49 Given the provisions of Policy DM7 of the Joint Development Management Policies Document (2015) requires developers to demonstrate water efficiency measures (and one of the options is 110 litres water use per person, per day), it is considered reasonable to require the more stringent

water efficiency measures set out in the Building Regulations be applied to this development by way of condition.

### Heritage Impacts

- 11.50 As set out in the NPPF, heritage assets should be conserved in a way that is appropriate to their significance. Heritage assets include an extensive range of features that include archaeological remains, Scheduled Ancient Monuments, Listed Buildings and Conservation Areas.
- 11.51 The site lies in an area of high archaeological potential recorded on the County Historic Environment Record and is also situated in a topographically favourable location for activity from all periods, overlooking a tributary of the River Stour. It is situated within an area where SCC Archaeological Service have confirmed extensive multi-period finds scatters have been recorded and to the south-east of a Bronze Age enclosure, containing a number of associated finds and features. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.
- 11.52 Given the high potential, lack of previous investigation and large size of the proposed development area, it was recommend that, in order to establish the full archaeological implications of this area and the suitability of the site for the development, the applicant should be required to provide for an archaeological evaluation of the site prior to the determination of any planning application submitted for this site, to allow for preservation in situ of any sites of national importance that might be defined. In order to establish the archaeological potential of the site, a geophysical survey was required to be undertaken.
- 11.53 The geophysical survey undertaken during the course of the application enabled an appropriate decision to be made on the timing and extent of trial trenched evaluation which is required at this site. There is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.
- 11.54 As the proposed development would cause significant ground disturbance that has potential to damage any archaeological deposits that exist, Suffolk County Council Archaeological Service have confirmed that conditions are necessary to secure appropriate investigation and recording.

### Planning Obligations

- 11.55 The NPPF sets out in paragraphs 54-57 how conditions and planning obligations can be secured for a development to make an unacceptable impact to one which is acceptable. 'Planning obligations must only be sought where they meet all of the following tests:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.'

- 11.56 Suffolk County Council as the highway authority have requested a financial contribution towards the provision of new and improved footpaths. This is considered wholly reasonable to mitigate the costs otherwise arising from this scheme. A contribution is also requested, and is considered reasonable and necessary, in relation to the provision of a bus stop adjacent to the site. At the time of writing this report, the exact contribution has not been confirmed, however, principle of these contributions has been agreed with the applicant.
- 11.57 Suffolk County Council as the education authority has also identified a shortfall in the number of available early years, primary and sixth form places and requests a financial contribution of £395,004. A contribution of £1,392 towards the library provision within the area is requested.
- 11.58 The Borough Council seeks a contribution for the maintenance of the POS. At the time of writing this report, the exact contribution has not been confirmed, however, the principle of this contribution has been agreed with the applicant.
- 11.59 Policy CS5 of the Council's Core Strategy and the National Planning Policy Framework requires scheme of more than 10 units to provide up to 30% affordable housing. As set out in the affordable housing section, the proposed development is policy compliant.
- 11.60 The contributions sought, which have been agreed by the applicant are considered reasonable and necessary to mitigate the impact of the proposed development.

## **12.0 Conclusion and Planning Balance:**

- 12.1 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.
- 12.2 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 very 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.
- 12.3 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.

- 12.4 Furthermore, the delivery of housing, including affordable housing that would be facilitated by this application, should lend significant weight in support of the development.
- 12.5 In conclusion, subject to the use of conditions and S106 agreement, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

### **13.0 Recommendation:**

- 13.1 It is recommended that planning permission be **APPROVED** subject to the following conditions and S106 Agreement:

### **14.0 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:

<b>Reference No:</b>	<b>Plan Type</b>	<b>Date Received</b>
19838SE-05	Topographic Survey	19.06.2018
19838SE-06	Topographic Survey	19.06.2018
19838SE-07	Topographic Survey	19.06.2018
20842/AHP/01 D	Affordable Housing Plan	08.11.2018
20842/AMP/01 D	Adoption plans	08.11.2018
20842/BCAP/01 D	Parking and Cycle Plan	08.11.2018
20842/BTP/01 F	Boundary Treatment	28.11.2018
20842/MAT/01 E	Materials	08.11.2018
20842/OFP C	FOOTPATHS	09.11.2018
20842/PL1 K	Layout	28.11.2018
20842/RSL/01 D	Refuse Strategy	08.11.2018
20842/SHL/01 D	Storey Heights Layout	08.11.2018
20842/SLP/01	Site Location Plan	19.06.2018
CSA/3633/100	Ecological plan	19.06.2018
P17-1217_06 H	Landscape Masterplan	28.11.2018
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
DH/KB/24131	Land Contamination Assessment	19.06.2018
BHA_310_02	Archaeological report	19.06.2018
BHA_310_02	Tree Constraint Plan	19.06.2018
(-)	Tree Survey	19.06.2018
GEOPHYSICAL SURVEY	Planning Statement	19.06.2018
REPTILE TRANSLOCATION REPORT	Archaeological report	27.11.2018
	Reptile report	28.11.2018

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 and shall include:  
Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
- i. Temporary drainage systems
  - ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
  - iii. Measures for managing any on or offsite flood risk associated with construction

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)

## **15.0 S106:**

15.1 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.

## **16.0 Documents:**

- 16.1 All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/18/1187/FUL](#)