

Development Control Committee

4th September 2019

Late Papers

Item 5 - Planning Application DC/19/0224/FUL - Land NE Haverhill, Wilsey Road, Little Wratting

Planning Application - Provision of temporary holding area for storage of materials and machinery associated with the construction of Great Wilsey Park, including the siting of a portacabin to accommodate welfare facilities.

Update from SCC Flood and Water Management

SCC Flood & Water Management have reviewed the latest drainage documents:- 'Drainage Statement' [Ref:- PB8301-RHD-ZZ-XX-RP-Z-0001 Rev 2 by Royal HaskoningDHV and dated 10/5/2019]

They have confirmed that overall the revised design philosophy for SuDS on this temporary site is now acceptable, and SCC can remove their holding objection. However, SCC require a further interceptor for the car park area, which can be added at detailed design. Suffolk County Council Flood and Water Management are therefore minded to provide approval subject to conditions.

Recommended Conditions

1. Time to commence

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. Approved plans

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

Location Plan - 183821-001 REV B

General arrangement - 183821-002 REV A

Tracking plan - 183821-003 REV B

Construction Tracking - 183821-004 REV B

'Drainage Statement' [Ref:- PB8301-RHD-ZZ-XX-RP-Z-0001 Rev 2 by Royal HaskoningDHV and dated 10/5/2019]

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

3. Consent in relation to adjacent development

The development hereby approved is required in association with the carrying out of the adjacent North East Haverhill Development as approved under DC/15/2151/OUT. The development hereby approved shall therefore only be used in connection with and for the duration of the operations being carried out on that adjacent site within development parcels A1, A2, A3, A5, A6, A7, A16 and their associated infrastructure, as shown on the land use parameter plans approved under DC/15/2151/OUT.

Reason: This permission is granted only on the basis that it is required to facilitate the development of the adjacent site.

4. Temporary Consent and Reinstatement of land

On the completion of the associated works within development parcels A1, A2, A3, A5, A6, A7, A16 and their associated infrastructure as approved under DC/15/2151/OUT, or when the site is no longer required for its purpose as set out in condition 3 above, or on the expiry of ten years from the date of this consent, whichever is the sooner, all buildings, structures, works, plant or machinery on the site shall be removed and the land reinstated in accordance with a scheme, that shall previously have been submitted to and agreed in writing with the local planning authority. The scheme shall include a breakdown of all reinstatement works and associated planting and a timescale for the implementation of those works.

Reason: To ensure the development remains only for its intended purpose in order to safeguard the amenity of neighbouring occupiers and safeguard the character of the countryside in accordance with policies DM2 and DM 13 of the Joint Development Management Policies Document 2015.

5. Removal of access

Before the construction compound is first used, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to remove the access and reinstate the highway including (but not limited to); drainage, verge, footway, kerbing & channel, carriageway and all services & utilities.

The approved scheme shall be carried out in its entirety with the approval and agreement of the Highway Authority within 3 months of the occupation of the 1000th dwelling approved under DC/15/2151/OUT or when the compound is no longer required in connection with the development of the adjacent land, whichever is the sooner.

Reason: In the interest of highway safety, to ensure the approved temporary construction access is removed and the highway reinstated to an acceptable standard.

6. Soft Landscaping

Prior to the first use of the development hereby approved, a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities; and a timescale for implementation. The approved scheme of soft landscaping works shall be implemented in accordance with the timescale agreed with the Local Planning Authority. Any planting removed, dying or becoming seriously damaged or diseased for the duration the life of the development 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 mitigate the impact of the development into its surroundings and protect the character and appearance of the area, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

7. Contamination

Prior to the commencement of the development of development approved by this planning permission a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, shall be submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A site investigation scheme, based on the Geo-Environmental Phase 1 Desk Study carried out previously for the site, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from/adversely affected by, unacceptable levels

of water pollution in line with paragraph 170 of the National Planning Policy Framework.

8. Surface Water Drainage

No infiltration of surface water drainage into the ground, at the Great Wisley Park site, is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Infiltration through contaminated land has the potential to impact on groundwater quality. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration Sustainable Drainage Systems (SuDS).

9. No piling

Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework and Position Statement C2 of the 'The Environment Agency's approach to groundwater protection'.

10. Surface Water Drainage Scheme

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 Royal Haskoning DHV (Drawing ref:- PB8301-RHD-CE-SW-DR-D-0500 Rev P05 and dated 10/05/2019) and will demonstrate that surface water run-off generated by the development will be limited to 2.5l/s 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.

11. Implementation, maintenance and management of surface water drainage

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.

12. Construction Method Statement

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.

13. Loading, parking and manoeuvring areas

Before the development is commenced details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles and

holding/waiting for construction delivery vehicles, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

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

14. Cycle Storage

Before the development is commenced details of the areas to be provided for the secure, covered cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include design of the cycle store and safe routes to/from the store to the welfare facilities and highway, and shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To encourage the use of sustainable travel options.

15. Waste collection strategy

Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/Recycling bins and associated waste collection strategy 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.

16. Provision of Access

No other part of the development shall be commenced until the new vehicular access has been laid out and completed in all respects in accordance with Drawing No PB8301-RHD-CE-SW-DR-D-0102 Rev P03 and has been made available for use.

Thereafter the access shall be retained in the specified form. (See Note 1)

Reason: To ensure that the access is designed and constructed to an appropriate specification and is brought into use before any other part of the development is commenced in the interests of highway safety.

NOTE 1 (to be included as an informative on the decision notice):

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

17. Visibility splays

Before the access is first used visibility splays shall be provided as shown on Drawing No. PB8301-RHD-CE-SW-DR-D-0102 Rev P03 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (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.

18. Prevention of surface water mud and other debris entering highway

Before the development is commenced details shall be submitted to and approved in writing by the County Planning Authority showing the means to prevent the discharge of surface water, mud and other debris 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 water or ice, mud and debris on the highway.

19. Access Construction

Prior to the access being constructed any ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form. (See Note 2).

Reason: To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

NOTE 2 (To be included as an informative on the decision notice):

The proposal may require works being carried out to / in an ordinary watercourse / the piping of a ditch.

As the proposal requires work affecting an ordinary watercourse, including a ditch, whether temporary or permanent, then consent will be required from Suffolk County Council's Flood and Water Management team before those works can commence. Application forms are available from the SCC website:

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/working-on-a-watercourse/>

Applications for consent may take up to 8 weeks to determine and will incur an additional fee.

20. Access Surfacing

Prior to the construction access and compound hereby permitted being first occupied, the access onto the A143 shall be properly surfaced with a bound material for a minimum distance of 20 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority. (See Note 1 above)

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

21. Internal access layout

Before the construction compound is first used, details of the internal accesses roads and footpaths, (including access gates, layout, levels, gradients, lighting, 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 laid out to acceptable standard to ensure as much as practicable the safety of all users.

22. Archaeological Investigation

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.

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).

23. Archaeology post investigation assessment.

No building 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 22 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).