

Development Control Committee **5 June 2019**

Planning Application DC/19/0479/FUL – Land East of Chivers Road, Haverhill

Date Registered:	25.03.2019	Expiry Date:	3.06.2019
Case Officer:	Ed Fosker	Recommendation:	Approve Application
Parish:	Haverhill Town Council (EMAIL)	Ward:	Haverhill North
Proposal:	Planning Application -26no. dwellings and associated works including parking, vehicular access and landscaping		
Site:	Land East Of, Chivers Road, Haverhill		
Applicant:	Mr Paul Bonnett - Barley Homes (Group) Limited		

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 brought before the Development Control Committee because Barley Homes (Group) Ltd is owned by West Suffolk Council.

A site visit is scheduled to take place on Monday 3 June 2019.

Proposal:

1. Planning permission is sought for the erection of 26no. two storey pitched roofed dwellings and associated works including parking, vehicular access and landscaping. The dwellings comprise a mix of unit sizes from two bedroom houses to four bedroom houses (11 x 2-bedroom 4 person), (14 x 3-bedroom 5 person), (1 x 4-bedroom 6 person) in the form of detached, semi-detached and terrace properties. Areas of soft landscaping and street trees are provided within the proposals, with trees and shrub planting also proposed to the eastern boundary.
2. Vehicular access to the development site will be from Chivers Road to the west through the wide grass verge between the road and site boundary, with the new site entrance positioned towards the northern end of the Chivers road frontage. The development also includes a new footpath/ cycle way to be incorporated through the centre of the site.

Site Details:

3. The application site is located on the former Castle Hill school site which predominantly constitutes playing field and is 1.1hectares in size. The school playing fields to the west of the former buildings include a frontage to Chivers Road adjoining residential development at Lavender Field. Chivers Road is a through route, linking estates north, west and south of the site. This is also a bus route. School Lane is a cul-de-sac, terminating at the Rugby club, although a footpath continues to Chimswell Way to the north. Pedestrian access is available opposite the school access running east into the housing estate beyond.
4. To the north and west the site is abutted by existing residential dwellings, to the south of the site is the current schools playing field and to the left is an open space designation. The site is surrounded with mature landscaping on the north, west and southern boundaries.

Planning History:

5. The Former Castle Hill Middle School Site Development Brief – adopted March 2019.

Consultations:

6. Highway Authority: No objection, subject to conditions, the proposed tie in of the cycle path at School Lane emerges in a section where the road is private, and thus the cycle link could not be adopted unless it joins the adopted highway.
7. Suffolk County Council Flood & Water Management: Further to initial comments with regard to:

- the provision of a wet bench within the attenuation basin
- the outfall rate of only 2l/s
- management of the basin
- the hydraulic calculations

The agent has addressed this by providing a wet bench in the attenuation basin, corrected calculations, increased the outfall rate to 3.0l/s, provided cross section of the basin on drainage strategy, exceedance route flow arrows on drainage strategy updated and visibility improved, amended the management of the basin to be the West Suffolk Parks Team, amended report and LLFA forms accordingly to account for changes to attenuation basin volume. These amendments have been re-consulted on and a response is expected shortly.

8. Environment Agency: No comments received.
9. Public Health and Housing: Do not wish to object the proposal subject to conditions to require the submission of a Construction Method Statement and to control hours of working.
10. Environment Team:
 - Contaminated Land** – No objection and no conditions are necessary.
 - Air Quality** - No objection.
11. Suffolk Wildlife Trust: having read the ecological survey reports (PEA, June 2017 and Bat Survey, September 2017, both Geosphere Environmental Ltd) and are satisfied with the findings of the consultant. Request that the recommendations made within the reports are implemented in full, via a condition of planning consent, should permission be granted.
12. Suffolk County Council Infrastructure Officer: The following section 106 contributions would be required for the proposed development:
 - Pre School contribution: **£24,999**
 - Secondary and Sixth Form contribution: **£111,682**
 - Library Contribution: **£416**
13. Strategic Housing Officer: The Strategic Housing team support the above application to provide 30% affordable housing in line with Policy CS5. The affordable housing requirement is for 7.8 dwellings, however note the applicant would like to provide 8 dwellings of affordable housing and would recommend this is secured within the S106 as opposed to a 0.8 commuted sum. It is acknowledged the applicant has met the requirements for the dwellings to meet the nationally described space standards. The required tenure mix is 80/20 in favour of affordable rent and therefore recommend securing 6 x 2 bed dwellings as affordable rent and 1 x 2 bed and 1 x 3 bed for shared ownership.
14. Suffolk County Council Archaeological Service: Having assessed this site for archaeological potential. The field appears heavily terraced as viewed on Lidar and aerial photography. It is highly likely that any archaeology would have been destroyed. Therefore do not recommend an archaeology condition for development on this site.

15. Ramblers: Whilst there are no public rights of way in the immediate vicinity of the proposed housing development, it is pleasing to note that a pedestrian/cycle link is to be provided through the overall site between Chivers Way and School Lane, (the latter following the route of Haverhill footpath 9). No objection is offered to the application.
16. Tree Officer: No objection, overall, the site has been planned in a manner that promotes a harmonious relationship between future dwellings with the retained hedgerows maintaining the existing landscape value of the site with regards to trees and hedges.
17. Leisure & Cultural Team: For the enhancement of play facilities at castle playing field a **£24,000** contribution would be required. Also if West Suffolk Council adopt the retention basin that would require a maintenance contribution based on the agreed management/maintenance plan for this feature which is currently being negotiated.

Representations:

18. Ward member – No comments received.
19. Town Council: No objection.
20. Neighbours: No comments received.

Policy:

21. On 1 April 2019 a new, single Authority; West Suffolk Council was created. The pre-existing development plans are carried forward by regulation (Local Government (Boundary Changes) Regulations 2018) and remain appropriate to the determination of applications by West Suffolk Council.
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:
23. Joint Development Management Policies Document (JDMPD):
 - Policy DM1 Presumption in Favour of Sustainable Development
 - Policy DM2 Creating Places Development Principles and Local Distinctiveness
 - 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 DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
 - Policy DM22 Residential Design

- Policy DM46 Parking Standards

24. St Edmundsbury Core Strategy December 2010 (Core Strategy)

- Core Strategy Policy CS2 - Sustainable Development

- Core Strategy Policy CS3 - Design and Local Distinctiveness

- Core Strategy Policy CS5 - Affordable Housing

25. Haverhill Vision

- Vision Policy HV1 - Presumption in Favour of Sustainable Development

- Vision Policy HV2 - Housing Development within Haverhill

- The Former Castle Hill Middle School Site Development Brief (March 2019)

Other Planning Policy:

26 National Planning Policy Framework (2019) (NPPF)

Officer Comment:

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

- Principle of Development
- Visual Amenity – Design, Scale, Layout
- Impact on Highway Safety
- Residential Amenity
- Density
- Landscaping
- Biodiversity
- Affordable Housing
- Developer Contributions
- Other Matters

Principle of Development

28. 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 provision of the NPPF that full weight can be attached to them in the decision making process.

29. The proposal is sited within an existing housing settlement boundary close to the town centre. Policies DM1, CS2, HV1 and HV2 support sustainable development subject to the degree of conformity with other relevant policies. The siting of the development is considered appropriate given the existing facilities nearby, located close to the town centre and on that

basis, the site is a sustainable location. It is therefore, considered that the principle of development of the site is wholly acceptable and in compliance with locally and nationally adopted policy.

30. The site is also allocated for residential development, under policy HV5(c) of the Haverhill Vision 2031, and the loss of the site from educational use is justified within the adopted Development Brief (March 2019), which sets out the public consultation exercises that have been undertaken, and which demonstrate that there is no demand for alternative community use, in accordance with policy DM41 of the JDMPD. The principle of residential development in this location is therefore considered acceptable.

Visual Amenity - Design

31. Policy DM22 (JDMPD): Residential Design states that "that all residential development proposals should maintain or create a sense of place and/or character by employing designs that are specific to the scheme, and which respond intelligently, basing design on an analysis of existing buildings, landscape or topography. Proposals must also fully exploit the opportunities that these present, utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate innovative design approach and incorporating a mix of housing and unit sizes that is appropriate for the location, creating or contributing to a coherent and legible place that is structured and articulated so that it is visually interesting and welcoming and creating and supporting continuity of built form and enclosure of spaces".
32. The adopted Development Brief for the site provides that Chivers Road and Lavender Fields should provide a reference point for design influences on the housing scheme, because of the proximity of the site to these areas of housing. The form of housing in these areas is traditional with pitched roofs and consists of standard modern building forms.
33. The design of the scheme seeks to respond to these design aspirations by comprising a traditional design with a varied colour palette. The built forms are traditional in nature, with facing brick and rendered walls and steep pitched, tiled roofs. Cast stone cills are proposed for windows on principal elevations. Brick soldier courses are indicated for all openings in masonry. Areas of coloured 'rockpanel' cladding are proposed in key locations to add interest. Flat porch roofs on steel posts are utilised and projecting oriel windows are proposed in key locations.
34. Chimney stacks are also provided in location which add interest, a number of properties have integral carports which are to be provided with steel railing gates for security. 1.8m high brick garden walls are proposed to be used between plots 24 to 25 and 25 to 26 to provide privacy to the rear gardens. Concrete block paving is proposed for all road surfaces with contrasting colour block to be used to denote parking areas. Rear garden fences are to be 1.8 metre tall close boarding.
35. The appearance of the development is therefore considered acceptable and appropriate, given the site context. The site will benefit from the development which will improve the wider character and appearance of the area. On this basis, the proposal is considered to comply with policies DM22,

the design aspirations of the adopted Development Brief and the relevant provisions of the NPPF.

Scale

36. Policy DM2 Creating Places - Development Principles and Local Distinctiveness provides that proposals for all development should, recognise and address the key features, characteristics, landscape/townscape character and local distinctiveness. In addition proposals should maintain or create a sense of place and/or local character, particularly restoring or enhancing localities where strong local characteristics are lacking or have been eroded.
37. The surrounding area is a mix of properties which are predominantly two storey. Most buildings are of traditional design with pitched roofs. Local buildings are either detached, semi-detached or in short terraces. The scale of the proposal is considered consistent with this, being all two storey. Due to the contours around the site, the development will be at a lower level than Chivers Road and Lavender Fields. This, and the mature hedge to the road frontage, will reduce the visual impact of the development when viewed from the west and north. The existing tree and hedge belt to the south of the site are likely to screen the site when viewed from that direction.
38. The scale of the development is considered acceptable and appropriate, given the site context. The site will benefit from the development which will improve the wider character and appearance of the area. On this basis, the proposal is considered to comply with policy DM2, the adopted Development Brief for the site and the provisions of the NPPF.

Layout

39. The Plots 1 and 26 form the gateway into the development and comprise detached 2 and 3 bedroom houses. Plot 1 is proposed to be dual aspect facing north and east. Plots 1 to 5 are positioned parallel to the western boundary. Given the change in levels and existing hedge, the rear of these houses will be largely screened from the road. These dwellings have reasonable sized rear gardens of at least 10 metres' depth and front the private drive to the east. Plot 2 and 3 utilise a plan type with integral car ports with accommodation above. The second parking space is provided through the car port.
40. Plots 6 to 11 are arranged in a shallow arc following the curve of the road. They all incorporate integral car ports with accommodation above. Plots 12 to 14 face the recreation ground with plot 14 being dual aspect on the corner. Plots 15 to 17 form a short terrace fronting a parking square, with plot 15 also overlooking the recreation ground. Plots 18 and 19 are dual aspect fronting both the access road and looking east/west. Plots 20,21,22,23 form a second parking square at the north of the site. The existing hedge, raised bank and poplar trees will form the termination of the vista into this private drive. The entrance to this private drive is framed by plots 19 and 24 with plots 24 also being dual aspect.
41. Plot 25 has been designed with limited windows to the rear at first floor level to avoid any overlooking to plots 22 and 23 to the rear. Plot 26 has been

orientated to help form a strong entrance to the site. This property has been orientated to minimise any potential overlooking to the north east. This dwelling will be approximately 2 metres lower than the houses in Lavender Fields to the north. The existing hedge will also help to reduce the impact on the Lavender Fields properties.

42. The eastern side of the site will have all open aspect over the recreation ground with the boundary being formed by 1.2 metre high metal railings with trees and soft landscape planting.
43. The layout of the proposed development is considered acceptable and appropriate, given the site context. The site will benefit from the development which will improve the wider character and appearance of the area. On this basis, the proposal is considered to comply with policies DM2, DM22, the aspirations of the development brief and the provisions of the NPPF in relation to design.

Impact on Highway Safety

44. Policy DM46 seeks to reduce over-reliance on the private car and to promote sustainable forms of transport. All development proposals should provide appropriately designed and sited car/cycle parking and should make provision for emergency, delivery and service vehicles, in accordance with the adopted standards.
45. Vehicular access to the development site is provided from Chivers Road to the west. There is a wide grass verge between the road and site boundary. There is a significant change in level between the site and the road. The new site entrance is proposed towards the northern end of the Chivers Road frontage. Although the change in level is significant in this area, the wider grass verge will allow for a more satisfactory access road layout. The proposed footpath/cycle route will follow the line of the new site access road. This will run through the centre of the site and be fully overlooked by the properties adjacent. Due to the relatively small size of the development, and limited number of vehicular movements, a shared surface highway is proposed which will be 6 metres wide plus 1 metre service margins to each side.
46. Parking is provided in line with Suffolk County Council Standards. All houses have two spaces (200%) parking provision apart from the 4 bedroom property which provides three spaces parking provision (300%) with two of these spaces being within the garage. 25% visitor parking spaces are provided in addition. The provision of parking serving the site for all dwelling types, complies with parking standards and the Highway Authority have raised no objection.
47. Aspiration 2 of the Haverhill Vision 2031 is to provide walkable neighbourhoods to enable communities to meet their day-to-day needs without necessarily requiring them to drive, also good access to local centres. This site is less than a mile from the centre of Haverhill, with Chivers Road being on the bus route and bus stops within 150 metres of the site. The footpath/cycle way is incorporated through the centre of the site and will provide good access to the local footpath/cycle way network, extending through the recreation ground to School Lane to the east to provide a considerably improved route to the school than currently exists.

48. A garden shed is to be provided for each house for the storage of bikes. Refuse bins will be stored at the rear of each house and brought to the front for collection on bin day.
49. Whilst the Highway Authority has raised no objection with regard to the amount of parking provision, parking layout and access off Chivers Road, it is noted that the cycle path at School Lane emerges in a section where the road is private, and thus the cycle link could not be adopted unless it joins the adopted highway. This is no reason to preclude the granting of any planning consent, only formal adoption by Suffolk County Council, and conditions are suggested to ensure its delivery prior to first occupation.
50. Given the sustainable location of the site, the proposed parking and secure cycle storage provided with this scheme it is considered to comply with policy DM46 and Aspiration 2 of the Haverhill Vision 2031.

Residential Amenity

51. With regard to residential amenity, the existing dwellings to the north and west are well set back from the proposed site, limiting any potential overlooking concerns. The design of the site has been considered to limit overlooking on the new dwellings, the site is surrounded with mature landscaping on the north, west and southern boundaries. The trees and hedge to the south of the site will substantially screen the development from the south. The hedging and trees to the western and northern boundary are to be retained and will help screen the site from these directions. The impacts of development on the site as seen from Chivers Road will be reduced by the lower level of the site and the hedge along the boundary.
52. Given the characteristics of the site it is considered that the proposal would not have an adverse impact on the residential amenity currently enjoyed by any of the surrounding properties and the positioning, orientation and various degrees of separation of the dwellings within the site provide a satisfactory relationship between the proposed dwellings. It is therefore considered, that the proposal is in accordance with policies DM2 and DM22.

Density

53. The site is allocated for residential development under Policy HV5 (c) of the Haverhill Vision 2031 which identifies the site for residential use for approximately 25 dwellings. This proposal is for 26 dwellings at a density of 31 dwellings per hectare within the allocated site. This would also allow the development to reflect the density of the properties in Chivers Road and Lavender Fields which is the residential development to which the housing site relates.
54. This is broadly in line with the Development Brief, which recognises that the site has steep slopes that border some of the boundaries, the accommodation of an appropriate access onto Chivers Road, maintaining the tree screens to the borders of the site all of which represent constraints to the developable land within the housing site.
55. A mix of dwellings is provided, including a range of sizes from 2-bedroom houses to 4-bedroom houses. This is generally consistent with the mix set

out in the 2013 Strategic Housing Market Assessment, and should ensure that the development meets local needs and creates a sustainable community.

Flood Risk and Drainage

56. The site is previously developed land located in Flood Zone 1 which is a low probability flood zone with less than 1 in 1,000 annual probability of flooding.
57. With regards to surface water flooding on the site, the site is identified as being at low risk of surface water flooding. Infiltration testing was undertaken at four locations across the site in accordance with BRE 365:2016 'Soakaway Design'. The results showed that the site is not suitable for infiltration. As such it is proposed to implement an attenuation basin on the site in the guise of an open vegetated detention basin. The attenuation feature will have a clear 3.5m area around the basin to allow for it to be maintained.
58. Given the sites Greenfield status it is proposed to discharge surface water flows with an outfall discharge rate at of no more than 3 l/s into the drainage ditch located to the south east of the site for events up to the 1% AEP with allowance for climate change. For the dwellings on the site it is proposed that the runoff will be discharged into the underground surface water sewer system before discharging into the proposed attenuation basin.
59. For the impermeable areas it is proposed to utilize traditional sewers with drainage to direct surface water run-off from the access road, which is to be adopted by the highway authority. Private drives and roofs are to run-off to the attenuation basin located to the south east of the site. Therefore, the development will incorporate a sustainable drainage system with a sustainable technical design to minimise the use of water resources and the production of waste.
60. Officers are currently awaiting a response from Suffolk County Council Floods & Water with regard to the proposed scheme which will be presented either in a late paper or verbally at Committee along with any relevant additional conditions. Officers are satisfied that meaningful progress is being made in this regard, such that this matter being outstanding should not otherwise delay the preparation of this report. Comments received from the County Floods team appear to have been addressed in further details submitted by the applicant, which seek to provide a wet bench within the attenuation basin, alter the outfall rate from 2l/s to 3 l/s, clarify management of the basin and correct the hydraulic calculations. Officers consider it likely that this will satisfy the points raised, albeit further conditions over and above those suggested below might be necessary. This will be updated in the late papers or at the meeting as necessary.

Landscaping

61. The site is surrounded with mature landscaping on the north, west and southern boundaries. The trees and hedge to the south of the site will substantially screen the development from the south. The hedging and trees to the western and northern boundary will be retained to provide screening from these directions. Areas of soft landscaping and street trees are proposed with trees and shrub planting also provided on the eastern boundary to the recreation ground.
62. All of the trees within or adjacent to the site are located around the perimeter and are considered to be of low to moderate amenity value. The most notable arboricultural impact of the proposal is the removal of trees 7-16. These are Lombardy Poplars, and are not considered to be of any special arboricultural merit or public amenity value. The species characteristics of *Populus* renders these trees to be unsuitable for retention in such proximity to dwellings. It is therefore accepted that, as stated within the Arboricultural Report, it would be appropriate to remove trees 7-16 prior to the commencement of development. Although these trees are of limited public amenity value, they positively contribute to the landscape and will be replaced with more suitable species as detailed within the detailed site layout, with the implementation of this to be carried out in the first planting season as required by condition.
63. Overall, the site has been planned in a manner that promotes a harmonious relationship between future dwellings with the retained hedgerows maintaining the existing landscape value of the site with regards to trees and hedges with the Council's Tree officer raising no objection.
64. The proposal is considered to be in accordance with the adopted development brief for the site which recognises the importance of the bordering mature trees and hedgerows and states that "it is advantageous for the development of the housing site element that boundary trees and hedges remain and are supplemented where necessary as they will positively contribute to the setting of the housing site". Conditions are proposed to be attached to ensure that any development shall be carried out strictly in accordance with the Arboricultural implications assessment & tree protection plan report by Plandescil dated May 2019, as well as in accordance with the submitted landscaping details.

Biodiversity

65. The Geosphere Environmental Ltd ecological report states that the proposed development will not adversely affect the statutory and non-statutory designated nature conservation sites identified within 2km of the site. No habitats identified within the survey area were considered to have high ecological importance on an international, national, regional or county scale. The habitats on site are of site significance only, but their value could increase to district level dependant on further protected species surveys which are required by the conditioning of the details within the ecological report. The site is not considered suitable for Otters, Water Voles, Hazel Dormice, roosting bats or notable plants and invertebrates of significance.
66. There are features within the area to be affected by the proposed development which may provide habitat for birds and foraging bats. In particular within the hedgerows, grassland and trees which provide good foraging and commuting habitat.

67. The constraints to development will be the removal of habitats suitable for protected species. However it is considered that with the recommendations as required via condition any impact on protected species can be satisfactorily mitigated.
68. The ecological report makes a number of recommendations which form enhancement features which should be included in the scheme including:
- Any plants considered within the final development should ideally be native and considered beneficial to wildlife. Fruit/berry producing trees could be considered in order to provide a local food source for birds.
 - Log piles for invertebrates.
 - Nest boxes for common passerine birds.
 - Holes in the bottom of garden fences should be considered to provide habitat connectivity for foraging hedgehogs, (Hedgehog-friendly fence panels are readily available).
69. Suffolk Wildlife Trust have raised no objection subject to a condition to ensure the recommendations made within the reports (PEA, June 2017 and Bat Survey, September 2017, both Geosphere Environmental Ltd) are implemented in full via condition.
70. It is therefore considered that the proposed development would not adversely affect any nature conservation site or protected species. Accordingly, the proposals are considered to be in accordance with Policy DM10 and the provision of the NPPF, subject to conditions as justified above and as set out below.

Affordable Housing

71. The Core Strategy sets out the spatial strategy for development across the Borough, and identifies Haverhill as one of the main areas for development, with an expected contribution of 34% of planned housing growth across the plan period to 2031. It also prescribes the appropriate level of affordable housing provision: 20% on sites of 5-9 dwellings/0.17-0.3ha and 30% on larger sites. The Policy requirement is to provide 30% affordable housing on a scheme of this size.
72. The scheme in principle accords with policy CS5 to deliver 30% (7.8 dwellings) affordable housing. The Strategic Housing team support the above application to provide 30% affordable housing in line with Policy CS5. The affordable housing requirement is for 7.8 dwellings, however the applicant would like to provide 8 dwellings of affordable housing and this is to be secured within the S106 as opposed to a 0.8 commuted sum. It is acknowledged the applicant has met the requirements for the dwellings to meet the nationally described space standards. The required tenure mix is 80/20 in favour of affordable rent and therefore 6 x 2 bed dwellings as affordable rent and 1 x 2 bed and 1 x 3 bed for shared ownership are to be secured via a S106 agreement.

Developer Contributions

73. Regulation 122 of The Community Infrastructure Levy Regulations 2010 states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
(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.
74. The following section 106 contributions would be required for the proposed development:
Pre School contribution: **£24,999**
Secondary and Sixth Form contribution: **£111,682**
Library Contribution: **£416**
- Enhancement of play facilities at castle playing field: **£24,000**
- If West Suffolk Council adopt the retention basin that would require a maintenance contribution based on the agreed management/maintenance plan for this feature which is currently being negotiated.
75. These contributions are considered to be necessary, directly related and reasonably related to the scale of development. The applicant has agreed to enter into a Section 106 agreement to provide the affordable housing provision and other funds to enhance the play facilities at castle playing field along with the pre-school, secondary, sixth form and library contributions.

Other Matters

76. Policy DM7 provides that all proposals for new development 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).
77. The water consumption of each individual dwelling is subject to condition and also all dwellings with off street parking are required to provide an operational electric vehicle charge point by condition. It is considered that these measures will ensure compliance with policy DM7.
78. To deal with issues of contamination, the application is supported by a Phase 1 – Desk Study and Preliminary Risk Assessment, reference 2481,SI, dated July 2017 and a Phase 2 – Ground Investigation Report, reference 2481,GI, dated September 2018, both undertaken by Geosphere Environmental Ltd.
79. The desk study does not identify any sources of potential contamination, other than “Potential Made Ground associated with raising the ground level of the site”. The ground investigation does not identify any significant areas of Made Ground that may be associated with raising of ground levels and no elevated contaminants or concentrations of ground gas are identified. The ground investigation concludes that remediation is not necessary. Officers agree that remediation is not necessary and are satisfied that there is no need for a contaminated land planning condition in this instance. However the Environment team has recommended a standard informative if any contamination is found once development commences.

80. The Environmental Protection UK document Land-Use Planning & Development Control: Planning For Air Quality (January 2017(v1.2)) recommends major developments (in terms of planning – i.e. greater than 10 dwellings or greater than 1000m² of commercial floorspace) 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.
81. Paragraph 105 of the NPPF states that 'local parking standards for residential and non-residential development, policies should take into account... e) the need to ensure an adequate provision of spaces for charging plug-in and other ultralow emission vehicles.' Paragraph 110 of the NPPF states that 'applications for development should be designed to enable charging of plug-in and other ultralow emission vehicles in safe, accessible and convenient locations.'
82. 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. Section 3.4.2 of the Suffolk Parking Standards states that "Access to charging points should be made available in every residential dwelling."
83. Therefore a condition requesting electric vehicle charge points is recommended, to enhance the local air quality through the enabling and encouraging of zero emission vehicles.

Conclusion:

84. In conclusion, the site is located within the Housing Settlement Boundary and close to the town centre where there is a presumption in favour of development. The site is allocated for residential development with the Former Castle Hill Middle School Site Development Brief having been adopted in March 2019. The proposal is considered to meet the aspirations of the development brief, Haverhill Vision 20131, comply with policy and the provisions of the National Planning Policy Framework.
85. Having regard to the Framework, Haverhill Vision, the Development Brief and all other material planning considerations the proposal is considered to comply with the provisions of both national and development plan policy. On this basis, the application is recommended for approval.

Recommendation:

86. It is recommended that planning permission be **APPROVED** subject to the following conditions and the completion of a Section 106 agreement with the contributions as listed above:
 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.

3. The development hereby permitted shall be constructed entirely of the materials detailed within the application hereby approved.

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 individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

Reason: To improve the sustainability of the dwellings in accordance with policy DM7 of the Joint Development Management Policies (2015).

5. 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) the garage associated with each property shall be used solely for the garaging of private motor vehicles and for ancillary domestic storage incidental to the occupation and enjoyment of the associated dwelling and shall be used for no other purpose.

Reason: To ensure continued compliance with adopted parking standards in the interests of highway safety, in accordance with policy DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

6. No part of the development shall be commenced until details of the proposed vehicular access from Chivers Road (including visibility splays and works to widen the existing footway to provide a shared use path) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the first occupation of any dwelling within the site. Thereafter the access shall be retained 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 the interests of highway safety.

7. Before any works above ground level commence details, including surfacing, lighting, ground levels and barriers of the shared use foot and cycle path from the site to School Lane must have been submitted to and approved in writing by the Local Planning Authority. The approved shared use foot and cycle path shall be laid out and constructed in its entirety in full accordance with any agreed details prior to the first occupation of any of the dwellings

hereby approved. Thereafter the access shall be retained in its approved form. There shall be no occupation of any dwelling hereby approved unless and until the foot and cycle path has been provided in accordance with the details agreed pursuant to this condition.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

8. Before occupation of the first dwelling details of the areas to be provided for storage of Refuse/Recycling bins 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 for no other purpose.

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

9. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, 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.

10. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

11. Before first occupation the area(s) within the site shown on drawing No. 500361-IW-XX-XX-DR-A-2101-P02 for the purposes of manoeuvring and parking of vehicles shall be 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.

12. The areas marked and indicated as open space on the approved site layout plan No. 500361-IW-XX-XX-DR-A-2102 shall have been provided and all associated landscaping works detailed in the approved landscaping scheme for the site shall be carried out in the first planting season following the commencement of the development. Thereafter the amenity open space shall be retained and used for no other purpose.

Reason: To ensure that sufficient amenity space is provided on the development site for the future occupiers of the dwellings, in accordance with policy DM42 of the West Suffolk Joint Development Management

Policies Document 2015, Chapters 8 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

13. All planting comprised in the approved details of landscaping on plan No. 500361-IW-XX-XX-DR-A-2102 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.

14. The development shall be carried out strictly in accordance with the Arboricultural implications assessment & tree protection plan report by Plandescil dated May 2019.

Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

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

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and 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 and the Suffolk Parking Standards.

16. Before the first occupation of any of the dwellings hereby approved details of the biodiversity enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. Any such details as may be submitted shall include in full the mitigation measures as laid out in the Geosphere Environmental Ltd ecological PEA, June 2017 and Bat Survey, September 2017. Any such measures as may be agreed shall be installed and thereafter retained as so installed. There shall be no residential occupation unless and until the biodiversity enhancement measures as agreed in writing have been implemented.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with the provisions of Policy DM10 of the Joint Development Management Policies.

17. Prior to commencement of development, including any works of demolition, a Construction Method Statement shall be submitted to, and approved in

writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) The parking of vehicles of site operatives and visitors
- ii) Loading and unloading of plant and materials
- iii) Site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery
- iv) The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
- v) Wheel washing facilities
- vi) Measures to control the emission of dust and dirt during construction
- vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
- viii) Hours of construction operations including times for deliveries and the removal of excavated materials and waste
- ix) Noise method statements and noise levels for each construction activity including piling and excavation operations
- x) Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.

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.

18. The site preparation and construction works, including road works, shall only be carried out between the hours of:
08:00 to 18:00 Mondays to Fridays. 08:00 - 13.30 Saturdays. No times during Sundays or Bank Holidays without the prior written consent of the Local Planning Authority. No generators are to be used in external areas on the site outside the hours of: 08:00 to 18:00 Mondays to Fridays, 08:00 - 13.30 Saturdays. No times during Sundays or Bank Holidays. The Local Planning Authority shall be provided with three day's notice prior to any extended concrete pour taking place outside the agreed hours of construction for agreement that the works can proceed.

Reason: To protect the amenity of the area. To protect the amenity of adjacent areas, in accordance with policies DM2 of the West Suffolk Joint Development Management Policies Document 2015, the National Planning Policy Framework and all relevant Core Strategy Policies.

19. Before first occupation of any of the dwellings hereby approved details of the treatment of the boundaries of the site and of the dwellings within the site, shall 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/retaining walls/fences/knee rails 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 occupation in accordance with the approved details and thereafter retained as so installed.

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.

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=POEY1GPDMM700>