



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/19/020

WORKING PAPER 1

**Development Control Committee
7 March 2019**

**Planning Application DC/18/1147/FUL –
Land Adjacent To The Forge, The Street, Lidgate**

Date 13.06.2018 **Expiry Date:** 11.01.2019
Registered: (EoT: 15.03.2019)

Case Officer: Ed Fosker **Recommendation:** Approve Application

Parish: Lidgate Parish **Ward:** Wickhambrook
Council

Proposal: Planning Application - (i) 1no. dwelling; (ii) 1no. ancillary outbuilding and (iii) improvements to existing vehicular access.

Applicant: Logan Homes Ltd

Synopsis:

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

Recommendation:

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

CONTACT CASE OFFICER:

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Background:

This application is referred to the Development Control Committee following consideration by the Delegation Panel. It was referred to the Delegation Panel because Lidgate Parish Council object to the proposal, contrary to the Case Officer recommendation for APPROVAL.

A site visit is scheduled to take place on Thursday 28 February 2019.

Proposal:

1. Planning permission is sought for 1no. four bed two storey detached dwelling and 1no. single storey two bay cartlodge as well as improvements to the existing vehicular access.

Site Details:

2. The site comprises an existing gap of land to the northern side of the street with a wide gated historic access, located between the property known as 'The Forge' to the west and the listed property known as 'Lidgate Grange' to the east, and situated within the countryside and Lidgate conservation area.
3. The listed church is some considerable distance away to the north and site falls outside of the amended scheduled ancient monument area. There are eight dwellings located to the western side and two located to the eastern side. The site itself originally contained agricultural structures until the late C20 with the bases of these still remaining evident.

Planning History:

4. DC/18/0629/FUL: Planning Application - (i) 1no. dwelling; (ii) 1no. ancillary outbuilding/garage and (iii) improvements to existing access. Withdrawn: 24.05.2018.

Consultations:

5. Highway Authority: No objection subject to conditions.
6. Environment Team: No objection subject to informatives.
7. Public Health and Housing: No objection subject to conditions.
8. Environment Agency: No objection, the site is located within; what is termed, a dry island, where during a flood the site will be partially or completely surrounded by flood water. This may affect access and egress to the property during times of flood. We note that the FRA has proposed a method to reduce the impact of flooding on the access route. We would recommend that these measures are enacted as part of the development.

All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available.

9. Suffolk Wildlife Trust: Having reviewed the additional reports; great crested newt eDNA analysis and reptile survey (both Bright Green Environmental Consultancy Ltd, November 2018), and the Additional Information (January 2019) addressing my comments of July 2018. The reptile survey visits were undertaken at a sub-optimal time of year, under abnormally warm conditions so it is highly unlikely that any reptiles or amphibians would be using the refuges to bask. Therefore, establishing presence/likely absence under these conditions would be extremely difficult. However, the precautionary methods suggested by the consultant in the report and additional comments are satisfactory to mitigate any impacts this development may have, and further survey visits would be considered disproportionate to the task.
10. Landscape and Ecology Officer: The reptile survey and amphibian surveys are acceptable, and the recommendations, in particular the measures in section 6 of the reptile survey and section 5.1 of the amphibian survey should be conditioned. In addition the measures in section 5 of the ecological report (March 18) should also be conditioned along with a landscaping scheme that incorporates enhancement recommendations in section 5.4.
11. Conservation Officer: The new house and outbuilding are both much reduced in scale compared to the original proposal and the appearance of the front elevation is now more redolent of a traditional building with cross-wings rather than a converted barn. The reduced scale of the proposed buildings would result in them sitting more comfortably with the neighbouring buildings and would not detract from them. Traditional materials and detailing are also proposed which reflect those found elsewhere in the conservation area. The front boundary wall and hedging would be retained, maintaining the verdant nature of the street.

Overall, I therefore consider that the proposals would preserve the character and appearance of the conservation area and I therefore have no objections subject to conditions.

12. Historic England: Do not wish to offer any comments. We would therefore suggest that you seek the views of your specialist conservation and archaeological advisers, and other consultees, as relevant.
13. Historic England Amended Listing Entry Number: 1006024 - Lidgate Castle's historic and archaeological pedigree as a site dating from the C12 provided ample justification for the original designation, and now clearly fulfils the

criteria set out in DCMS's current guidance documents (October 2013). This re-assessment of the extent of the castle remains has made it possible to enhance the content of the List entry with information derived from various investigations, most notably topographical survey, trial trenching, geophysical survey, LiDAR, aerial photography and map regression analysis. As a result of these investigations our level of understanding of the site has been greatly improved and provides evidence to show that the surviving remains of the castle extend far beyond the currently scheduled area. Parts of the external banks of the inner and outer castle bailey, the banks and ditches defining the C16 remodelled fortified manorial complex, building platforms and terracing south of the church and the Bailey Pond all lay outside the current area of protection. All these features have a high level of archaeological potential to further improve our understanding of the castle and the social and economic context in which it functioned and should therefore be included in the area of protection. Map regression indicates there has been little change to Bailey Pond since at least the late C19 increasing the potential for the survival for organic artefacts in the basal silts of the pond. Such artefacts, when analysed can add considerably to our understanding of the castle and the communities it served.

The area under assessment, as requested by the applicant, and mapped for the Consultation Report, includes the area of the castle earthworks, the inner and outer bailey, the area of the fortified manorial complex, the Bailey Pond, and what the applicant proposed as the wider outer bailey of the castle, extending south to The Street. Although it is possible that nationally important archaeological remains survive outside the boundary of the scheduling as proposed here, the evidence for its survival, or the potential for its survival, is not clear enough to warrant inclusion in the scheduling at this time. South of the proposed scheduled area the survival of earthworks is fragmentary and difficult to establish with confidence how those that do survive relate to the castle complex if at all.

14. Archaeological Service: The proposed development site lies within an area of archaeological interest and potential, within the historic core of the village of Lidgate (County Historic Environment Record LDG 014), which centres on the church and castle. The Castle (LDG 002) is a Scheduled Monument (DSF 15939). Considerations relating to the impacts of development on the setting of heritage assets and on below ground remains are therefore relevant for this application. The application lies within the Conservation Area for Lidgate, and I would advise that Historic England is consulted in relation to potential impacts on the setting of the church and castle. The impact on the setting of the earthworks in the outer bailey area, associated with the Scheduled monument should also be a consideration. The castle and later manorial complex covered a larger area than is covered by the Scheduling (HER LDG 010), particularly including an outer bailey area. Land to the south of the castle and church, northwards of the development area, has been subject to both geophysical and topographical survey carried out in relation to undergrounding work by UK Power Networks (LDG 018, Britannia Archaeology Report 2014/1066 and Suffolk County Council Archaeological Service report 2015/002). The topographic survey extended southwards on a line as far as the top of Bailey Pond, c 60m northwards of the development area, and - within an area defined on the west by the

manorial/bailey ditch south of the church and the eastern boundary of Lidgate Hall to the east - mapped earthwork features indicative of terracing and building platforms. Geophysical survey also identified archaeological features within this area and westwards towards a sunken lane leading to Tinker's Close (LDG 009). Medieval finds were recovered, suggesting well-preserved remains of this date. From current information held in the Historic Environment Record, it may be that the development site lies outside the outer bailey, although the site and immediate wider area has not been subject to systematic modern evaluation. To the north of the site and running into its western edge, a cropmark is visible (c2007) which may represent a continuation of the extant castle/manorial ditch which runs southwards beyond the western boundary of the churchyard. The cropmark appears to relate to a boundary visible on the 1903 OS map, and shown on aerial photographs from 1945. The topographic survey carried out in 2015, however, noted that it was difficult to trace the castle/manorial ditch beyond its funnelling out at its southern end c60m northwards of the development site. It was speculated although not proven that the ditch may have turned and run eastwards, towards and along the line of the northern edge of Bailey Pond. If the castle/manorial ditch continued southwards rather than turning east, it would run into and along the western boundary of the development site. However, the main construction impacts of the proposed development lie generally to the west of this line. There is, however, general potential for archaeological remains relating to early occupation in the village to be present within the development site as well as activity relating to the castle. The watercourses to the south of castle may have been modified as part of its landscape, perhaps for fish/mill ponds. The development has the potential to damage or destroy any archaeological remains which exist on the site. Based on the scale and location of the development, as advised previously, if St Edmundsbury is minded to grant consent, in accordance with the National Planning Policy Framework (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

Representations:

15. Lidgate Parish Council: Does not believe it appropriate to develop a site which provides an important visual gap that contributes to the character and distinctiveness of the rural scene.

Policy DM2 – Creating Places – Development Principles and Local Distinctiveness

The proposal will adversely affect the distinctive historic character and architectural or archaeological value of the area and/or building.

The proposal will affect the amenity of the neighbouring properties as the eastern side of the development will overlook The Grange. The residential amenity of neighbouring properties will also be affected by overshadowing and the loss of light.

The site contains a number of important landscape characteristics and prominent topographical features, habitats, species and features of

ecological interest as detailed in a letter from a resident. The SAM status of the castle and the Topographic Study referred to therein, impact on the cluster of listed buildings around the site. There is extensive evidence of species which are covered by specific regulation in terms of additional permissions and protection.

Policy DM17 – Conservation Areas

The proposed dwelling will be in the Lidgate Conservation Area. Lidgate is a quiet, rural village in a Conservation Area and the Parish Council believes that this application will detract from the setting of and views into and out of the Conservation area.

The proposed dwelling will be too large in scale, form, height, massing and alignment to respect the area's character and setting.

The proposal will lead to the loss of an important open space which makes a significant contribution to the character and appearance of a settlement. The proposal does not demonstrate a clear understanding of the significance of the Conservation Area and/or its setting, alongside an assessment of the potential impact of the proposal on that significance.

Policy DM15: Listed Buildings

The proposal does not respect the existing listed building and its setting in terms of scale, form, height, massing, and design.

The proposal does not respect the setting of the listed building, including inward and outward views.

In addition, Lidgate Parish Council would like to submit the following objections:

The archaeological evidence is so significant that it would be threatened by this development. The Parish Council asks that any decision be delayed by West Suffolk Planning until an archaeological survey has been received from Suffolk County Council and until Historic England has made its decision about whether or not to extend the Scheduled Ancient Monument Status.

Suffolk Wildlife Trust has recognised the importance of the biodiversity of this site particularly in relation to amphibian migration patterns and more research is needed.

The Parish Council does not believe the area can be defined as a closely knit cluster as stated in DM27 because it is more of a linear development as there are no properties on the opposite side of the road, and the current properties are spread along 300m. Lidgate Parish Council also believes that the proposal for a large four bedroom detached does not reflect the spirit of DM27 in terms of its size.

16. Twenty one letters of objection were received, raising concern with regard to:

- Adverse impacts on biodiversity and loss of habitat
- Adverse impact on Conservation Area
- Proposal does not comply with policy DM5 as it is not 'affordable'

- Proposal does not make up part of a cluster
- Overdevelopment
- Poor design
- Too large and not in keeping with the surrounding area
- Adverse impact on scheduled Motte & Baily Castle
- Adverse impact on existing street scene and rural character
- Overlooking and loss of privacy to neighbours
- Highways safety
- Adverse impact on setting of grade II listed church
- Adverse impact on site of archaeological interest

Lidgate Archaeological Group also applied to Historic England for extension of the Scheduled Ancient Monument status of Lidgate Castle, comprising an area mainly to the south of the Castle, which subject to approval by Historic England may include part or all of the site proposed for development under planning application DC/18/1147/FUL. (Historic England reference number 1457854).

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

17. Joint Development Management Policies Document:

- Policy DM1 (Presumption in Favour of Sustainable Development)
- Policy DM2 (Creating Places – Development Principles and Local Distinctiveness)
- Policy DM7 (Sustainable Design and Construction)
- DM5 (Development in the Countryside)
- Policy DM12 (Mitigation, Enhancement and Monitoring of Biodiversity)
- Policy DM15 (Listed Buildings)
- Policy DM17 (Conservation Areas)
- Policy DM22 (Residential Design)
- Policy DM27 (Housing in the Countryside)
- Policy DM46 (Parking Standards)

18. St Edmundsbury Core Strategy December 2010

- Policy CS3 (Design and Local Distinctiveness)

Other Planning Policy:

19. National Planning Policy Framework (2018)

Officer Comment:

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

- Principle of Development
- Impact on the Character of the Conservation Area
- Impact on the Setting of listed buildings
- Impact on Neighbour Amenity
- Biodiversity
- Other Matters

Principle of Development

21. The NPPF was revised in July 2018 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.

22. Policy DM5: Development in the Countryside provides that areas designated as countryside will be protected from unsustainable development. A new or extended building will be permitted, in accordance with other policies within this Plan, including where it is for small scale residential development of a small undeveloped plot, in accordance with policy DM27.

23. Policy DM27: Housing in the Countryside provides that proposals for new dwellings will be permitted in the countryside subject to satisfying the following criteria:

- a. the development is within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway;
- b. the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi-detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage.

Permission will not be granted where a proposal harms or undermines a visually important gap that contributes to the character and distinctiveness of the rural scene, or where development would have an adverse impact on the environment or highway safety.

24. The application site itself comprises an open area of meadow land approximately 37m wide positioned between the property known as 'The Forge' to the west and the listed property known as 'Lidgate Grange' to the east. There are eight dwellings located to the western side and two located to the eastern side. Because of the generous size of this plot it must be accepted that there is some conflict with DM27, which otherwise permits development on 'small' plots. This must weigh against the scheme, albeit, for the reasons set out below, including the support for this proposal from the Conservation Officer, this is not considered, on its own, sufficient reason to resist this proposal and it is a more balanced matter than that.

25. However, the development is considered to be within a cluster of ten dwellings fronting the Street and on balance this is considered to be 'closely knit', particularly when considered with the heritage comments assessed later in this report. The proposed dwelling itself has been reduced in size, scale and re-designed from the previous application to a more traditional and modest property, and one which is considered commensurate with the scale and character of the other existing dwellings within the built frontage.

The plot sizes and spacing between dwellings are considered commensurate to nearby and adjacent properties with 'Street Farm' having a frontage of 52m, No. 7 The Street having a frontage of 26 m, 'The Bungalow' having a frontage of 41m and 'The Forge' having a frontage of 36m which are all considered to be of a similar scale such that the proposal is considered thereby to respect the rural character and street scene of the locality in compliance with the provisions of policy DM27.

26. Furthermore, policies DM2 and CS3 seek to reinforce the character and local distinctiveness of an area. A mixture of dwelling styles is typical in a rural area such as this the proposal would reflect the character of the locality, utilising architectural detailing reflective of other properties in that location. It would therefore reflect the locally distinct character of the site. It is also noted that the proposal retains the frontage landscaping, with no adverse effects arising upon such, which is important in defining the loosely grained and verdant character of the area.
27. The principle of a development within this site is therefore considered acceptable.
28. The proposed development also needs to be considered against policies DM2, DM12, DM15, DM17, DM22 and DM46 of the Development Management Policies Document which seeks to ensure that new development does not result in the loss of residential or visual amenity, impact on the setting of any listed building, the layout and design respects the established pattern and character of development in the locality and the proposal preserves or enhances the surrounding conservation area which will be considered further below.

Impact on Heritage Assets

29. Policy DM17: Conservation Areas provides that proposals for development within, adjacent to or visible from a Conservation Area should preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through, and out of the area, be of an appropriate scale, form, height, massing, alignment and detailed design which respect the area's character and its setting, retain important natural features such as open spaces, plot divisions, boundary treatments, and trees and hedges, which contribute to the special character of the area and use materials and building techniques which complement or harmonise with the character of the area.
30. Policy DM15: Listed Buildings provides that development affecting the setting of a listed building will be permitted where it is not detrimental to the building's character or any architectural, archaeological, artistic or historic features that contribute towards its special interest and is of an appropriate scale, form, height, massing, and design which respects the existing building and its setting.
31. The proposed dwelling and outbuilding are both much reduced in scale compared to the original proposal and the appearance of the front elevation is now more redolent of a traditional building with cross-wings rather than

a converted barn. The reduced scale of the proposed buildings would result in them sitting more comfortably with the neighbouring buildings and would not detract from them. Traditional materials and detailing are also proposed which reflect those found elsewhere in the conservation area. The front boundary wall and existing hedging / soft landscaping would also be retained, maintaining the verdant nature of the street. With the Local Authority's Principal Conservation officer raising no concern with regard to any adverse impact on the character of the conservation area it is considered that the proposal would be compliant with policy DM17 and the provisions of the NPPF.

32. During the course of this application a request was submitted to Historic England for extension of the Scheduled Ancient Monument status of Lidgate Castle, comprising an area mainly to the south of the Castle (including the site which is the subject of this application). After investigation Historic England decided to amend the Scheduled Ancient Monument status to now include parts of the external banks of the inner and outer castle bailey, the banks and ditches defining the C16 remodelled fortified manorial complex, building platforms and terracing south of the church and the Bailey Pond. However Historic England commented that with regard to the area to the south the survival of earthworks is fragmentary and difficult to establish with confidence how those that do survive relate to the castle complex if at all and this area (which included the site of this application) was not to be included. Suffolk County Council Arch Service have also raised no objection subject to the imposition of a condition to record and advance understanding of the significance of any heritage asset.
33. Given the fact that the proposed development site falls outside of the amended scheduled ancient monument area and with the Local Authorities Principal Conservation officer raising no concern with regard to adverse impact on the setting of the Church, Scheduled ancient monument, Conservation Area or any of the other listed building in the vicinity including the neighbouring Lidgate Grange the proposal is considered to comply with the provisions of policy DM15, DM17 and the NPPF 2018.

Impact on Neighbour Amenity

34. The only window to the western side of the proposed dwelling at first floor level is a very small obscure glazed bathroom window and the only first floor windows to the eastern side serving a bedroom and bathroom. The proposed dwelling is set back much further on the plot than the neighbouring Forge to the western side with a good distance of separation with the cart lodge positioned between the dwelling and the boundary, also the proposed dwelling is positioned some 9m plus from the boundary to the eastern side, with no dwellings to the rear (northern side), the proposed boundary treatment is sufficient to prevent impacts at ground floor and it is not considered that there would be any adverse impact on the residential amenity currently enjoyed by either neighbouring property by reason of overlooking or overbearing impact in compliance with policy DM2.

Biodiversity

35. Policy DM12: Mitigation, Enhancement, Management and Monitoring of Biodiversity provides that in addition to, or as part of the requirements of other policies in this DPD, measures should be included, as necessary and where appropriate, in the design for all developments for the protection of biodiversity and the mitigation of any adverse impacts. Additionally, enhancement for biodiversity should be included in all proposals, commensurate with the scale of the development.
36. Concerns have been raised with regard to adverse impact on biodiversity and loss of habitat, however Local Authorities Landscape and Ecology Officer and Suffolk Wildlife Trust have raised no concern subject to the implementation of the measures detailed within the primary ecological appraisal by Bright Green Environment dated March 2018 and the great crested newt eDNA analysis and reptile survey (both Bright Green Environmental Consultancy Ltd, November 2018), and the Additional Information (January 2019) which layout the precautionary methods required, mitigation and enhancement methods suggested to ensure that the scheme does not adversely impact on the biodiversity of the site in compliance with policy DM12.

Impact on Highways

37. The Highway Authority are satisfied with the location of the proposed cart lodge, off street parking provision for two cars within the cart lodge, provision for several more outside the dwelling, manoeuvring area to the front of the property and access upgrades. It is considered that the proposal would not adversely impact on highway safety and provide sufficient off street parking, in accordance with policies DM2 and DM46.

Other Matters

38. It is noted that part of the vehicular access to the site is located within; what is termed, a dry island, where during a flood the site will be partially or completely surrounded by flood water. This may affect access and egress to the property during times of flood. It is noted that the flood risk assessment has proposed a method to reduce the impact of flooding on the access route. The Environment Agency has recommended that these measures are enacted as part of the development.
39. Policy DM7 provides that all proposals for new development including the re-use or conversion of existing buildings will be expected to adhere to broad principles of sustainable design and construction and optimise energy efficiency through the design, layout, orientation, materials and construction techniques. In particular proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed to ensure water consumption is no more than 110 litres per person per day (including external water use).
40. The water consumption of this dwelling is subject to condition and also off street parking is required to provide an operational electric vehicle charge point by condition. It is considered that these measures will ensure

compliance with policy DM7.

Conclusion:

41. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with Forest Heath and St Edmundsbury Joint Development Management Policies Document 2015 and the provisions of the National Planning Policy Framework 2018. Whilst this is a large plot, and therefore on its own face at odds with the provisions of DM2 that seeks to allow dwellings on small undeveloped plots, the plot size, and the dwelling, is commensurate with otherwise in the immediate vicinity, and this is a factor which weighs in its favour. Also material is the retention of the soft landscaping to the site frontage as well as the support of the Conservation Officer, noting the lack of harm arising to the Conservation Area as a consequence of the development of this site. On this basis, and on balance, the proposal can be supported.

Recommendation:

42. It is recommended that planning permission be **APPROVED** subject to 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. No development above slab level shall take place until samples of the external materials to the house and outbuilding have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To 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.
3. The dwelling hereby approved shall not be occupied until the area(s) within the site shown on Drawing No. 18/25/03 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.
Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.
4. The dwelling hereby approved shall not be occupied until the existing vehicular access has been improved, laid out and completed in all respects in accordance with SCC Drawing No. DM02 (access over

footway); and with an entrance width of 4.5 metres. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.

5. Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the B1063 shall be properly surfaced with a bound material for a minimum distance of 10 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.
6. The areas to be provided for storage and presentation of Refuse/Recycling bins as shown on Drawing No. 18/25/03 shall be provided in its entirety before first occupation of the dwelling 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. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
Reason: To prevent hazards caused by flowing water or ice on the highway.
8. Gates shall be set back a minimum distance of 5 metres from the edge of the carriageway and shall open only into the site and not over any area of the highway.
Reason: In the interests of road safety.
9. Before the access is first used visibility splays shall be provided as shown on Drawing No. 18/25/03 with an X dimension of 2.4m and a Y dimension of 59m and thereafter retained in the specified form. 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 in order to take avoiding action.
10. 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 scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement 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. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to ensure that the most vulnerable trees are adequately protected during the periods of construction, 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.

11. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the 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 enhance the appearance of the development and ensure a satisfactory environment, 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.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling.

Reason: To safeguard the character and appearance of the area and the residential amenity of neighbouring occupiers, in accordance with policies DM2 and DM22 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

13. Before occupation of the dwelling hereby approved biodiversity enhancement measures will include the renewal of the post and rail fencing around the perimeter (note 8 on dwg.18/25/03) with no gravel board to allow the passage of amphibians, reptiles and mammals through the fence at ground level as not create a barrier into or out of the site. Any such measures as shall be installed and thereafter retained as so installed. There shall be no occupation

unless and until the biodiversity enhancement measures to be installed have been installed.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with the provisions of Policy DM12 of the Joint Development Management Policies.

14. 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.
15. The site demolition, preparation and construction works shall be carried out between the hours of 08:00 to 18:00 Mondays to Fridays and between the hours of 08:00 to 13:30 Saturdays and at no time on Sundays or Bank Holidays without the prior written consent of the Local Planning Authority.
Reason: To protect the amenity of the area.
16. The mitigation measures as laid out within the flood risk assessment by G. H. Bullard & Associates LLP dated March 2018 shall be implemented in full prior to first occupation of the dwelling hereby approved and shall remain thereafter unless the Local Planning Authority gives written consent for any variation.
Reason: To ensure the safety of any future occupants and to ensure a satisfactory environment, in accordance with policy DM2, of the West Suffolk Joint Development Management Policies Document 2015, the National Planning Policy Framework 2018 and all relevant Core Strategy Policies.
17.
 1. 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.

2. No buildings 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 HC9 of Replacement St Edmundsbury Borough Local Plan 2016, Policy CS2 of St Edmundsbury Core Strategy 2010 and the National Planning Policy Framework (2012)

18. Prior to operational use of the site, at least one electric vehicle charge point shall be provided at reasonably and practicably accessible location. The Electric Vehicle Charge Point shall be retained thereafter and maintained in an operational condition. Charge points shall be Fast (7-22KW) or Rapid (43KW) chargers.

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.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PA9BO7PD04S00>