



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/19/023

Development Control Committee 28 March 2019

Planning Application DC/18/1498/FUL – Boyton Meadows, Anne Suckling Road, Little Wrattling

Date Registered: 15.08.2018

Expiry Date: 14.11.2018

Case Officer: Charlotte Waugh

Recommendation: Approve Application

Parish: Haverhill Town
Council

Ward: Withersfield

Proposal: Planning Application - 38no. dwellings and associated access works

Site: Boyton Meadows, Anne Suckling Road, Little Wrattling

Applicant: Clearwater Estates Ltd

Synopsis:

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

Recommendation:

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

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Background:

The application comes before the Development Control Committee as Haverhill Town Council object and this is a major application recommended for APPROVAL, subject to the completion of a s106.

Proposal:

1. This application seeks full planning permission for 38 dwellings on land within the curtilage of Boyton Hall. A new access is proposed off Ann Suckling Road. The development comprises of a mix of 2, 3 and 4 bedroom dwellings. As originally submitted the mix was proposed as follows:
4 x 2 bed apartments (flats over garages)
15 x 2 bed houses
17 x 3 bed houses
2 x 4 bed houses
2. The application has been amended to revise the site layout, but the mix remains the same as above. 30% of these dwellings will be affordable.

Application Supporting Material:

3. Location plan
Masterplan
Block plan
Proposed plans for all plots
Tree protection plan
Tree survey
Archaeological report
Design and access statement
Extended phase 1 habitat survey
Transport Statement
Flood risk assessment and surface water drainage strategy

Site Details:

4. The 1.2 hectare site is located to the north of Ann Suckling Road which is the main access serving the Boyton Hall estate. To the south of the site is Boyton Hall. The site is surrounded by the 43 hectare Masterplan for North West Haverhill albeit not included within it. This Masterplan area was allocated in the 2016 Replacement St. Edmundsbury Local Plan and includes circa 1,150 dwellings, a new Primary School, a local centre and associated open space and provision for 'executive housing'. The Masterplan has been adopted and a subsequent Outline Application has been approved by the Local Authority for the remainder of the Masterplan site with detailed planning granted for an area to the East. The site is entirely within the Housing Settlement Boundary.

Planning History:

5. [DC/16/1441/OUT](#) - Outline Planning Application (Means of Access to be considered) - Residential development for 37 units – Withdrawn 17.11.2016

Consultations:

6. SCC Archaeology (16/8/18) – No objection subject to conditions to secure archaeological investigation and completion of the post investigation assessment.

7. Public Health & Housing (16/8/18) – No objection subject to conditions to secure restriction on construction hours and construction and site management programme
8. Environment team (17/8/18) – No objection subject to the standard land contamination condition and electric vehicle charge point condition are attached should permission be granted.
9. Suffolk Fire & Rescue (22/8/18) – No objection subject to a condition which requires the provision of fire hydrant(s) within the site.
10. Suffolk County Council Developer Contributions Manager (23/8/18) – No objection subject to s106 to secure the following:
 - a. Education - £149,443
 - b. Pre-school - £41,665
 - c. Libraries - £608(31/01/19) – Updated Education figure - £239,666
11. Parks Infrastructure Manager (23/08/18) – *'A strong linking corridor should be provided that forms the primary open space provision on this site that should link the existing development to the south of this site through this development directly to the crossing point being provided on the Primary Movement Corridor (PMC) as part of the adjacent development. This would then provide a safe link for young people from a part of Haverhill that has little to no open space/play provision to the new provision being provided on the NW Haverhill development.'*
12. Suffolk County Council Flood & Water team (30/8/18) – Holding objection – insufficient information.
(29/11/2018) – No further objections, subject to conditions to secure a detailed surface water drainage strategy, details of SUDs to be submitted and agreed and details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction.
13. Suffolk County Council Highways (03/09/18) – Holding objection, raising a number of matters which require further clarification.
(21/2/19) – Recommend conditions should permission be granted to secure access surfacing, minimum access and footway width, cycle storage, bin storage and presentation, means to prevent discharge of surface water onto the highway, details of estate roads and footpaths, footway link to northern site boundary, footway connection and crossing point on Ann Sucking Road, Construction and Deliveries Management Plan, manoeuvring and parking and visibility.
14. Suffolk Wildlife Trust (04/09/18) – Object as insufficient information regarding protected species.
Awaiting re-consultation response after the submission of additional surveys.
15. Police (5/9/18) – Made a number of recommendations to improve safety around the site.
16. Conservation Officer (16/11/18) – No comment

17. Anglian Water (10/12/18) -

Waste water treatment – available capacity

Used Water network - unclear what the foul drainage strategy is at this time including the discharge regime and connecting manhole, this will be required in order to conduct an accurate impact assessment of the network. We therefore request a condition requiring phasing plan and/or on-site drainage strategy

Surface water disposal – defer to Lead Local Flood Authority

18. Strategic Housing

(13/12/18) – does not accord with CS5 to deliver 30% affordable housing. 11 dwellings should be secured as affordable with a commuted sum for 0.4 dwellings. Tenure required would be 80% affordable rent and 20% shared ownership as defined in the SPD.

(19/2/19) – agreed 7 affordable rented and 4 low cost home ownership to be provided as discounted market sale in line with the new products within the NPPF.

19. Tree Officer – visited the site to confirm the quality of the trees likely to be affected by the development and raised no concerns.

Representations:

20. Haverhill Town Council (30.08.18): Object on the following grounds:

- Inaccurate content of the application – Old Masterplan for the NW development has been used which gives a misleading impression of the site in relation to adjoining development.
- Highways – the site is served by a long single access road with no alternative access in case of emergencies. This also will add to the weight of traffic attempting to exit Ann Suckling Road onto the A143 Haverhill Road. A traffic assessment should be made of the impact on this junction. Visibility splays appear to cross with those of the adjoining access road to another part of the same site.
- Parking – The number of parking spaces claimed by the applicant are not evident on the plans. In any case some appear unrelated to any particular property and it is not clear if there is a free-for-all or allocated parking.
- The Design & Access Statement supporting the application speaks eloquently of the need for low density executive homes. Yet the application density and housing mix being proposed doesn't match that description, with just two relatively small, linked 4 bed properties.
- Security – The Police should be asked to specifically comment on how this layout, particular for parking, meets their secure by design guidance.
- Bio-diversity – No report is provided and it appears a healthy tree with a TPO is to be felled.
- Sewerage – As the adjacent site provoked works by Anglian Water to prevent sewerage spilling out onto the Wrating Road, Anglian Water should be asked to comment on whether the infrastructure is sufficient in this area.
- Archaeology – adjacent sites had surveys, but no such report is provided.

21. Letters of representation have been received, raising the following comments and concerns (The Willows, Boyton Hall Farm, Chapel Farm Cottage):

- Development is too overcrowded
- Loss of privacy
- Increase in noise, dust and air pollution
- New access will be unsafe
- Density too high and houses too small
- Pond will attract children and become unsafe unless preventative measures are put in place
- Amenity land (south of pond) will attract anti-social behaviour
- Not enough larger properties
- Poorly located and insufficient parking
- Insufficient visitor parking
- How will car charging points be accommodated?

Policy:

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

Joint Development Management Policies Document (adopted February 2015):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Creating Places – Development Principles and Local Distinctiveness
- Policy DM3: Masterplans
- 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 DM20: Archaeology
- Policy DM44: Rights of Way
- Policy DM45: Transport Assessment and Travel Plans
- Policy DM46: Parking Standards

Haverhill Vision 2031 (adopted September 2014):

- Vision Policy HV1 - Presumption in Favour of Sustainable Development
- Vision Policy HV2 - Housing Development within Haverhill
- Vision Policy HV3 – Strategic Site – North-west Haverhill

St Edmundsbury Core Strategy (adopted December 2010):

- Policy CS1 – St Edmundsbury Spatial Strategy
- Policy CS2 – Sustainable Development
- Policy CS3 – Design and Local Distinctiveness
- Policy CS7 – Sustainable Transport
- Policy CS12 – Haverhill Strategic Growth
- Policy CS14 – Community Infrastructure Capacity and Tariffs

Other Planning Policy:

23. National Planning Policy Framework (2019)
National Planning Practice Guidance

Forest Heath District Council and St Edmundsbury Borough Council Joint Affordable Housing Supplementary Planning Document (2013)

The NPPF was revised in February 2019 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework, the greater weight that may be given. The Policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provisions of the 2018 NPPF that full weight can be attached to them in the decision making process.

Officer Comment:

24. The issues to be considered in the determination of the application are:
- Principle of Development
 - Design and appearance
 - Impact on residential amenity
 - Impact on listed building
 - Landscape and Ecology matters
 - Highway matters
 - Contamination, Air Quality and Sustainability
 - Archaeology
 - Affordable Housing and S106 contributions
 - Other matters

Principle of development

25. 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.
26. The application site is located within the housing settlement boundary of Haverhill, the second largest town within St Edmundsbury Borough where Core Strategy Policies CS1 and CS4 focus large scale growth. Furthermore, Policy HV2 of the Haverhill Vision 2031 (2014) allows for new residential development within the settlement boundary.
27. 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.

Design and appearance

28. Core Strategy Policy CS3 and Joint Development management policies DM2 and DM22 require all development to fully consider the context in which it sits, contribute to a sense of local distinctiveness and compliment the natural landscape and built form that surrounds it. Chapter 12 (Achieving well-designed places) of 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 NPPF 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.
29. Whilst the masterplan for the wider area includes a mix of uses, at present the site surroundings are entirely residential and incorporate a variety of styles, size and appearance of dwellings. Development in the area is continually evolving with several new dwellings either being built at present or having had planning permission granted. As such, there is no clear pattern of development to the area.
30. The site is set back from Ann Suckling Road and is obscured from public view. Trees line the site boundary in front of Boyton Hall as well as cluster towards the middle of the site adjacent to this dwelling, some of these are covered by a tree preservation order (TPO). The Local Authority Tree Officer has inspected those on site and raised no objection to the submitted plans. However, tree protection measures will be required for some trees to ensure their retention during the construction period and a full landscaping plan will be required.
31. The development has been designed to retain the rural appearance of the area with a meandering access road which skirts adjacent to retained trees and arrives at the dwellings adjacent to an existing pond and facing a crescent of houses. This crescent contains 12 dwellings over 2½ floors and features a central carriage arch with clock tower above. This central section provides articulation to this terrace and creates a striking focal point for the development. The green space in front of this terrace as well as that opposite ensure the approach to the site keeps a rural and verdant nature.
32. The remaining dwellings are a maximum of two storey and feature traditional detailing such as pitched roofs, chimneys and dormer windows. They are well articulated and appear attractive. Sufficient private amenity space is provided to serve the dwellings and national space standards are met. Given that an area of open space as well as pedestrian and cycle paths are proposed along the northern boundary (outside of this site but identified in the masterplan), the dwellings at the top of the site have been orientated to front this area. This provides a pleasant outlook for occupants as well as providing natural surveillance to this route.
33. The applicant has suggested a material palette comprising soft red and buff/grey bricks and render with pantiles, plain tiles and natural slate. A mix of such materials is likely to be acceptable given the variety in the locality

and to provide some contrast between dwellings but a condition will ensure samples of materials and their use to be confirmed prior to use.

34. The inclusion of open space and play facilities was considered within this application, but given its fairly modest scale and position close to proposed sports pitches and other formal play equipment to the north of the site it was thought more appropriate to design a link to this area. This will enable occupants the opportunity to easily access more meaningful open space and cycle routes as well as provide a link through the development to this area for existing residents to the south of the development.
35. The Police Design Out Crime officer has looked at the plans and made comments in relation to their layout and how safe this is considered. Whilst having a single access and exit point as used in this case and is preferred by the police, they have raised concern in relation to the northern pedestrian link, the position of rear parking areas and the undercroft walkway through the crescent. Planning aims and those of the Design Out Crime Officers often conflict and a balance needs to be sought in terms of creating a safe layout but also ensuring that the site is well connected to adjacent development. Whilst planning policies seek to encourage permeability between sites these access routes can also be seen as escape routes for opportunists. To combat this it is necessary to ensure that these routes are well lit and open with no landscaping or features to promote loitering which Officers are content can be achieved in this case.
36. With regard to parking positions, the plans were amended to remove parking spaces from in front of dwellings to improve the appearance of the area which had the potential to be car dominated. The walkway between the crescent was designed in response to comments made by the Flood and Water Engineer who wished to see a break in built form in this location given its position at a slightly lower gradient than the top of the site. Notwithstanding this, it is considered to be an attractive and practical feature of the development. With appropriate lighting and careful landscaping it is considered that the parking areas, crescent undercroft and northern link can be made to feel safe and unthreatening.

Impact on residential amenity

37. 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 with planning policies and decisions promoting health, well-being and a high standard of amenity for existing and future users.
38. To the South of the site is Boyton Hall itself, along with two other substantial properties, Boyton Hall Farm and Chapel Farm Cottage which is Grade II listed as well as the recently completed The Willows. Planning permission has been granted for two other properties fronting Ann Suckling Road and an application is currently under consideration for a two storey dwelling directly to the south of plots 3,4,5 and 6. The relationship between these dwellings will need to be considered when determining this application. However, outline planning permission has already been granted for two properties here and as such, the principle has already been established.

Outline permission allowed two 4 bedroom dwellings, one single storey (which will be adjacent to the garage block) and one two storey but all matters were reserved. A row of trees are proposed on this boundary and this will help to mitigate any overlooking that might occur and consequently this is likely to be an acceptable relationship.

39. It is considered that a sufficient distance occurs between the existing dwellings and those proposed (both within the remit of the extant outline and within the present full application for a single dwelling off site presently being considered albeit still under negotiation) for these proposed dwellings to not to be affected by overshadowing, loss of light or privacy. A new access road is proposed adjacent to that existing and this will be visible to the occupants of The Willows, albeit an area of hedging exists and is to be retained which will provide a degree of screening. Nonetheless, vehicle and pedestrian movements in and out of the site will be apparent. Whilst this may generate a degree of disturbance it is not considered sufficient to warrant refusing the application.

Impact on Listed Building

40. It is necessary to consider the impact of the development upon Chapel Farm Cottage given its Grade II listed status. DM15 states that development affecting the setting of a listed building will be permitted where it is not detrimental to a buildings character, historic features and is of an appropriate scale, form, height, massing and design.
41. Built as a pair of cottages it was converted to a single dwelling in the mid 19th century. Elevations are red brick, flint and ashlar with timber framing on the rear (south) elevation. Whilst the dwelling looks towards the application site it is approximately 60 metres from the boundary and views will be interrupted by the two dwellings mentioned above which already benefit from outline permission. Chapel Farm Cottage retains a substantial rear garden which abuts Ann Suckling Road. Given the distance between the application site and the listed building, the built form proposed between, as well as the scale and form of the development itself, it is not considered that this scheme will adversely affect the setting of the listed building.

Landscape and Ecology matters

42. The application is accompanied by a tree survey and protection plan. It highlights the trees within the site and their quality. Whilst several trees are proposed for removal these are each category C or U trees, two of which, an Ash and Cherry are due for removal given their condition regardless of the proposed development. The front boundary of the site is predominantly leylandii, some of which will be lost to allow sufficient visibility splays, given that this is a non-native species of low ecological value no objections are raised in this regard. The Tree Officer has inspected the trees on site and is content with their loss. Whilst an indicative landscaping plan has been submitted a condition is recommended to ensure a full landscaping strategy is submitted and approved.
43. Ecological surveys have been submitted in the form of a Phase 1 habitat survey, Protected Species scoping survey, preliminary ecological appraisal, a reptile survey and a bat survey. These conclude that the site has high potential to accommodate birds, bats and hedgehogs but is unlikely to

contain great crested newts, reptiles or badgers. The bat survey states that several species of bat are present in the wider area and four of the trees on site have the potential to accommodate bats at a high level, those with the most potential are located to the South East of the site in front of Boyton Hall and unlikely to be directly affected by the development. Whilst the majority of trees within the site are proposed to be retained recommendations are made to protect the species on site, such as clearance works to take place outside of breeding bird season. With these mitigation measures and the inclusion of ecological enhancements Officers are satisfied that the development will not adversely affect protected species.

44. Within 2km of the site is one statutorily designated site, a local nature reserve – Haverhill railway walks which is an unused railway line which provides a valuable wildlife corridor. In addition there are six non statutorily designated sites – County Wildlife Sites. The Ecological Appraisal concludes that the proposed development indicates that there will be limited opportunities for the development to have any significant direct impacts on the designated sites above. This is due to the nature of the development, and the distance of the Site from designated sites in the local area.

Highway matters

45. Policy DM2 of the Joint Development Management Policies Document requires that new development should produce designs that accord with standards and maintain or enhance the safety of the highway network, along with Policy DM46 which promotes more sustainable forms of transport.

46. A new vehicular and pedestrian access is proposed off Ann Suckling Road which will serve the new development as well as Boyton Hall. Whilst neighbours have raised concern that it's too close to the existing access, the Highway Authority is satisfied with its position and visibility.

47. 79 car parking spaces have been provided within the development which meets Suffolk County Councils adopted standards, this comprises 1.5 spaces per two bedroom dwelling, two spaces per three bedroom dwelling and three spaces per four bedroom dwelling as well as visitor spaces. These are not all allocated but Highway Officers raise no objections in this regard given that sufficient provision is provided.

48. The Highway Authority have requested a footway connection and crossing point from the development across Ann Sucking Road the details of which will be agreed via condition. This will ensure that the northern pedestrian link can also be utilised by existing residents to the south of the site as well as ensuring that occupants of the new development can safely access the town centre.

49. The applicants intend to retain the highway as private road. This is not a planning consideration, nonetheless, the Highway Authority is satisfied with the layout provided and will ensure that details submitted under condition, which include, surfacing, lighting, cycle storage, bin storage, gradients, visibility, HGV movements and surface water drainage are satisfactory.

Contamination, Air Quality and Sustainability

50. The application is supported by a Phase 1 – Desk Study and Preliminary Risk Assessment, undertaken by Geosphere Environmental Ltd. The report recommends that further investigation is undertaken and the Environment Team agrees with this conclusion, accordingly a condition has been recommended to ensure this occurs prior to the commencement of development.
51. 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.
52. 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."
53. It is noted that the applicant confirms that they will be providing vehicle electric charging points and a condition will ensure that these are provided and retained.
54. 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.
55. 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).
56. Given the provisions of Policy DM7 of the Joint Development Management Policies Document which 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.

Archaeology

57. In 2007 the site underwent an archaeological investigation with evidence found suggesting substantial medieval settlement in the area as well as pre-

medieval occupation. As such, there is high potential for the discovery of below ground heritage assets of archaeological importance and the County Archaeologist has requested that further investigation takes place prior to the commencement of development. Conditions have been recommended in this regard to secure a programme of archaeological work and the submission of a post-investigation assessment.

Affordable Housing and S106 Contributions

58. 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.'

59. Suffolk County Council as the education authority has identified a shortfall in the number of available early years, primary and secondary school places and requests a financial contribution of £41,650 for pre-school and £239,666 for education facilities. A contribution towards the library provision within the area is also requested giving a total of £281,939.

60. In line with the economic and social dimensional roles of sustainable development, which inter alia seek to provide a supply of housing to meet the needs of the present and future generations, Core Strategy Policy CS5 requires developers to integrate land for affordable homes within sites where housing is proposed, to ensure that affordable housing is provided and comes forward in parallel with market homes. In this case the target is 30% affordable housing and conditions or legal obligations will be used to ensure that affordable housing is secured and retained for those in housing need.

61. Forest Heath District Council & St Edmundsbury Borough Council Joint Affordable Housing Supplementary Planning Document (published Oct 2013) provides supplementary guidance to support the affordable housing policies in the adopted Development Plan. Although the preferred option is for affordable housing to be provided on-site the SPD does allow for off-site provision and payments in lieu of on-site affordable housing in exceptional circumstances, where it can be robustly justified.

62. The applicant is willing to provide the requested Section 106 contributions as well as affordable housing which will be seven affordable rent and four low cost homes in accordance with policy CS5 and the affordable housing supplementary planning guidance. At present the section 106 agreement has not been completed and as such, the recommendation is subject to the completion and signing of this legal document by all parties. However, given the willingness of the applicant to provide that requested the application complies with the relevant policies in this regard.

Conclusion:

63. The scheme has been amended during the application period to take into account concerns raised regarding layout. As a result of this it is considered that the final scheme represents a satisfactory development incorporating a

range of dwelling types as well as appropriate parking and landscaping. 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.

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

Recommendation:

65. It is recommended that planning permission be **APPROVED** subject to the completion and signing of a section 106 agreement which details the affordable housing and County Council contributions as outlined above as well as the following 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:

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

Reference No:	Plan Type	Date Received
(-)	Location Plan	01.08.2018
(-)	Tree Protection Plan	01.08.2018
MMX 219/1	Tree Survey	01.08.2018
J 3010-01	Existing Site Plan	10.08.2018
J 3010-08	Floor Plans and Elevations	14.08.2018
J 3010-09	Floor Plans and Elevations	14.08.2018
J 3010-12	Floor Plans and Elevations	14.08.2018
J 3010-07	Floor Plans and Elevations	15.08.2018
1 of 2	Proposed Block Plan	10.12.2018
2 of 2	Proposed Block Plan	10.12.2018
J 3010-02 rev A	Proposed Block Plan	10.12.2018
J 3010-03 rev A	Floor Plans and Elevations	04.03.2019
J 3010-04 rev A	Garage Plans & Elevations	04.03.2019
J 3010-05 rev A	Floor Plans and Elevations	04.03.2019
J 3010-06 rev A	Floor Plans and Elevations	04.03.2019
78118 V2	Ecological Survey	16.01.2019
78118 V1	Bat Report	16.01.2019
78118 V1	Reptile report	16.01.2019
2192-FRA+DS Rev C	Flood Risk Assessment	13.02.2019

2192-03 Rev F	Drainage Plans	11.03.2019
2007/144	Archaeological report	01.12.2007
1413,DS/LF,PD/01-09-15/v1	Land Contamination Assessment	01.09.2015
J 3010-11 rev A	Floor Plans	16.01.2019
J 3010-10 rev A	Elevations	16.01.2019

- 3 No development above slab level shall take place until samples of the proposed external materials 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.

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

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

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

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

- 6 Demolition or construction works shall not take place outside 0800 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

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

- 7 Before any development work hereby permitted is commenced, a comprehensive construction and site management programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include the following details:-
- 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.

All works shall be undertaken in accordance with the approved details during the construction period.

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.

- 8 Prior to commencement of development 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,
- 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), a 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.

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 accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies. 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.

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

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

- 10 No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Drainage Strategy (FRADS) by MTC Engineering, ref. 2192- FRA & DS - REV A and dated Nov 2018 has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. Details to be submitted include:-
1. Dimensioned drawings showing all aspects of the surface water drainage system (including an impermeable area plan).
 2. Section details of open attenuation areas shall also be submitted showing water levels and benching if water is greater than 600mm deep.
 3. Modelling or similar method shall be submitted to demonstrate that the surface water discharge to the receiving connection will be restricted to 5l/s for all events up to the critical 1 in 100yr +CC rainfall event.
 4. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100yr rainfall event including climate change.
 5. Modelling of the pipe network in the 1 in 30yr rainfall event to show no above ground flooding.
 6. Modelling of the volumes of any above ground flooding from the pipe network in a 100yr + climate change rainfall event, along with topographic plans showing where water will flow and be stored to ensure there is no flooding to buildings on the site and there is no flooding in the immediate area due to offsite flows. These flow paths will demonstrate that the risks to people are kept to a minimum.
 7. Demonstration of adequate treatment stages for water quality control shall be submitted - SuDS features should demonstrate betterment to water quality, especially if discharging towards a watercourse
 8. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or

statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

9. Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development, in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure the development does not cause increased flood risk.

- 11 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. This condition requires matters to be agreed prior to commencement to ensure the development does not cause increased flood risk.

- 12 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:
- a. 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: This condition requires matters to be agreed prior to commencement to ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan.

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

Reason: To prevent environmental and amenity problems arising from flooding.

- 14 Prior to the development hereby permitted being first occupied, the proposed access onto Ann Suckling Road shall be properly surfaced with a bound material for a minimum distance of 10m metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

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

- 15 The vehicular access hereby permitted shall be a minimum width of 4.8 m with a footway with a minimum width of 1.8 metres for the entire length of the access.

Reason: To ensure vehicles can enter and leave the site in a safe manner and to protect the safety of pedestrians.

- 16 No development above ground level shall take place until details of the areas to be provided for the secure storage of cycles are submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable the secure storage of cycles in the interests of encouraging sustainable transport options.

- 17 No development above ground level shall take place until details of the areas to be provided for storage and presentation of Refuse/Recycling bins are submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

- 18 No development above ground level shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway, in accordance with policy DM2 and DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 9 and 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 19 Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, lighting, visibility splays, surfacing 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 requires matters to be agreed prior to

commencement to ensure the agreed layout can be accommodated within the site.

- 20 All HGV and construction traffic movements to and from the site over the duration of the construction period shall be subject to a Construction and Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence or any site work starts.

The plan shall include, but not be limited to:

- Routes for delivery vehicles to and from the site
- Access to the site for construction and delivery vehicles
- Means to ensure the highway is kept free of water, mud and other construction debris
- Parking and turning for construction and delivery traffic

No HGV or construction 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 and construction traffic in sensitive areas. This condition requires matters to be agreed prior to commencement to ensure the development does not cause unnecessary disturbance during the construction phase.

- 21 Before the development is commenced details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

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

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

- 23 There shall be no occupation of the development hereby permitted unless

and until the pedestrian and cycle link to the northern boundary, as shown on drawing 'Block Plan 1 of 2' has been provided. Thereafter, the pedestrian and cycle link as so provided shall be retained for pedestrian and cycle use.

Reason: To ensure a safe pedestrian access into, out of and through the site to allow safe access to public transport and facilities within the wider area in the interest of encouraging the use of sustainable transport options.

- 24 There shall be no occupation of the development hereby permitted unless and until a footway connection and crossing point has been provided at and across Ann Suckling Road, in accordance with location and design / specification details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a safe pedestrian access into, out of and through the site to allow safe access to public transport and facilities within the wider area in the interest of encouraging the use of sustainable transport options.

- 25 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.

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

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

- 27 The dwelling(s) hereby approved shall not 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 and evidence of compliance has been obtained.

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

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online <https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PCQDBZPD03E00>