



Forest Heath
District Council

DEV/FH/19/005

Development Control Committee 27 March 2019

Planning Application DC/18/2490/FUL – Land Adjacent to Manor Road, Brandon

Date Registered:	12.12.2018	Expiry Date:	03.04.2019
Case Officer:	Julie Barrow	Recommendation:	Approve Application
Parish:	Brandon	Ward:	Brandon West
Proposal:	Planning Application - (i) Change of use from agricultural land to new municipal cemetery, (ii) new vehicular access , (iii) road crossing and (iv) associated engineering operations (Previous DC/15/1198/FUL)		
Site:	Land Adjacent to Manor Road, Brandon		
Applicant:	Brandon Town Council and The Trustees of Brandon Hall Farm		

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:

The application is referred to the Development Control Committee as Forest Heath District Council has an interest in the application site.

The application is recommended for APPROVAL.

Proposal:

1. The application seeks consent for the change of use of the site from agricultural land to a municipal cemetery including details of a new vehicular access and road crossing and associated engineering operations. The engineering operations comprise the levelling of the land at the southern and south-eastern boundaries to allow for the access and visibility splays and future localised land raising to allow for burials in areas where groundwater could be too close to the ground surface to allow for burials.
2. The application does not include the provision of any ancillary buildings or structures that may be required to facilitate the use of the site as a cemetery.

Application Supporting Material:

3. The following supporting documents have been submitted with the application:
 - Archaeological Evaluation Reports September 2013 and January 2017
 - Report on Archaeological Geophysical Survey 2013
 - Flood Risk Assessment May 2018
 - Tier 1 Risk Assessment including Site Investigation February 2016
 - Location Plan
 - Access Plan Layout
 - Highway verge Plan Layout and Levels
 - Sightline Plan
 - Existing Ground Level Survey Overview
 - Site Context Plan
 - Site Plan
 - Biodiversity Checklist
 - Ecological Appraisal May 2018
 - Planning Statement

Site Details:

4. The application site extends to 1.77 hectares and is situated immediately north of Manor Road, west of Church Road and west of the Church of St Peter and its existing associated cemetery. Manor Road and Church Road form the boundary of the defined settlement of Brandon. The site is presently in agricultural use and is predominantly open and flat. A public footpaths (Brandon Footpath No. 13) runs across the south-west corner of the site.

Planning History:

5.

Reference	Proposal	Status	Decision Date
DC/15/1198/FUL	Planning Application - change of use from agricultural land to new municipal cemetery	Application Granted	29.02.2016
F/2012/0449/COU	Change of use from agricultural land to new municipal cemetery (Departure from the Development Plan) (Development affecting a Public Right of Way) (Major Development)	Approve with Conditions	04.10.2012
F/2009/0142/COU	Change of use of agricultural land for use as new cemetery (Departure from the Development Plan) (Development affecting a Public Right of Way) (Major Development)	Approve with Conditions	09.10.2009
F/75/599/SU	Overhead line 24 dwellings Manor Road/ St Peters approach	Application Withdrawn	19.05.1976
F/89/101	Use of land as cemetery	Refuse	05.05.1989
F/98/223	Change of use to cemetery as completed by letter and certificate received 29.4.98.	Approve with Conditions	15.06.1998
F/2003/0498/VAR	Variation of condition 1 (extension of time limit) of F/98/223 for change of use to cemetery.	Approve with Conditions	27.08.2003

Consultations:

6. Suffolk Archaeological Service – No objection subject to conditions requiring the completion of a programme of archaeological work
7. Environment Agency – No objection subject to conditions relating to the siting of burials, reporting of unexpected contamination, details of surface water disposal and groundwater monitoring being submitted
8. SCC Highways – No objection subject to conditions relating to the prevention of surface water entering the highway and details of parking and manoeuvring areas being provided.

9. SCC Floods – No objection
10. Natural England – No objection
11. Public Rights of Way Team – No objection
12. Suffolk Fire & Rescue – No objection
13. Environment Team – No objection
14. Public Health & Housing – No objection
15. Ecology & Landscape Officer – No objection. Conclusions and recommendations of biodiversity report should be taken into account in the detailed design of the proposals.

Representations:

16. Site notice posted, advertisement placed in the East Anglian Daily Times and 18 nearby addresses notified. One response received from 16 Manor Road making the following comment:
"I would just like to point out that Skylarks have been nesting on this site for many years. There are Little Owls and Barn Owls that hunt over this area and there are bats over the area as there is a pond nearby"

Planning Policy:

17. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:
 - Core Strategy Policy CS3 - Landscape character and the historic environment
 - Policy DM2 Creating Places Development Principles and Local Distinctiveness
 - Policy DM5 Development in the Countryside
 - Policy DM20 Archaeology
 - Policy DM44 Rights of Way

Other Planning Policy:

18. National Planning Policy Framework (2018)
19. National Planning Policy and Guidance

Other Relevant Planning Policy and Guidance:

20. The National Planning Policy Framework was revised in July 2018 and is a material consideration in decision making from the days of its publication. Paragraph 213 is clear that existing policies should not be considered out of date simply because they were adopted or made prior to the publication of the revised 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.

21. 1.59 hectares of the application site is allocated in the Proposed Submissions Site Allocations Local Plan (SALP) for use as a cemetery (Policy SA3). The SALP is at an advanced stage, having been subject to public examination and the Inspectors' report is awaited. In light of recent European judgements the Council is now required to review and update the Habitat Regulations Assessment carried out for the SALP (and Single Issue Review). This update may result in modifications to the SIR and SALP and a further period of public consultation. The Council does not anticipate that any modifications to Policy SA3 will be required and it is therefore considered that given the advanced stage of the SALP it does attract some weight.

Officer Comment:

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

- Principle of Development
- Archaeology
- Visual amenity
- Ecology and biodiversity
- Residential amenity
- Highway matters
- Ground conditions
- Impact on Public Right of Way

Principle of development

23. The site has previously been identified as a suitable site for a cemetery and has benefitted from a number of permissions since the first that was granted in 1998. The most recent permission expired on 29 February 2019.

24. Through its proposed allocation in the Local Plan the Council has accepted the principle of a new cemetery in this location, notwithstanding its position outside of the settlement boundary. Cemeteries by their nature are land intensive and locations within defined settlement boundaries of a sufficient size are not readily available. The identified 'need' for additional burial capacity in Brandon is a matter that attracts significant weight in favour of the proposal.

25. The site is well related to the existing church and cemetery and will benefit from such a close relationship in terms of shared machinery and staff etc.

26. The site area has been increased from 1.59 hectares to 1.77 hectares since the last application, following efforts by the joint applicants to rationalise the site boundaries for their independent development needs. SALP Policy SA3 allocates 1.59 hectares of land for a cemetery in this location. The deviation from the allocation is considered to be de minimis given the scale of the development and is not considered to bring the proposal into conflict with the development plan.

Archaeology

27. Suffolk Archaeological Service has advised that the application affects a site of known archaeological importance, recorded in the County Historic Environment Record. The valley of the Little Ouse is a focus for occupation of all dates, but the site is particularly relevant to the Anglo-Saxon and medieval landscape. Policy SA3 states that 'a programme of archaeological work is required to be implemented prior to any development taking place on the site to safeguard archaeological assets within the site'.
28. To date, geophysical survey and archaeological trenched evaluations have been undertaken on the site, which have revealed Late Anglo-Saxon and Medieval features, finds and environmental remains. The archaeological remains on the site are densely present. The Service does not object to development proceeding but requires a programme of archaeological work to be carried out prior to development commencing on site and is satisfied that such work can be secured by condition.

Visual amenity

29. The site is located outside the settlement boundary, in an area designated as countryside for planning purposes. The site does however adjoin the established built-form of Brandon, albeit that it is separated by Church Road and Manor Road.
30. The previous planning permission imposed conditions requiring the layout of the site, gates, fencing, landscaping etc. to be agreed and similar conditions can be imposed on any further approval to meet the requirements of Policy SA3. Within the context of the use sought it is not considered that any physical works necessary would be of a substantial nature, or could not be ameliorated by appropriate landscaping.
31. It is therefore considered that the proposal would not result in visual harm to the character and appearance of the area and the landscape character of the area would be protected.

Ecology & biodiversity

32. An Ecological Appraisal has been submitted with the application that includes both a desk-top study and Phase 1 Habitat Survey. Across the site habitat consisting of scattered scrub, scattered coniferous trees, semi-improvement grassland, tall ruderal and species-poor intact hedgerow were recorded. A number of notable and protected species were identified as being recorded within proximity of the site. The report identifies that there is some habitat suitable for foraging and providing shelter to reptiles and some disturbance to birds will be caused by the development. Similar disturbance to bats is also likely to be encountered.
33. The report contains a number of recommendations to improve the ecological value of the proposed cemetery including the creation of acid grassland and hedgerow and tree planting. Best practice is also recommended in relation to the construction process that will include the construction of the access and the levelling works on the southern boundary to provide the necessary highway visibility splays. The requirement to carry out the recommendations contained within the report to minimise adverse effects and provide ecological enhancements on site can be secured by condition.

34. The Ecology & Landscape Officer notes the comments made by a local resident in relation to the use of the site by skylarks and owls. Any lighting proposals will need to be accompanied by information on the effects it would have on biodiversity. Mitigation is proposed in respect to birds generally, however the small loss of arable land and increase in visitors to this area, which would reduce the potential use of this area by skylarks, attracts some limited weight against the proposal.

Residential amenity

35. The site lies on the opposite side of the road to residential properties, and is a substantial site. Any physical works required (ancillary buildings, fencing etc.) are anticipated to be modest in scale and impact and, in any event, would need to be agreed with recourse to a condition imposed on any consent. It is not considered that the nature of the use itself, nor the nature and / or frequency of any comings and goings would be so prejudicial to residential amenity to justify a refusal of planning permission. It is considered therefore that the proposal would not have an unacceptable impact upon residential amenity, in accordance with DM2.

Highway matters

36. This application seeks to secure consent for a vehicular access to the site together with works to level the land on the southern side of the site to provide sufficient vehicle visibility splays. The submitted plans also show details of a crossing point on Manor Road.

37. SCC Highways has examined the access details and has confirmed that they are acceptable. The applicant will be required to enter into a S278 Agreement with SCC Highways in order to carry out the necessary works on highways land and this will be dealt with outside of the planning application process.

38. A number of conditions in relation to the provision of the access prior to first use and the provision of a parking and manoeuvring area within the site are recommended by SCC Highways. The applicant will also need to demonstrate how surface water will be prevented from entering the highway.

39. Subject to the above conditions it is considered that the scheme does not raise any issues in relation to highway safety.

Ground conditions

40. The Environment Team is satisfied that the risk to human health from contaminated land is low. However, it has highlighted that works to the site must be in accordance with Environment Agency guidance and that the EA should be consulted prior to works commencing on site. The Environment Team also recommends that a condition is imposed requiring any unexpected contamination to be reported to the local authority.

41. The Environment Agency has advised that the site is located above a principal/Secondary Aquifer, Cam and Ely Ouse Chalk WFD groundwater body, WFD drinking water protected area and is within 300m of a surface

water course. As a result the site is considered to be sensitive and the proposed use presents potential pollutant/contaminant linkages to controlled waters.

42. The Environment Agency does not object to the development but has requested a number of conditions relating to the siting of burials and the submission of surface water disposal and groundwater monitoring details. Provided these measures are put in place it is considered that there will not be an unacceptable risk to groundwater.

Impact on public right of way

43. Footpath No. 13 runs through or very close to the south-eastern corner of the site and the proposed use can be accommodated without infringing upon the right of way. The location of the right of way is not therefore considered to be a constraint to development.

Conclusion and planning balance:

44. The principle of the provision of a cemetery in this location is considered acceptable and is supported by Policy SA3 of the Proposed Site Allocation Local Plan. The 'need' for a cemetery to provide additional burial capacity in Brandon is also a fact that weighs in favour of the proposal. This application follows a number of similar approvals for the use of the land as a cemetery and provides additional detail in respect of the access to the site. Details of landscaping and boundary treatments can be secured by condition and in order to control the siting of ancillary buildings it is proposed to restrict permitted development rights. Matters in relation to highway safety, residential amenity and protection of groundwater can also be secured by condition. The loss of the arable land may have a minor effect on biodiversity, however, mitigation measures are proposed and matters such as lighting will be controlled by condition.

45. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework. There are no adverse effects that weigh significantly against the scheme and the application is therefore recommended for approval.

Recommendation:

46. 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 Prior to commencement of development a phasing plan for the application site shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details or in any other phased arrangement as shall be agreed and approved in writing with the Local Planning Authority.

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. The condition is pre-commencement in order to ensure that development is phased in an appropriate way and that the necessary landscaping and boundary treatment details can be secured by the relevant conditions.

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

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

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

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy DM20 of the Forest Heath and St Edmundsbury Local Plan Joint Development Management Policies 2015 Policy CS3 of Forest Heath District Council Core Strategy Development Plan Document (2010) and the National Planning Policy Framework (2018). This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

- 4 Within six months of the completion of the archaeological fieldwork, or other such phased arrangement as may be agreed and approved in writing by the Local Planning Authority, the site investigation and post investigation assessment shall be 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 2 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved

development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy DM20 of the Forest Heath and St Edmundsbury Local Plan Joint Development Management Policies 2015 Policy CS3 of Forest Heath District Council Core Strategy Development Plan Document (2010) and the National Planning Policy Framework (2018)

- 5 Prior to the commencement of development a scheme for surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approved details or in any such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179, and Environment Agency Groundwater Protection Position Statements. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 6 Except for the construction of the vehicular access from Manor Road together with the associated levelling works, development shall not begin until a scheme for groundwater monitoring has been submitted to and approved in writing by the Local Planning Authority. As a minimum, the scheme shall include measurements of the depth to groundwater beneath the site at monthly intervals. The scheme shall include details of the measures to protect the existing monitoring wells. The scheme shall be reviewed following the collection of groundwater depth data over a period of one year.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179, and Environment Agency Groundwater Protection Position Statements. The condition is pre-commencement as it may require the installation of below ground infrastructure and details should be secured prior to any ground disturbance taking place.

- 7 The new vehicular access shall be laid out and completed in all respects in accordance with Drawing Nos 366/2016/01 Rev P2 and 366/2016/03 Rev P2 and made available for use prior to first use of the cemetery. It shall be retained thereafter in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 8 No development above ground 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.

- 9 No above ground development shall take place until details of the areas to be provided for the loading, unloading, manoeuvring, parking of vehicles, including secure cycle storage, have been 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, or in any such other phased arrangement as agreed and approved in writing by the Local Planning Authority, and shall be retained thereafter and used for no other purpose.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided, in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 9 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 10 Within two months of commencement of any phase of the development hereby approved, a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include planting plans; written specifications; schedules of plants, noting species, plant sizes, proposed numbers/densities; implementation programme. The scheme shall also indicate all existing trees and hedegrows on the land, and details of any to be retained, together with measures for their protection during the course of development.

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.

- 11 Within two months of commencement of any phase of the development hereby approved, a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include proposed means of enclosure; car parking layouts; hard surfacing materials; street furniture; signs; lighting; proposed and existing functional services above and below ground (e.g. drainage, power, communications cables; pipelines etc. indication lines, manholes, support etc.); retained historic landscape features and proposals for restoration - where relevant.

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 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the first use of any phase of the development or in accordance with the programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of planting, any trees or plants or any replacement planting is removed, uprooted, destroyed or dies (or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective) replacement trees and plants of the same species and size as that originally planted shall be planted in the next planting season, in the same place, unless the Local Planning Authority gives its written consent to 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.

- 13 Within two months of commencement of any phase of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected or retained shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed prior to first use of any part of the development, or in accordance with a programme agreed in writing with the Local Planning Authority. Any existing boundary treatment shall not be uprooted or removed except where in accordance with the approved plan and shall be protected from building operations during the course of development.

Reason: To preserve the residential and visual amenities of the locality, 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.

- 14 All burials in the cemetery shall be:
- a minimum of 50 m from a potable groundwater supply source;
 - outside any designated source protection zone 1 (SPZ1);
 - a minimum of 30 m from a water course or spring;
 - a minimum of 10 m distance from field drains; and,
 - limited to single occupancy with a maximum grave depth of 1.2 m below ground level.

No burials shall take place into standing water and the base of the grave must be a minimum of 1 metre above the local water table.

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with the proposed land use in line with National Planning Policy Framework (NPPF), paragraphs 170, 178, 179, and Environment Agency Groundwater Protection Position Statements.

- 15 Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:30 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.

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

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in 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.

- 17 There shall be no obstruction of the route of Brandon Footpath No. 13 which runs adjacent to the application site, and the existing route of the footpath shall be retained.

Reason: In the interests of maintaining the route of the public right of way, in accordance with policy DM44 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) no development permitted by Article 3 and Part 12, Class A of Schedule 2 to the Order shall be erected/carried out within the site other than any expressly authorised by this permission.

- 19 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 part of the highway.

Reason: In the interest of highway safety, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 20 All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Appraisal dated May 2018 prepared by BASEcology as already submitted with the planning application and agreed with the Local Planning Authority prior to determination.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with policy DM12 of the West Suffolk

Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

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

Reference No:	Plan Type	Date Received
(-)	Location Plan	12.12.2018
E644/SP1	Site Plan	12.12.2018
366/2016/01 P2	proposed access	12.12.2018
366/2016/03 P2	proposed verge	12.12.2018
E644/CP1	Context Plans	12.12.2018

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

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online DC/18/2490/FUL