

Development Control Committee

28 March 2019

Late Papers

Item 5 – DC/18/1498/FUL: Boyton Meadows, Ann Suckling Road, Little Wratting

Since publication of the committee report additional drainage information has been submitted and comments received from Suffolk County Council's Flood and Water Engineer as well as Anglian Water. Consequently, conditions 10 and 13 as published are to be removed and replaced with the following:

1. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The applicant shall submit a detailed design based on the Drainage Strategy by MTC Engineering (Drawing ref:- 2192-03 Rev G and dated 14/03/2019) and will demonstrate that surface water run-off generated by the development will be limited to Q_{bar} or 2l/s/ha (whichever is higher) up to and including the critical 100 year+CC storm.

Reasons:-

- To prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control).
 - To ensure the development is adequately protected from flooding.
 - To ensure the development does not cause increased pollution to water environment.
2. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

In addition, further ecological surveys were received and the following conditions are recommended to ensure the mitigation measures included as well as ecological enhancements are carried out:

3. All recommendations and ecological mitigation measures shall be carried out in accordance with the details contained in the following reports:
 - Preliminary Ecological Appraisal by MIKA Ecology dated 18th December 2018
 - Reptile Survey by MIKA Ecology dated 18th December 2018
 - Bat Inspection Survey by MIKA Ecology dated 18th December 2018

as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To ensure that the land is used in such a manner as to improve its ecological and nature conservation value, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

4. Prior to occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.