

Development Control Committee 1 September 2021

Planning Application DC/21/0152/HYB – Land South of Burwell Road, Exning

Date registered: 15 February 2021 **Expiry date:** 17 May 2021 - EOT

Case officer: Kerri Cooper **Recommendation:** Approve application

Parish: Exning **Ward:** Exning

Proposal: Hybrid Planning Application - A. Full planning for 205 dwellings, garages, new vehicular accesses, pedestrian/cycle accesses, landscaping and associated open space and B. Outline planning - early years education facility

Site: Land South of Burwell Road, Exning

Applicant: Persimmon Homes

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 site is allocated in the Site Allocations Local Plan (SALP) 2019 under Policy SA12(a) which was adopted in September 2019. This site is known in the SALP document as Land South of Burwell Road and West of Queens View. Policy SA12(a) of the SALP 2019 document sets out that 15 hectares of land is allocated for residential development, with an indicative capacity of 205 dwellings.

The policy details that a Development Brief should be prepared which will help to determine access arrangements, landscaping and the delivery of a cycle path between the site and the village of Burwell. It then goes on to state that planning applications for the site should only be determined once the Development Brief has been adopted by the Local Planning Authority. A Development Brief was adopted for the site in April 2021, which will be discussed in further detail within officer comment section of the report.

During the course of the application amendments were made to the layout and design of the scheme and additional information was submitted regarding landscaping, air quality, transport, highways and drainage.

At the time of writing this report, a 14-day re-consultation is currently being undertaken with neighbours and the Parish Council to inform them of the latest changes to the footpaths and house types. A later paper or verbal update will be provided to Members with any further comments that are received.

The application is before the Development Control Committee, as the officers' recommendation is one of APPROVAL, contrary to the view of Exning Parish Council.

Proposal:

- 1. The planning application has been submitted in a 'hybrid' format meaning that full planning permission is sought for some elements of the scheme and outline planning permission is sought for other elements.**
- 2. Full planning permission is sought for a residential development comprising 205 dwellings (61 being affordable), together with associated infrastructure including vehicular and pedestrian accesses, parking and garaging and landscaping. Areas of public open space are proposed to the north of the proposed housing and centrally within the site.**

3. The development comprises a mix of dwelling types and sizes, which are set out below:

ACCOMMODATION SCHEDULE			
TYPE	PLOTS	TOTAL	BEDS
Private			
Almouth	8,9,10,39,40,41,48,49,50,118,119,120,170,171,172	15	2
Piccadilly	32,37,54,61,117,121,184,191,192	9	3
Whitehall	6,80,83,90,93,133,136,140,150,165,175,195	12	3
Danbury	17,18,19,69,70,71,72,73,74,124,125,141,142	13	3
Strand	7,14,15,77,95,98,143,173,196,202,204,205	12	4
Mayfair	51,52,55,56,96,97,116,123,165,160,169,179,185,187,198,200,201	17	4
Sherwood	16,42,94,114,115,134,135	7	3
Sherwood Cr	1,13,113,126	4	3
Charnwood Cr	12,31,75	3	3
Knightsbridge	5,57,58,105,166,176,181,182,183,186,197,203	12	4
Marlborough	78,79,87,99,161,162,199	7	4
Marylebone	2,3,38,59,62,138,180,194	8	5
Fenchurch	53,60,84,137,139,190,193	7	5
Oxford	4,86,101,122,164,174,188,189	8	5
Brightstone	103,104	2	5
Bond	89,100,102,163	4	5
Portland	11,76,85,88	4	5
	Total	144	
Rented <input type="radio"/>			
Cannock	20,21,22,23,24,25,26,27	8	1
Heartwood	159	1	1
Wickham	158	1	2
Haldon	167,168,177	3	2
Wareham	28,29,30,3,34,35,36,46,47,63,64,67,68,148,149	15	2
Whinfell	43,44,45,	3	4
Dallington	65,66,109,110,146,147,154,155	8	3
Belmont	157	1	5
	Total	40	
SO <input type="checkbox"/>			
Wareham	81,82,91,92,106,107,111,112,127,128	10	2
Dallington	108,129,130,131,132,151,152,153	8	3
Haldon	144,145,178	3	2
	Total	21	
	TOTAL	205	

4. The application also includes outline planning permission for an Early Years Facility in the eastern corner of the site.

Application supporting material:

5. The application is supported by numerous plans and supporting documents, many of which have been amended during the course of the application.
6. Supporting documents submitted with the application include:
- Planning Statement
 - Design and Access Statement
 - Ecology Reports
 - Environmental Impact Assessment Screening Report
 - Transport Assessment
 - Travel Plan
 - Revised Flood Risk Assessment
 - Sustainability Statement
 - Air Quality Assessment
 - Landscape Details
 - Drainage Details
 - Location Plan
 - Site Layout Plan
 - Elevations, Floor Plans, Sections

7. The full list of plans and documents, which are relevant to the proposed development are detailed in full within Condition 2 in the recommendations section of the report.

Site details:

8. The application site, which measures approximately 14.6 hectares, is located along the southern side of Burwell Road, in the Parish and Ward of Exning. The site, which was formerly agricultural land, is now fallow land.
9. To the west and south of the site is vast agricultural land and to the east is Chancery Park, a recently completed Persimmon residential development which is referred to as Phase 1. The southern boundary of the site is bounded by a tree belt. The site connects to Glebe Drive and the existing open space associated with Phase 1.

Planning history:

10. Relevant planning history on the land which adjoins to the application site:

Reference Number	Description/Proposal	Decision
F/2012/0552/OUT	Outline application for erection of 120 dwellings including associated access arrangements and open space provision (Departure from the Development Plan and Major Development)	Approved 29 April 2014 Permission implemented
DC/14/0942/RM	Submission of details under Outline Planning Permission F/2012/0552/OUT - erection of 120 dwellings including associated access arrangements and open space provision (Departure from the Development Plan and Major Development)	Approved 12 January 2015 Permission implemented
DC/15/0264/FUL	Planning Application - Change of use from agricultural to recreational use and associate landscaping	Approved 12 January 2015 Permission implemented

Consultations:

11. The following consultation responses have been received, which are summarised below. Full consultation responses are available to view online:

12. Waste Team

Comments received 12 March:

- A swept path analysis should be provided.

- In some cases, the distance that householders would have to move their waste appears to be greater than 50 metres, this distance is too far.
- Any designated storage area within the boundaries of the property should not be more than 30 metres distance from the collection point, to minimise the distance householders need to move their waste.

13. Environment Team

Comments received 17 March:

- No objection, subject to conditions.

14. Energy Officer

Comments received 15 April:

- We appreciate that the applicant is moving in the right direction with this development and are glad to see emissions savings from fabric and the use of renewable energy set out. We were also glad that the applicant has made reference to the published changes to Part L of the Building Regulations which are due to come into force next year.
- We do feel the development should be aiming a little higher.

15. Environment Agency

Comments received 14 April:

- No objection subject to a condition and the following comments:
- Anglian Water have provided advice regarding the capacity constraints at Newmarket Water Recycling Centre, in their document 'Planning Applications – Suggested Information Statements and Conditions Report', reference 170564/1/0115760. Anglian Water request a condition requiring a phasing plan and on-site drainage strategy.
- A scheme for improving the sewerage infrastructure in Newmarket has been identified by Anglian Water. To avoid impacting the water environment negatively, the Anglian Water improvement strategy must be completed and operational before dwellings are occupied at this site.

Comments received 19 May:

- No further comments to make.

16. Anglian Water

Comments received 4 March:

- No objection, subject to pre-commencement condition in respect of a scheme to improve the existing sewerage network.

17. Suffolk County Council Highway Authority

Comments received 26 March:

- Holding objection until acceptable details are submitted.
- Revisions to parking, cycle provision, road layout, off site highway works required, transport assessment and travel plan required.

Comments received 17 June:

- From the amended plans that have been submitted I note that the majority of the Highway Authority's comments from response dated 26 March 2020, have not been addressed.

Comments received 2 August:

- Following amendment plans and submission of additional information, no objection, subject to conditions and S106 contributions.

18. Suffolk County Council Travel Plan Officer

Comments received 13 May:

- No further comment to make, as the Travel Plan comments in the SCC Highway response (26 March 2021) have not been addressed.

Comments received 26 July:

- No objection subject to Travel Plan contribution and bus enhancement measures being secured.

19. Natural England

Comments received 12 February:

- Please refer to Natural England's advice regarding consideration of recreational pressure impacts, through relevant residential development, to sensitive Sites of Special Scientific Interest (SSSI).
- Refer to standing advice.

Comments received 21 May:

- No further comments to make.

20. Suffolk Fire and Rescue

Comments received 25 February:

- The provision of fire hydrants is required.

21. Suffolk County Council Archaeology Service

Comments received 26 February:

- The proposed development site lies in an area of high archaeological potential recorded on the County Historic Environment Record. As a result, there is a high potential for the discovery of further below ground heritage assets or archaeological importance within this area. Therefore, a phase of archaeological excavation is required.
- No objection, subject to conditions.

22. Suffolk County Council Planning Obligations Officer

Comments received 1 March:

- Contributions towards pre-school, primary school, secondary school and sixth forms in the catchment area are sought as there is forecast to be surplus capacity to accommodate pupils anticipated from this scheme. A contribution of £44,280 towards the development of library services is sought. Consideration will also need to be given to adequate play space provision, health, supported housing, transport issues, waste management, surface water drainage, fire safety and broadband.
- A site large enough to deliver a 60-place setting will be required to future proof the setting.

Comments received 1 April:

- Clarification and amendments to original contribution figures identified in comments received on 1 March.

Comments received 21 May:

- No further comments to make.

23. Public Health and Housing

Comments received 8 March:

- Public Health and Housing do not object and recommend conditions, however raise comments.
- Concerns regarding means of escape from some of the dwellings proposed and size of the bedrooms in respect of some of the house types.

24. Suffolk County Council Floods and Water

Comments received 8 March:

- SCC Flood and Water Management have reviewed the drainage strategy and recommend a holding objection at the current time. The overall principle of the surface water drainage design is acceptable however SCC require further clarification on the design at this full planning stage.

Comments received 30 July:

- SCC Flood and Water Management have reviewed the latest drainage strategy and have no objections, subject to conditions.

25. West Suffolk CCG

Comments received 11 March:

- West Suffolk Clinical Commissioning Group (CCG) incorporating NHS England Midlands and East (East) (NHS England) request a financial contribution of £123,200 as it has been identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.

26. Strategic Housing

Comments received 15 March:

- Strategic Housing support this application in principle as it provides 30% affordable housing in line with the S106 agreement. However, I do have a number of concerns with the affordable housing in terms of bedroom sizes and use of study rooms.

Comments received 25 May:

- Some concerns still remain outstanding regarding bedroom sizes and use of study rooms.

Comments received 3 August:

- The applicant has taken on board previous comments in regard to the four bedroom homes, changes are still required to five bedroom homes.
- Support the revised affordable housing layout (02 August 2021) to reflect the recent First Homes guidance that confirms the NPPF paragraph 65 trigger requirement to provide 10% of the overall numbers of dwellings as home ownership.
- A 0.5. off-site contribution/commuted sum is required to ensure 30% overall is provided.

Comments received 9 August:

- No objection following amendments to five-bedroom house type.

27. Design Out Crime

Comments received 16 March:

- Some areas of concern relating to security and surveillance for dwellings within the development.
- The developer should accommodate Secure by Design Principles where possible.

28. Suffolk Wildlife Trust

Comments received 16 March:

- No objection subject to conditions regarding lighting strategy, compliance with recommendations of the ecological reports, a biodiversity enhancement strategy and a landscape ecological management plan.

29. Suffolk County Council PROW

Comments received 18 March:

- We accept this proposal subject to the Applicant providing a safe walking and cycling route to ensure safe access alongside the B1103 to access services in Burwell.

30. Place Services – Landscape and Ecology Officer

Comments received 26 March:

- Prior to determination the Landscape Officer recommends that consideration is given to how the SUDs can improve biodiversity further, gaps should be provided in the post and rail fences to ensure access to open space and Landscape and Ecological Management Plan needs to be carefully considered to ensure protection of hedgerow and shrub planting.
- The Ecology Officer has no objection subject to securing mitigation and enhancement measures in accordance with the LPA's Habitats Regulation Assessment.

31. East Cambridgeshire District Council

Comments received 18 May:

- We are having continuing detailed discussions regarding the provision of a cycle path link between Burwell and Exning which is to be part funded by the above scheme and part funded by the scheme at Newmarket Road, Burwell. We confirm that the provision of the cycle path remains necessary.
- No other comments to make.

Representations:

Parish Council:

32. Exning Parish Council object to the application for 205 dwellings as it is the policy of the Parish Council to support only small-scale developments of up to ten dwellings. The following summarised comments have been made by Exning Parish Council:

- S106 – request that village hall is upgraded as Exning requires further space for social activities, a cycle path to Burwell is provided and a piece of land to use as a Community Orchard;
- SUDs – existing SUDs associated with Phase 1 are not working as hoped to provide ecological enhancements. This site should provide ecological enhancements and the SUDs should be designed around this. Concerns over location of SUDs next to Early Years provision;
- School – provision must be made to extend the existing primary school or help to create a new one;
- On-site cycle/pedestrian routes – on the southern eastern side, the footpath diverts north and around the nursery provision rather than in a straight line route to the rest of Exning;
- Building for life assessment – do not consider this has been applied correctly. The scheme does not provide wider connectivity and community facilities;
- Consultation – we are concerned that none of the issues raised prior to the application being submitted previously have been addressed;
- Is it one development or two developments? The S106 agreement should reflect this;
- Houses – there are no bungalows proposed for private purchase. There is no 'green agenda', no provision of play and no charging points.

Ward Member:

33. No comments received from local Ward Member Councillor Cole during the course of the planning application.

Neighbours:

34.275 nearby addresses were notified of the application via post and three site notices were displayed.

35. Representations have been received by the owners/occupiers of 15 properties, which are summarised as follows:

65 Burwell Road

- If similar housing developments are considered unnecessary in Newmarket, it defies logic that a Planning Authority would agree such a sized development in Exning;
- Impact on highway safety – existing highway network is inadequate, high volume of traffic which will be further increased by development.
- There is already low water pressure in the area and this has got worse since the new houses were built on the estate adjacent to Burwell Road.
- Impact from disruption and damage to our property during the construction of Phase 1.

73 Burwell Road

- Impact on highway safety – volume of traffic that will be generated from the proposed development and do not consider that the traffic report undertaken took account of the developments being built and was carried out during the pandemic.

89 Burwell Road

- Impact on highway safety as a result of increase in volume of traffic.

109 Burwell Road

- The new development is a nice idea in theory, but there is already a lack of infrastructure to support it;
- Impact on highway - high volumes of traffic through the village at present, will be increased further by 205 houses. Increase traffic, noise and pollution;
- Existing school is already at capacity and no provision is made to increase this;
- There is already low water pressure in the area and this has got worse since the new houses were built on the estate adjacent to Burwell Road.

117 Burwell Road

- Insufficient amenities, school space in the village to justify an additional 200 houses;
- Impact on highway - Traffic is already becoming unbearable on Burwell Road as it is.

149 Burwell Road

- Holding objection on a number of grounds;
- Impact on parking;
- How are the new bus shelters going to be accessed, will it impact the existing parking strip along Burwell Road;
- Noise impact;
- Concerns in respect of the construction process – how will noise and vibration be mitigated, who will be the contact at West Suffolk Council during construction, what will the hours of work be?
- Potential impact to foul and surface water;
- Agree with comments made by statutory consultees;
- The Construction Design Management (CDM) Risk Assessment highlights a 'High' risk that there is damage to services during tree pit excavation, potentially impacting local residents. How will the developers mitigate against this risk?
- What boundary treatment is proposed around the entire site;

- How long will hoardings be in place?
- Lack of educational space and other amenities

163 Burwell Road

- Object for many reasons;
- Concerned regarding the lack of developments at the nearby town of Newmarket;
- There is a more suitable site in Exning along Windmill Hill, opposite Ben Burgess;
- Amount of housing is too large;
- Impact on highway safety – volume of traffic;
- Pressure on health services and schools in the area;
- When will the Burwell to Exning link be delivered?
- Who will be responsible for open space areas?
- Early Years facility is not appropriate;
- Lighting needs to be carefully considered in respect of ecology;
- There is already low water pressure in the area and this has got worse;
- Concerns in respect of the construction process – how will noise and dust be mitigated, where will the construction compound be, what will the hours of work be?
- What assurances will be provided from the proposed development, that will ensure that the boundary to my garden will be secured from their side?
- The new walkway along the boundary of the site will pose a security risk to my property.

4 Wild Acres

- Impact on highway safety – no suitable and safe cycle links in the village.
- The provision of cycle links should be provided between the pedestrian crossing at Ducks Lane/Church St to the A14 bridge corner alongside the B1103 and route from Phase 2 and 1 directly to Chapel Street.

2 Glebe Drive

- Impact on highway – concerns about the volume of traffic that will be coming through the entrance to glebe drive and the speed of the traffic and the potential accidents that could be caused. The infrastructure of the roads and pavements are just not adequate for the size of development.

24 Glebe Drive

- Impact on highway – no details on Early Years facility as to where people will park and this is likely to cause an impact to Glebe Drive and extra traffic proposal will generate;

26 Glebe Drive

- Construction traffic access needs to be via the proposed new access road from Burwell Road;
- The proposed road layout clearly conflicts with the aspirations of the Travel Plan submitted;
- Impact on highway safety;

2 Icen Way

- Impact on highway safety – existing volume of traffic and proposal will increase this further.

37 Queensway

- Strongly object;
- Existing development has caused issues as Exning can't take this level of development;
- Impact on highway;
- Anti-social behaviour in the area has risen.

Willowbrook, 1 Brookside

- There is no infrastructure to support the additional people and transport that it will create. The primary school is already oversubscribed, all the local GPs are full and the village dental surgery is non-NHS;
- Impact on highway safety- roads are at capacity, particularly at the junction of Windmill Hill and A142 and the parking throughout the village also creates additional challenges. Volume of traffic and insufficient on site parking;
- The 'school site' reserved on the Eastern parcel of land is only about 950sqm (smaller than the current Stepping Stones (Pre-school village playgroup) and the plot is only 'reserved';
- The planning layout highlights a section on the western parcel of land as 'area for future development' – why?
- The proposed cycle route between Exning and Burwell (along the Burwell Road) is not going to be developed in full by the developer – just a short section;
- The proposed housing development would negatively impact the life of the village of Exning, both during construction and in the longer term
- Unsuitable development in Exning

99 Falcon Way

- We strongly support all of the proposals from Senior Planning and Infrastructure Peter Freer, especially when it comes to schooling;
- Concerns regarding impact on highway safety - there is already a problem with not enough parking leading to paths being blocked. Glebe Drive should not be extended into the new development;
- Construction traffic access needs to be via the proposed new access road from Burwell Road;
- Construction hours need to be controlled;
- I would ask the Persimmon team to reconsider the location for the early years school. Such a facility would be welcomed by residents but we think its location within the development is not well thought out. We think it should be sited nearer the entrance to the development.

36.All representations can be viewed online in full.

Policy:

37.On 1 April 2019 Forest Heath District Council and St Edmundsbury Borough Council were replaced by a single authority, West Suffolk Council. The development plans for the previous local planning authorities were carried forward to the new Council by regulation. The development plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies Document (which had been adopted by both councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application with reference to policies set out in the plans produced by the now dissolved Forest Heath District Council.

38.The following policies of the Joint Development Management Policies Document, the Forest Heath Core Strategy 2010, Single Issue Review 2019 and Site Allocations Local Plan 2019 have been taken into account in the consideration of this application:

Forest Heath Core Strategy 2010

Core Strategy Policy CS1 - Spatial Strategy

Core Strategy Policy CS2 - Natural Environment

Core Strategy Policy CS3 - Landscape character and the historic environment

Core Strategy Policy CS4 - Reduce emissions, mitigate and adapt to future climate change

Core Strategy Policy CS5 - Design quality and local distinctiveness

Core Strategy Policy CS9 - Affordable Housing Provision

Core Strategy Policy CS10 - Sustainable rural communities

Core Strategy Policy CS12 - Strategic transport improvement and sustainable transport

Core Strategy Policy CS13 - Infrastructure and developer contributions

Joint Development Management Policies Document 2015

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM4 Development Briefs

Policy DM6 Flooding and Sustainable Drainage

Policy DM7 Sustainable Design and Construction

Policy DM8 Low and Zero Carbon Energy Generation

Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance

Policy DM11 Protected Species

Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity

Policy DM13 Landscape Features

Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Policy DM15 Listed Buildings

Policy DM17 Conservation Areas

Policy DM20 Archaeology

Policy DM22 Residential Design

Policy DM42 Open Space, Sport and Recreation Facilities

Policy DM44 Rights of Way

Policy DM45 Transport Assessments and Travel Plans

Policy DM46 Parking Standards

Site Allocations Local Plan 2019

Site Allocations Local Plan 2019 (former Forest Heath area) SA1 - Settlement boundaries

Site Allocations Local Plan 2019 (former Forest Heath area) SA12 - Housing allocation in Exning

Single Issue Review 2019

Policy CS7 – Overall Housing Provision

Other planning policy:

- National Planning Policy Framework (NPPF)
39. The NPPF was revised in July 2021 and is a material consideration in decision making from the day of its publication. Paragraph 219 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.
- West Suffolk Affordable Housing Supplementary Planning Document (SPD) (November 2019)
 - Forest Heath Open Space, Sport and Recreation (SPD) (October 2011)
 - Exning Development Brief (Exning - land south of Burwell Road (site SA12a Chancery Park (phase 2)) (April 2021)

Officer comment:

Legislative Context

40. This section of the report begins with a summary of the main legal and legislative requirements before entering into a discussion about whether the development proposed by this planning application can be considered acceptable in principle in the light of national planning policy, local plan designations and other local planning policies. It then goes on to analyse other relevant material planning considerations (including site specific considerations) before reaching conclusions on the suitability of the proposals.

The Conservation of Habitats and Species Regulations 2010

41. Given the location of the various designated nature sites in the District (including the Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI)) consideration has been given to the application of these Regulations. If a plan or project is considered likely to give rise to significant effects upon a European site, Regulation 61 requires the decision maker to make an 'appropriate assessment' of the implications for that site before consenting the plan or project.
42. The application site is in the close vicinity of designated (European) sites of nature conservation. The proposals, in combination with other plans and projects, are likely to give rise to significant effects on the conservation objectives of the European sites. The application proposals also include measures to mitigate potential effects to the designated sites. It is therefore concluded that the requirements of Regulation 61 are relevant to these proposals and 'appropriate assessment' of the project will be required in the event that a decision maker is of mind to grant planning permission.
43. The potential impacts of the development on designated European nature conservation sites are discussed later in this section of the report.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations)

44. The planning application proposals were screened under the provisions of these Regulations and it was concluded that the development is 'EIA Development'. The proposed development is a residential scheme of 205 dwellings and early years facility which is above the thresholds set out in Schedule 2 of the EIA Regulations 2017. The site is an allocated site in the Local Plan.
45. The characteristics of the development have been considered having regard in particular to the size of the development, waste, transport, physical land use changes, landscape, archaeology, ecology, pollution and nuisances, environmental risks and public health.
46. Through appropriate mitigation, it is considered that it is unlikely that the proposal will have significant environment effects and an Environmental Statement is therefore not required.

Natural Environment and Rural Communities Act 2006

47. The Natural Environment and Rural Communities (NERC) Act (2006) Section 40(1) places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.
48. The potential impact of the application proposals upon biodiversity interest is discussed later in this report.

Equality Act 2010

49. Consideration has been given to the provisions of Section 149 of the Act (public sector equality duty) in the assessment of this application. The proposals do not raise any significant issues in this regard.

Crime and Disorder Act 1998

50. Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998 (impact of Council functions upon crime and disorder), in the assessment of this application and the comments of the Design Out Crime Office have been considered in assessing the design and layout.

Planning (Listed Buildings and Conservation Areas) Act 1990

51. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states;

52. 'In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority (LPA)... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

53. Section 72(1) of the same Act states; '...with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

54. These statutory duties and the impact on heritage assets are discussed further in this report.

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

- Development Brief
- Principle of Development
- Layout and Design
- Amenity
- Highways Impact, Sustainable Transport and Connectivity
- Public Open Space, Landscape, Ecology and Drainage
- Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI)
- Contamination
- Air Quality and Sustainability
- Affordable Housing
- Heritage Impacts
- Planning Obligations
- Other Matters

Development Brief

56. Policy SA12(a) details that a Development Brief should be prepared which will help to determine access arrangements, landscaping and the delivery of a cycle path between the site and the village of Burwell. It then goes on to state that planning applications for the site should only be determined

once the Development Brief has been adopted by the Local Planning Authority.

57. A Development Brief was prepared by the landowners, Persimmon Homes Suffolk, in accordance with the Council's adopted protocol. The Development Brief was adopted for the site in April 2021.
58. The Development Brief sets out a framework that would guide any planning application submitted on the site. The site is to be accessed via three vehicular accesses; one off Burwell Road and two off Glebe Drive (an earlier phase delivered by Persimmon Homes Suffolk). A minimum of a 15 metre landscape buffer will be provided along the western and southern boundary of the site, with further opportunities for strong landscaping within the site. The Development Brief highlights the opportunities for pedestrian and cycle links throughout the site and how these are going to connect to the surrounding development, including the dog walking routes which surround the boundaries of the site. Furthermore, it confirms that the applicant/landowner will provide an off-site contribution via a S106 agreement associated with any planning application for the delivery of the cross-boundary cycle link between Exning and Burwell.
59. The site is split into two sections, with approximately half of the development to be accessed via Burwell Road and the other remaining part of the development to be accessed via Glebe Drive. Through the initial consultations with Suffolk County Council (SCC), it was confirmed from the outset that an Early Years facility may be required, and the applicant/landowner needed to safeguard land for if the provision was needed in the future. Suffolk County Council, the Local Planning Authority and Persimmon Homes Suffolk worked together on this during the Development Brief process and space is to be provided for an early Years facility on the site.
60. The Development Brief has established the areas within the site where the dwellings are to be located, areas of open space and where the area of land reserved for the Early Years facility is to be situated within the site. The adopted Development Brief is informal planning guidance and a material consideration in the determination of any planning applications, including future reserved matter applications.

Principle of Development

61. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The West Suffolk Development Plan comprises the policies set out in the Joint Development Management Policies Document (2015), the Forest Heath Core Strategy Development Plan Document (2010), Single Issue Review (2019) and the Site Allocations Local Plan (2019). National planning policies set out in the National Planning Policy Framework (NPPF) (2021) are also a key material consideration.
62. The site is allocated in the Site Allocations Local Plan (SALP) 2019 under Policy SA12(a) for residential development, with an indicative capacity of 205 dwellings. Policy SA12(a) sets out that the following specific requirements should be met;

- 63.A) The amount of land available for development, access arrangements, design, open space and landscaping will be informed by a Development Brief for the whole 15 ha. site. The Development Brief should set out how the cycle path between Burwell and the site will be delivered. Applications for planning permission will only be determined once the Development Brief has been adopted by the local planning authority. Any application for planning permission should be in accordance with the approved Development Brief.
- 64.B) Strategic landscaping and open space must be provided to address the individual site requirements and location.
- 65.C) There is an identified need for a dedicated cross county boundary cycle route between Burwell and the site. Land shall be provided within the site for a cycle path and an appropriate off-site contribution shall be provided for the delivery of the cycle path.
- 66.D) Adequate access should be provided to the satisfaction of the Highways Authority. Sustainable travel provision including facilities for pedestrians and cyclists should be made with links to existing networks.
- 67.E) In advance of determination, initial archaeological field evaluation must be carried out in order to identify the significance of any archaeological assets.
68. The proposed development comprises 205 dwellings and associated infrastructure, along with an area of land reserved for an Early Years Facility. Areas of public open space are proposed to the north of the proposed housing and centrally within the site.
69. Given the allocation, the principle of the proposed development is an acceptable one. The acceptability or otherwise of the application therefore rests on the detail of the proposal as assessed against the relevant Development Plan policies and national planning guidance, taking into account relevant material planning considerations.

Layout and Design

70. The NPPF stresses the importance the Government attaches to the design of the built environment, confirming good design as a key aspect of sustainable development (paragraph 126). The Framework goes on to reinforce this in paragraph 130, stressing the importance of developments that function well and add to the overall quality of the area, that are visually attractive, sympathetic to local character and history and that establish or maintain a strong sense of place. It also confirms at paragraph 134 that 'permission should be refused for developments, especially where it fails to reflect local design policies and government guidance on design, taking into account any local designs.'
71. Policy DM2 requires development proposals to recognise and address the key features and characteristics of an area and to maintain or create a sense of place and/or local character.

72. Policy DM22 states that all residential development proposals should maintain or create a sense of place and/or character by basing design on an analysis of existing buildings and landscape and utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness.
73. The development proposes a mix of 1, 2, 3, 4 and 5 bedroom dwellings. The majority of the dwellings are of a two storey scale, however some are two and a half storey dwellings, and some three storey dwellings as well as two of the affordable units being single storey in nature. The proposed dwellings incorporate a mix of design and architectural features drawn from the local area, forming three character areas within the development; Main Avenue, Parkland Edge and Tertiary Street. Each character area proposes different architectural features and specific pallet of materials. The Main Avenue dwellings incorporate lean to porches, single brick banding details and three panel horizontal bar windows with stone cill and brick arch. The Parkland Edge include open pitched porches, Georgian style windows and four panel front doors, with the Tertiary Street having a mix of features from the other character areas with casement windows.
74. The scheme has evolved since the application was submitted, with house types being amended and changes made to the layout to improve the appearance and form of the development and to increase permeability throughout the site. The development is split into two parts, with approximately half of the development served by Burwell Road and the remainder by Glebe Drive and Mallard Way. The main accesses terminate within the centre of the site, with a footpath/cycle path linking the two together. This layout has allowed for a substantial area of centralised open space.
75. The buildings are of a scale, form and position so as to command and address the street scene in a positive manner. This feature creates a visually interesting development when appreciated from the entrances of the site, with strong and meaningful landscaping in key areas of the site. The proposal is designed to be outwardly looking to the east and west towards the green spaces. The purpose of the green spaces is to provide important recreational routes through and around the wider site to encourage sustainable modes of travel. These routes also connect through to the wider area and an important link across the front of the site, which is discussed in further detail in the below sections of the report.
76. An area of land in the south west corner of the site is to be left undeveloped and has been described as green space by the applicant and which is an area for possible future development. This area does not form part of the formal areas designated as open space across the site. If the applicant seeks to propose development on this area at a later date, this would be subject to a further planning application and would be assessed on its own merits.
77. The Development Brief identified the need to reserve a parcel of land within the site for an Early Years facility as a result of the consultations with Suffolk County Council. The 0.1 hectare of land is situated in the eastern corner of the site, immediately adjacent to the access road and the earlier Persimmon development known as Phase 1/Chancery Park. It is

considered that the location is compatible within the proposed development and in how it relates to the existing development. The land which Suffolk County Council have secured for the Early Years facility is of a standard size which the County are confident will allow them to deliver a building of the necessary size, along with the appropriate amount of landscaping and car parking.

78. Design Out Crime Officer comments were received in relation to the first iteration of the plans raising some concerns with the proposals including some specific concerns with certain aspects of the design and layout. There is a balance to be struck between the principles of secure by design and other design requirements and considerations of the scheme. The concerns raised related to security and surveillance and the amount of permeability throughout the site. It has not been possible to address some of the concerns raised due to the need for good connectivity throughout the site. However, as a result of changes to a large proportion of the house types, the designs of dwellings have been revised to incorporate additional fenestration in order to offer better surveillance.
79. It is considered as a matter of balance therefore that the revised layout and design of the scheme results in an attractive and well-designed development, and which creates a strong sense of place. The development is therefore considered to be in accordance with policies DM2 and DM22 of the Joint Development Management Policies Document 2015, CS3 and CS5 of the Core Strategy 2010 and the NPPF.

Amenity

80. Policies DM2 and DM22 of the Joint Development Management Policies Document also seek to safeguard residential amenity from the potentially adverse effects of new development and to ensure that new developments provide sufficient levels of amenity for future users. The protection of residential amenity is key aspect of good design, endorsed within the NPPF, which seeks a high standard of amenity for existing and future users.
81. The properties benefit from a sufficient amount of outdoor amenity space, which in the context of the size of the properties and the location is considered to be positive. This is further enhanced by the areas of accessible open space throughout the development. The orientation and position of the dwellings, along with their designs ensures that the relationship between the properties is one that is satisfactory with no unacceptable or overbearing impacts.
82. Plots 160-163 and plots 156-159 are located adjacent to the land which is subject to outline planning permission for an Early Years facility. The access road through the site and private driveways serving those properties are located in between the front of the dwellings and the land. The position and scale of the Early Years facility would be subject to a reserved matters application, however it is considered that the relationship between these properties and the land dedicated for the facility is acceptable and an appropriate scheme can be accommodated without raising negative impacts to residential amenity.

83. The Council's Public Health and Housing Officer raised some concerns in terms of the bedroom sizes of some of the units. There have been some changes to the house types during the amendments which have removed the majority of the units that were highlighted. There is no statutory requirement in terms of the minimum size of bedroom within new dwellings and no specific size is required by any current development plan policies. Policy DM22 (k) requires that new dwellings are fit purpose and function well, providing adequate space, light and privacy. It is considered that the proposed dwellings would meet the requirements of this policy.
84. The most sensitive areas of the site, when considering the potential impact on residential amenity of existing dwellings, are the north and east of the site, given the existing residential development that adjoins on Burwell Road, The Drift and Mallard Way and Glebe Drive. The majority of the properties which are immediately adjacent to the site on these roads face rear or side onto the site, with some fronting the site to the east.
85. Along the north-east boundary of the site, adjacent to the properties along Burwell Road and The Drift, are the areas of land within the site that are designated as Public Open Space (POS). The POS extends from the north of the site along Burwell Road, across to the east, connecting in with the existing open space associated with Phase 1. A footpath within the site runs along the entire north-eastern boundary of the site. This is located approximately 10 metres off the closest residential property (169 Burwell Road) to the north of the site. An area of proposed landscaping is sited here, providing a soft boundary treatment and buffer between the properties and the path along the entire stretch of the boundary until the access road connecting into Glebe Drive. The reasoning for the footpath is set out in the next section, however it will provide a direct pedestrian and cycle route from and to the development and to wider connections. Any lighting along the footpaths would be controlled via a planning condition and subject to careful consideration as to ensure no light spill to the residential properties in the near vicinity. As a result of the location and nature of the footpath and its relationship with the surrounding development, officers' consider that there would not be an unacceptable level of disturbance to the owners/occupiers along Burwell Road, The Drift and Mallard Way and Glebe Drive.
86. Given the layout of the scheme, the majority of the dwellings are set a substantial distance in from the boundaries of the site which adjoin existing residential development. Plot 102 is the closest residential property to the boundary of the site and has a stand-off distance of approximately 22.5 metres between the side elevation of the property and boundary of The Conifers, The Drift. The house type Bond is of a design where no windows are located at first floor level in the side elevation of the property. The separation and relationship between these properties is considered acceptable.
87. A modest pumping station serving the development is proposed within the central area of POS. It is sited approximately 58 metres from the north-eastern boundary of the site. To ensure that the appropriate attenuation measures are installed to protect the amenity of the properties within the site and adjacent to it, Public Health and Housing recommend that a condition is imposed if planning permission is granted to prevent the transmission of noise and vibration to neighbouring residential properties.

88. In the eastern corner of the site, adjacent to the properties on Glebe Drive and Plovers Way is the area of land, measuring approximately 0.1 hectares which is to be reserved for an Early Years Facility. As detailed above, this area of the site is in outline form with all matters reserved, and therefore the position and scale of the building is not known at this time. The closest residential properties to this boundary of the site are 61 and 63 Glebe Drive and 6 Plovers Way. Both 61 and 63 Glebe Drive front onto the site and 6 Plovers Way side faces on. Between the boundary of the site and the elevations of the properties is a private driveway serving two of the properties, landscaping and footpath. Although it is not known exactly where the building is to be sited within this area of the site, or the height of the building or the associated parking and landscaping, it is considered that an Early Years facility can be accommodated on this area of the site without having an adverse impact on the residential amenity of the adjacent properties by virtue of overlooking, overbearing impact or unacceptable level of disturbance.

89. During the course of the application, concerns have been raised by residents regarding the potential noise and disturbance that will be generated during the construction period of the proposed development. A Construction Method Statement will be required to be submitted and approved by the Local Planning Authority prior to any development commencing on site to protect the amenity of existing occupiers from noise and disturbance.

90. Therefore, it is considered that the proposal complies with policies DM2 and DM22 as the proposal does not result in adverse impact as to cause significant harm to the residential amenities of surrounding properties, nor will the layout proposed negatively affect future users of the proposed development.

Highways Impact, Sustainable Transport and Connectivity

91. The NPPF advises that development should provide for high quality walking and cycling networks (paragraph 106), and also emphasises in paragraph 110 that in assessing applications for development, it should be ensured that:

92. a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
b) safe and suitable access to the site can be achieved for all users;
c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and
d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

93. It further goes on to advise that the development should not be prevented or refused on transport grounds, unless there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

94. Policy DM2 of the Joint Development Management Policies Document also requires that new development should produce designs that accord with standards and maintain or enhance the safety of the highway network, along with Policy DM46 which promotes more sustainable forms of transport.

95. Points C and D of Policy SA12(A) requires the development on this site to provide and ensure the following:

96. C) There is an identified need for a dedicated cross county boundary cycle route between Burwell and the site. Land shall be provided within the site for a cycle path and an appropriate off-site contribution shall be provided for the delivery of the cycle path.

D) Adequate access should be provided to the satisfaction of the Highways Authority. Sustainable travel provision including facilities for pedestrians and cyclists should be made with links to existing networks.

97. The adopted Development Brief identified three access points which the development would be accessed from; one from Burwell Road and two connecting into Glebe Drive and Mallard Way. It was identified that the layout creates an opportunity for a number of pedestrian and cycle routes to serve the whole development and open up new links to Phase 1 and the existing village amenities/facilities. The applicant, Persimmon Homes Suffolk has committed to providing an off-site contribution for the delivery of a cycle path between the application site and Burwell.

98. The proposed development is served by three accesses. The site is split into two, with approximately half of the development being served by the new access off Burwell Road and the other half of the development by two existing access points off Glebe Drive and Mallard Way. The Highway Authority were satisfied with the primary accesses into the site, however they raised some concerns with the detail of the scheme and in response a number of changes have been made to the internal layout of the development. This included ensuring all footpaths and cycle paths complied with the new adopted LTN01 2020 guidance, amendments to the parking and bin collection points. In addition, further information and evidence was required to support the transport assessment data and travel plan details.

99. One of the main concerns raised in third party representations is the impact of the proposed development on the highway network from a volume of traffic perspective. The Highway Authority has assessed the application in detail, including all of the supplementary information in relation to the transport assessment and travel plan and has concluded that the development will not give rise to an unacceptable level of traffic that would be detrimental to Exning or to the surrounding area.

100. Policy SA12(a) sets out a requirement for an off-site contribution to provide a cross boundary cycle link from the application site in Exning to Burwell. This has been an aspiration of the Parish Council and Ward Member in the consideration of any further development in Exning. Extensive work and discussions have been carried out between West Suffolk District Council, East Cambridgeshire District Council and Suffolk and Cambridgeshire County Councils, with regard to the delivery of this. The details and the arrangements of cycle link are currently being

considered by both Suffolk and Cambridgeshire County Councils. Recently, the adjacent Strategic Site in Burwell, which is within East Cambridgeshire District Council secured 63% of the funding for the link, and within this application the developer will provide the remaining 37%, to be secured within a Section 106 Agreement. This sum would be transferred to Suffolk County Council at an agreed reasonable trigger point, for them to then deliver their piece of infrastructure. Suffolk County Council have surveyed the route along Burwell Road to ensure that a footpath and cycle link can be delivered and the preferred route is the southern side of Burwell Road. The funding for the link, incorporates a crossing in Burwell to enable residents on the northern side of the road to safely access the new cycle and footpath route.

101. The scheme has evolved since the adoption of the Development Brief and initial plans submitted, into the plans that are currently being considered, to create strong permeability throughout the site, maximising connectivity to and from the site to the adjacent residential developments, open space and the wider area. A 3 metre wide footpath/cycle path is provided along the entire frontage of the site (northern boundary), all the way to the eastern corner of the development. An informal footpath then runs the complete stretch of the southern and western boundary, with it connecting centrally within the site to the adopted footpath/cycle path.

102. All properties within the site are provided with the required amount of on-site parking or dedicated parking in the form of parking courts, in accordance with Suffolk Parking Standards. Properties that had triple parking directly upon the primary access road have been re-configured to remove the triple parking onto the highway which is to be adopted by Suffolk County Highways. In addition, the visitor parking has been re-distributed within the site, following concerns from the Highway Authority in regard to the accessibility and location of the spaces. Residents have raised concerns regarding the existing parking situation along Burwell Road and at Phase 1. Planning law does not allow a Local Planning Authority to resolve an existing problematic parking situation under a new application, which itself provides the appropriate and policy compliant level of on-site parking.

103. In regard to the Early Years facility, the details of how this area of the site will be accessed and the quantum of parking has not yet been determined. This element of the proposal has been considered by the Highway Authority and included in the transport assessments that have been undertaken by the applicant. It has been concluded that subject to the detail and layout of the facility, a scheme can be provided that will not lead to any adverse impact on highway safety, subject to appropriate and necessary conditions at reserved matters stage.

104. Following the amendments to the scheme, the Highway Authority's concerns have been addressed. Subject to appropriate conditions as recommended by the Highways Officer, and which are considered reasonable, the application has demonstrated that the proposed development can be successfully accommodated within the highway network without significant harm in respect of highway safety and that safe and suitable access can be achieved for all users.

105. In light of the above, the development is considered to be in accordance with policies DM2, DM44, DM45 and DM46 of the Joint Development Management Policies Document, CS12 of the Core Strategy and the NPPF.

Public Open Space (POS), Landscape and Trees, Ecology and Drainage

106. The NPPF confirms that the planning system should contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible (paragraphs 179 and 180). This is reflected in policies DM11 and DM12 which seek to safeguard protected species and state that measures should be included in the design of all developments for the protection of biodiversity, the mitigation of any adverse impacts and enhancements commensurate with the scale of the development.

107. Policy DM13 states that proposals will be permitted where they will not have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife, or amenity value.

108. Paragraph 131 of the NPPF states that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

POS

109. The application site adjoins the existing area of POS associated with Chancery Park/Phase 1. The scheme has been designed to provide a footpath along the boundary between the POS and the application site, which then connects into the large central area of informal green POS, measuring approximately 28,000sqm. Along the entire western and southern boundary is areas of natural green space which totals approximately 25,000sqm. The parcel of open space creates an effective use of the land from the continuation of the natural green space that has been designed to allow and encourage wider use of the POS.

Landscape and Trees

110. In terms of the landscaping the adopted Development Brief sets out that a minimum of a 15 metre landscape buffer will be provided along the western and south-western boundary of the site, with further opportunities for strong landscaping within the site.

111. Along the western boundary of the site, leading round to the south-western corner of the site is a dense landscaping buffer which frames the boundary of the site and responds to the adjoining open space and footpath alongside it. The landscape buffer in this location is organically formed and planted, with some areas of the buffer measuring as wide as 22 metres in parts. An area of approximately 30 metres (out of a total of 185 metres) of the landscape buffer along the western measures between

10-13 metres. It is acknowledged that there is a conflict with the Development Brief which requires a minimum 15 metre buffer in this location. Given that there is only a small area which is below this and this is to facilitate to the informal footpath in the open space, and that there are areas that provide a deeper level of landscaping along this boundary, the reduction in landscaping does not result in harm to the visual landscape and this is therefore a factor which does not weigh heavily against the scheme in the overall planning balance.

112. A landscape feature has been created through the development from west to east, to the north of plots 63-68. This enables a strong green link to be carried through the development, which creates an interesting and attractive focal point within the development. As a result of the distribution of the open space and the substantial planting along the boundaries of the site, landscaping forms a key characteristic of the development. The proposed soft landscaping across the site is sympathetic and is considered to positively contribute to the development and wider setting, as well as providing a biodiversity enhancement.

Ecology

113. There are no designated wildlife sites and sites of local interest within the red line application site and no sites of international or national importance within or directly adjacent. However, there are other habitats within the application site including agricultural land, field margins, hedgerows along the northern and southern boundary, plus trees and ditches, all of which contribute to the biodiversity of the site and have the potential to support protected species.

114. The Development Brief was supported and informed by a range of Ecological Surveys. The application has been accompanied by an Updated Ecology Report (Wild Frontier Ecology, September, 2020), relating to the likely impacts of development on designated sites, Protected & Priority habitats and species, particularly Skylarks and Corn Bunting and identification of proportionate mitigation.

115. There are sites that are of special importance (Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI) that require careful consideration as to the recreational pressure put on these sites as a result of any new residential schemes. This is covered in detail in the next section of the report.

116. The mitigation measures identified in the Updated Ecology Report should be secured and implemented in full. This is necessary to conserve and enhance protected and Priority Species. This will include the provision of the off-site skylark nest plots and grassland for corn bunting. It is recommended by the Ecology Officer that mitigation measures should be collated in a Construction Environmental Management Plan for Biodiversity and secured as a condition of any consent.

117. A further mitigation measure, identified by the Suffolk Wildlife Trust is that a sensitive lighting strategy is required to ensure no light spill from external lighting on the dark corridors, which have the potential to benefit nocturnal species such as foraging and commuting bats. As such, it is recommended that a lighting strategy be agreed with the Local Planning

Authority prior to construction works and this could be secured by condition.

118. The incorporation of swift nest bricks is an established way to enhance biodiversity within a development and provide net gain. The provision of integral swift nest bricks should be incorporated into buildings that are of minimum two storeys. There are records of Hedgehog, a UK and Suffolk Priority Species, in the surrounding area. To maintain connectivity for this species, it is recommended that hedgehog permeable boundaries (with gaps of 13x13cm at ground level) are incorporated as part of this development. To control this, the details for the precise location can be secured by condition.

119. Provided that the recommendations and precautionary methods are carried out, it is considered that all significant impacts upon biodiversity, including any potential adverse impacts upon specific protected species will likely be able to be wholly mitigated and appropriate enhancements secured, in accordance with policies DM11 and DM12 of the Joint Development Management Policies Document, the guidance contained in the NPPF and in line with relevant wildlife legislation.

Drainage

120. In order to demonstrate that the proposed layout would allow for an acceptable drainage and landscaping scheme, whilst preserving biodiversity, detailed landscaping drawings have been produced and drainage details have been prepared. It is important for these three elements to be considered together as the location of drainage infrastructure within the development will have an impact on the delivery of the proposed trees, other planting and ecological mitigation and enhancements.

121. Suffolk County Council as the Lead Local Flood Authority has reviewed the submitted details and is satisfied that the latest drainage layout is acceptable, subject to detailed and appropriate conditions. It is therefore considered in principle that sufficient spaces have been dedicated to drainage infrastructure and an appropriate scheme can be achieved.

122. Anglian Water has no objection to the proposed development, subject to detailed conditions regarding foul water drainage to ensure that there is sufficient treatment capacity and measures put in place, due to the existing capacity constraints at Newmarket Water Recycling Centre. This is further echoed by the Environment Agency within their comments. Anglian Water comments in respect of Assets Affected, are as follows:

123. 'The development site comprises a sewage pumping station and is close to an existing pumping station. This asset requires access for maintenance and will have sewerage infrastructure leading to it. For practical reasons therefore it cannot be easily relocated. Anglian Water consider that dwellings located within 15 metres of the pumping station would place them at risk of nuisance in the form of noise, odour or the general disruption from maintenance work caused by the normal operation of the pumping station. The site layout should take this into account and

accommodate this infrastructure type through a necessary cordon sanitaire, through public space or highway infrastructure to ensure that no development within 15 metres from the boundary of a sewage pumping station if the development is potentially sensitive to noise or other disturbance or to ensure future amenity issues are not created.'

124. The proposed dwellings are located more than 15 metres away from the sewage pumping station and located adjacent to the public open space and highways infrastructure in accordance with the site layout comments they make above.

Devils Dyke Special Area of Conservation (SAC) and Newmarket Heath Site of Special Scientific Interest (SSSI)

125. Devils Dyke (SAC) is 2.9 km to the south of this development site. Devil's Dyke is an ancient linear earthwork. It is important as one of the few remaining areas still supporting the relict chalkland vegetation communities. It holds one of the best and most extensive area of species-rich chalk grassland in the area, of a type characteristic of south, central and eastern England and represents a habitat now very restricted in distribution and extent throughout its British range. The section of Devil's Dyke SSSI adjacent to Newmarket Racecourse (also a SSSI, Newmarket Heath), Unit 3 of the SSSI, is designated a SAC. A Public Right of Way runs along the top of the Dyke bank for the whole of its length and is very popular for the dramatic effect of the elevated route, extensive views across the gently rolling countryside and the rare plants and animals to be found. The qualifying features are H6211 Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (*important orchid sites).

126. The Habitats Regulation Assessment (HRA) of the Sites Allocations Local Plan considered the potential for effects on other Habitats sites in the vicinity and was able to conclude that there would be no likely significant effects. However, the Impact Risk Zone notes for this development site indicate that housing developments will require an assessment of recreational pressure on relevant SSSIs, in this case the Devils Dyke SAC, and measures to mitigate adverse impacts e.g., alternative open space provision. As such, an Appropriate Assessment is therefore required.

127. It was concluded in the HRA associated with the Development Brief that such a scheme can be successfully designed and implemented, and that the additional information required can be secured at that more detailed stage. Therefore, that Impacts on integrity of the SAC can be ruled out. A project level HRA of the development and an Appropriate Assessment is required at planning application stage.

128. Persimmon provided a report titled Supporting Evidence for Appropriate Assessment Wild Frontier Ecology December 2020. This assessment partly relied on the provision of new green space on this site. The concept masterplan included in the Development Brief had been reflected in the proposed layout of the development. The main features of note are:

- The circular walking route around the site, which would be approximately 1.8km - this also links to the newly completed residential housing which

also delivered a 2ha central open space, and links through to the village centre.

- The proposals will deliver a cycle/walking route to Burwell
- The open space provision is generous when compared to the policy requirement as calculated by the Open Space Supplementary Planning Document Calculator. The open space is central to the development and well connected to provide a new green infrastructure network.

129. A phasing plan has supported the application, detailing which areas of open space are to be delivered alongside each stage of the development with a temporary dog walking route being created during the construction phase of the development. The development is to be built out in five phases and the phasing proposed ensures that an area of open space comes forward during each phase. The open space and green infrastructure are part of the mitigation package. It has been concluded via the Appropriate Assessment that there will be no adverse effect on the integrity of the SAC during construction and as a result of the proposed development. The phasing plan, along with further mitigation measures are to be secured via condition.

Contamination

130. The application is supported by a Site Investigation Report undertaken by Harrison Geotechnical Ltd, reference GC19624_SI dated November 2017. The report contains both a desk study assessment and an intrusive investigation (including chemical analysis of soils) to assess the contamination status of the site. The report does not identify any significant risks associated with land contamination and confirms that remediation is not necessary. The Environment Team are satisfied with the scope and technical content of the report and are satisfied the risk from land contamination is low.

131. The application contains sufficient information on the risk posed by potential contamination at the site and therefore accords with the National Planning Policy Framework (NPPF), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policies Document.

Air Quality and Sustainability

132. The EPUK document Land-Use Planning & Development Control: Planning for Air Quality (January 2017(v1.2)) recommends major developments 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.

133. Paragraph 107 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 ultra-low emission vehicles.' Paragraph 112 of the NPPF states that 'applications for development should... be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'

134. 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 also has requirements for electrical vehicle charging infrastructure, including the installation of a suitable consumer unit capable of providing 7.4kW charge all in new dwellings. It also states that commercial developments must provide suitable charging systems for a number of the parking spaces, with ducting and infrastructure in place to install additional charging systems when future demand dictates.

135. Therefore, to enhance the local air quality through the enabling and encouraging of zero emission vehicles in accordance with policy, all dwellings with off street parking should be provided with an electrical vehicle charging point, as well as at least 15% of car parking spaces shall be equipped with working electric vehicle charge points for the Early Years provision.

136. The NPPF states that the planning system should support the transition to a low carbon future in a changing climate and should help to (inter alia) shape places in ways that contribute to radical reductions in greenhouse gas emissions.

137. The importance the Government places on addressing climate change is reflected in policy DM7 of the Joint Development Management Policies Document which requires adherence to the broad principles of sustainable design and construction (design, layout, orientation, materials, insulation and construction techniques), but in particular requires that new residential proposals to demonstrate that appropriate water efficiency measures will be employed (standards for water use or standards for internal water fittings).

138. Given the provisions of Policy DM7 of the Joint Development Management Policies Document (2015) requires developers to demonstrate water efficiency measures (and one of the options is 110 litres water use per person, per day).It is considered reasonable to require the more stringent water efficiency measures set out in the Building Regulations be applied to this development by way of condition.

139. Within the adopted Development Brief, Persimmon set out that they would be incorporating photovoltaic panels into the construction of some the dwellings which will reduce CO2 emissions by at least 14%, exceeding what is required under Building Regulations. The supporting Sustainability Statement sets out the following proposed measures:

- Persimmon Homes will operate a robust Sustainable Procurement Policy which emphasises the legal and sustainable sourcing of timber and other building materials;
- The construction specification for the site achieves A+ and C ratings when assessed against the Building Research Establishments Green Guide;
- A comprehensive, efficient and robust Surface Water Management Plan will be implemented. This plan will adhere to the waste hierarchy of reduce, re-use and diversion from landfill;
- Recycling facilities will be provided to each home;

- Pollution during the construction phase will be minimised through the adoption of best practice measures with respect to waste, dust and air pollution;
- Measures will be incorporated into the design of each property to achieve a water consumption lower than 110 litres per person per day;
- The construction and services specification proposed at Phase 2 achieves robust energy efficiency standards;
- Each home will be constructed to a specification capable of achieving the exceeding the energy efficiency requirements of the Building Regulation Part L1A. An area weighted average saving of 8.95% is forecasted;
- Solar PV arrays capable of offsetting 34,259.87kg/year of CO2 will be installed across the development; and
- The sites forecasted emission rate of 308,338.81kg/year represents a saving of 14.08% over the Building Regulations.

140. The Energy Officer and the Local Planning Authority welcome the emissions savings from fabric and the use of renewable energy set out.

Affordable Housing

141. Policy CS9 of the Council's Core Strategy requires developers to integrate and provide affordable housing within sites where housing is proposed. Where a site is 0.3 hectares and above 10 or more dwellings, 30% affordable housing shall be provided.

142. The affordable housing requirement for this proposal for 205 dwellings equates to 61.5 dwellings. 61 dwellings are to be provided on site along with a 0.5 dwelling commuted sum, to be secured within the S106 agreement.

143. Further to discussions with our Strategic Housing team, triggered by the recent First Homes guidance that confirmed NPPF paragraph 65 expects 10% of proposed development will be a form of home ownership. As such, the required tenure split has been amended and following is to be provided:

40 affordable/social rent

9 x 1beds

19 x 2 beds

8 x 3 beds

3 x 4beds

1 x 5bed

21 shared ownership

13 x beds

8 x 3 beds

144. The Strategic Housing Team raised concerns initially regarding the room sizes of some the units as these were below National Space Standards and it is the Council's recommendation that accommodation should at least be the minimum. The National Space Standards provide guidance to Local Authorities when considering developments, but this is not a formal development plan policy at present. However, since the

comments were made the house types have been revised and all of the Affordable Housing units comply with National Space Standards.

145. The Affordable Housing SPD states that affordable dwellings shall not exceed clusters of 15 or more. It is considered that the affordable dwellings are distributed evenly throughout the site with no cluster of more than 15 dwellings. Furthermore, the introduction of a better mix of units following amendments to the house types, has also reduced the extent to which the proposed affordable units are visually distinguishable.

146. Accordingly, the proposal meets the requirements of Policy CS9 to deliver 30% affordable housing.

Heritage Impacts

147. As set out in the NPPF, heritage assets should be conserved in a way that is appropriate to their significance. Heritage assets include an extensive range of features that include archaeological remains, Scheduled Ancient Monuments, Listed Buildings and Conservation Areas.

148. There are no Listed Buildings in close proximity of the application site, with the nearest Listed Building located approximately 0.5 miles away on Chapel Street. The site is situated approximately 350 metres from the boundary of Exning Conservation Area. Therefore, it is considered that there will be no impact to the character and appearance of the Conservation Area as a result of the proposed development.

149. Policy DM20 states that on sites of archaeological interest, or of potential archaeological importance, provided there is no overriding case against development, planning permission will be granted subject to satisfactory prior arrangements being agreed.

150. The proposed development affects an area of archaeological potential, as defined by information held by the County Historic Environment Record (HER). During the previous evaluation phase of archaeological works Neolithic features were identified in the south eastern corner of the proposed development area. As a result, there is high potential for the discovery of further below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist. Therefore, a phase of archaeological excavation is required in this area.

151. As the proposed development would cause significant ground disturbance that has potential to damage any archaeological deposits that exist, Suffolk County Council Archaeological Service has confirmed that conditions are necessary to secure appropriate investigation and recording, in accordance with NPPF and Policy DM20.

Planning Obligations

152. The NPPF sets out how conditions and planning obligations can be secured for a development to make an unacceptable impact to one which is acceptable. 'Planning obligations must only be sought where they meet all of the following tests:

- 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.'

153. Suffolk County Council as the Highway Authority are named in the Travel Plan. As part of the monitoring and engagement process a £1,000 per annum Travel Plan Evaluation and Support Contribution will be required through a Section 106 agreement, from first occupation for a minimum of five years, or one year after occupation of the final dwelling (whichever is the longest duration).
154. As required by Policy SA12(a), an appropriate off-site contribution shall be provided for the delivery of the cycle path between the application site and Burwell. Following extensive work and discussions between West Suffolk District Council, East Cambridgeshire District Council and Suffolk and Cambridgeshire County Council, the adjacent Strategic Site in Burwell, which is within East Cambridgeshire District Council secured 63% of the funding, resulting in 37% being required to be secured within this application. A contribution of £162,430 to Suffolk County Council is required to deliver the cycle path.
155. Suffolk County Council as the education authority has also identified a shortfall in the number of available early years, primary, secondary and sixth form places and requests a financial contribution of £2,217,442 in total. A contribution of £44,280 towards the library provision within the area is requested.
156. The District Council seeks an off-site contribution of £60,000 to be spent on the provision, improvement/enhancement or maintenance of open space and play within the vicinity of the development.
157. In its capacity as the healthcare provider, West Suffolk Clinical Commissioning Group (CCG) incorporating NHS England Midlands and East (East) (NHS England) request a financial contribution of £123,200 as it has been identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.
158. Policy CS9 of the Council's Core Strategy and the National Planning Policy Framework requires scheme of more than 10 units to provide up to 30% affordable housing. As set out in the affordable housing section, the proposed development is policy compliant.
159. The contributions sought, which have been agreed by the applicant are considered reasonable and necessary to mitigate the impact of the proposed development.

Other Matters

160. Initially, concerns had been raised by our Waste Team over the positioning of waste collection points in some locations within the site. Some of these concerns relate the distances that refuse workers would need to travel to collect the bins, and some relate to the distances that occupants would need to take their bins for collection. A revised waste strategy has been submitted which demonstrates that the maximum

distance of travel has been reduced to 25 metres in those areas of the site. It is considered that this is a reasonable distance for collection crews to travel in a limited number of locations across the site.

161. The area of the site being considered under the outline planning application element is for an Early Years Facility, which falls under use Class E(f). The Use Class Order was amended in September 2020 and as a result of the changes the new use Class E (Commercial, Business and Service) covers a wide range of uses. It includes uses such as shops, restaurants and offices. It is considered necessary to control the use of the land reserved for the Early Years Facility to ensure that the land is used for this purpose and that an alternative Class E use is not located on the site that could adversely impact residential amenity and highway safety, without the careful consideration of the Local Planning Authority.

Planning balance and conclusion:

162. Section 38(6) of the 2004 Planning Act states planning applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Framework reinforces the approach set out in Section 38(6). It emphasises the importance of the plan-led system and supports the reliance on up-to-date development plans to make decisions.

163. As a result of the amendments made to the scheme and the additional information, it is considered that the proposed development creates a well laid out and visually attractive scheme which provides key and important features throughout the development. The layout of the scheme allows for meaningful and strategic landscaping to be provided, large areas of open space and strong connectivity throughout the whole development.

164. The proposed development is considered to reflect the parameters, aims, objectives and opportunities set out in the adopted Development Brief. Whilst it is acknowledged that there is a slight conflict with the width of the landscape buffer along the western boundary, there is only a modest area which is below 15 metres and this is to facilitate to the informal footpath. No visual harm is generated as a result of this.

165. The development can be successfully accommodated within the highway network without significant harm in respect of highway safety and safe and suitable access can be achieved for all users, whilst providing an off-site contribution to deliver a footpath/cycle link between Exning and Burwell.

166. It is considered that the development would offer a good level of amenity to future occupants and would not adversely affect the amenity of the existing residents of Burwell Road, Glebe Drive, The Drift and Mallard Way.

167. Additional information submitted in respect of drainage has also demonstrated that there would be no adverse impacts in this regard subject to appropriate.

168. With regard to ecology, provided that the recommendations and precautionary methods are carried out, it is considered that all significant impacts upon biodiversity, including any potential adverse impacts upon specific protected species will likely be able to be wholly mitigated and appropriate enhancements secured.

169. In conclusion, subject to the use of conditions and a S106 agreement, 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.

Recommendation:

170. It is recommended that planning permission be **APPROVED** subject to the following conditions and S106 agreement:

Conditions:

IN RESPECT OF THE FULL PLANNING APPLICATION FOR 205 DWELLINGS AND ASSOCIATED INFRASTRUCTURE:

- 1 The development hereby permitted shall be begun not later than three 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, unless otherwise stated below:

Drawing/Document Title	Reference Number	Revision	Date Received
Planning Layout Overview	203-20-0100	P9	28.07.2021
Planning layout Sheet 1 of 2	976-P-101	P1	28.07.2021
Planning layout Sheet 2 of 2	976-P-102	P2	28.07.2021
Site Location Plan	203-20-0150	P2	16.07.2021
Affordable Housing Layout Sheet 1 of 2	203-20-0200	P8	28.07.2021
Affordable Housing Layout Sheet 2 of 2	203-20-0201	P8	28.07.2021
Parking Allocation Layout Sheet 1 of 2	203-20-0205	P8	28.07.2021
Parking Allocation Layout Sheet 2 of 2	203-20-0206	P8	28.07.2021
Housing Distribution Layout Sheet 1 of 2	203-20-0210	P8	28.07.2021
Housing Distribution Layout Sheet 2 of 2	203-20-0211	P8	28.07.2021
Storey Heights Plan Sheet 1 of 2	203-20-0215	P8	28.07.2021

Storey Heights Plan Sheet 2 of 2	203-20-0216	P8	28.07.2021
Character Areas Plan Sheet 1 of 2	203-20-0220	P8	28.07.2021
Character Areas Plan Sheet 2 of 2	203-20-0221	P8	28.07.2021
Details Sheet 1 - Area 1 Main Avenue Character	203-20-0222	P5	16.07.2021
Details Sheet 2 - Area 2 Parkland Edge Character	203-20-0223	P5	16.07.2021
Details Sheet 3 - Area 3 Tertiary Street Character	203-20-0224	P4	16.07.2021
Boundary Treatments Plan Sheet 1 of 2	203-20-0230	P7	28.07.2021
Boundary Treatments Plan Sheet 2 of 2	203-20-0231	P8	28.07.2021
Refuse and Waste Strategy Plan Sheet 1 of 2	203-20-0235	P8	28.07.2021
Refuse and Waste Strategy Plan Sheet 2 of 2	203-20-0236	P8	28.07.2021
Materials Plan Sheet 1 of 2	203-20-0240	P8	28.07.2021
Materials Plan Sheet 2 of 2	203-20-0241	P8	28.07.2021
Materials Schedule	976-P-151	/	16.07.2021
Street scene A-E Sheet 1 of 3	976-P-115	/	23.07.2021
Street scene F-I Sheet 2 of 3	976-P-116	/	23.07.2021
Street scene Sheet 3 of 3	976-P-117	/	23.07.2021
Belmont	203-20-A-BEL1	P8	05.08.2021
Haldon	203-20-SO-HAL1	/	28.07.2021
Haldon	203-20-A-HAL1	P8	28.07.2021
Alnmouth	203-20-ALN1	P6	16.07.2021
Alnmouth	203-20-ALN2	P7	16.07.2021
Alnmouth	203-20-ALN3	P7	16.07.2021
Alnmouth	203-20-ALN4	P3	16.07.2021
Danbury	203-20-DAN1	P7	16.07.2021
Danbury	203-20-DAN2	P7	16.07.2021
Danbury	203-20-DAN3	P7	16.07.2021
Fenchurch	203-20-FEN1	P7	16.07.2021
Fenchurch	203-20-FEN2	P7	16.07.2021
Fenchurch	203-20-FEN3	P7	16.07.2021

Knightsbridge	203-20-KNIGHT1	P6	16.07.2021
Knightsbridge	203-20-KNIGHT2	P7	16.07.2021
Knightsbridge	203-20-KNIGHT3	P7	16.07.2021
Knightsbridge	203-20-KNIGHT4	P8	20.07.2021
Knightsbridge	203-20-KNIGHT5	P4	20.07.2021
Marlborough	203-20-MARL1	P7	16.07.2021
Marlborough	203-20-MARL2	P7	16.07.2021
Marlborough	203-20-MARL3	P7	16.07.2021
Marylebone	203-20-MARY1	P7	16.07.2021
Marylebone	203-20-MARY2	P7	16.07.2021
Marylebone	203-20-MARY3	P7	16.07.2021
Mayfair	203-20-MAYFAIR1	P6	16.07.2021
Mayfair	203-20-MAYFAIR2	P7	16.07.2021
Mayfair	203-20-MAYFAIR3	P7	16.07.2021
Mayfair	203-20-MAYFAIR4	P3	16.07.2021
Mayfair	203-20-MAYFAIR5	P3	16.07.2021
Mayfair	203-20-MAYFAIR6	P3	16.07.2021
Oxford	203-20-OXF1	P7	16.07.2021
Piccadilly	203-20-PICCC1	P6	16.07.2021
Piccadilly	203-20-PICCC2	P6	16.07.2021
Piccadilly	203-20-PICCC3	P6	16.07.2021
Piccadilly	203-20-PICCC4	P7	16.07.2021
Sherwood	203-20-SHE1	P7	16.07.2021
Sherwood	203-20-SHE2	P7	16.07.2021
Sherwood	203-20-SHE3	P7	16.07.2021

Strand	203-20-STR1	P6	16.07.2021
Strand	203-20-STR2	P7	16.07.2021
Strand	203-20-STR3	P7	16.07.2021
Strand	203-20-STR4	P7	16.07.2021
Whitehall	203-20-WHITE1	P7	16.07.2021
Whitehall	203-20-WHITE2	P7	16.07.2021
Whitehall	203-20-WHITE3	P7	16.07.2021
Whitehall	203-20-WHITE4	P3	16.07.2021
Whitehall	203-20-WHITE5	P3	16.07.2021
Whitehall	203-20-WHITE6	P3	16.07.2021
Whitehall	203-20-WHITE7	P2	16.07.2021
Bond	203-20-BOND1	P2	16.07.2021
Portland	203-20-PORT1	P3	16.07.2021
Portland	203-20-PORT2	P3	16.07.2021
Brightstone	203-20-BRI1	P3	16.07.2021
Sherwood Cr	203-20-SHE-C1	P3	16.07.2021
Sherwood Cr	203-20-SHE-C2	P3	16.07.2021
Charnwood Cr	203-20-CHA-C1	P3	16.07.2021
Charnwood Cr	203-20-CHA-C2	P3	16.07.2021
Cannock	203-20-A-CAN1	P3	16.07.2021
Cannock with Binstore	203-20-A-CAN2	/	16.07.2021
Dallington	203-20-A-SO-DALL1	P2	16.07.2021
Dallington	203-20-SO-DALL1	P2	16.07.2021
Dallington	203-20-A-DALL1	P2	16.07.2021
Dallington	203-20-A-DALL2	P3	16.07.2021

Heartwood	203-20-A-HRT1	P3	16.07.2021
Wareham	203-20-A-WAR1	P2	16.07.2021
Wareham	203-20-A-WAR2	P2	16.07.2021
Wareham	203-20-SO-WAR1	P2	16.07.2021
Wareham	203-20-SO-WAR2	P3	16.07.2021
Wickham	203-20-A-WICK	/	16.07.2021
Whinfell	203-20-A-WHIN1	/	16.07.2021
Single and Double Garages	203-20-GAR1	P2	16.07.2021
Triplex Garage	203-20-GAR2	/	20.07.2021
Pumping Station Floor Plans and Elevations	0110	P1	16.07.2021
Sub Station Floor Plans and Elevations	0120	P2	16.07.2021

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

- 3 No development shall take place on 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. Timetable for the site investigation to 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 West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework

and all relevant Core Strategy Policies. 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 loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to archaeological and historic assets.

- 4 No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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 West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 5 Prior to commencement of development details of the strategy for the disposal of surface water on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. 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 Prior to commencement of development details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site shall be 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 water drainage, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. 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 Within 28 days of practical completion of the last dwelling or unit, a surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings. The report shall include details of

all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk., in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 8 Prior to commencement of development details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) shall be submitted to and agreed in writing by the Local Planning Authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

a. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

1. Temporary drainage systems
2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
3. Measures for managing any on or offsite flood risk associated with construction.

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan, in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 14 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 9 Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 10 Prior to construction above damp proof course a Phasing Plan setting out the details of the phasing of the development shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in complete accordance with the

approved Phasing Plan.

Reason: To ensure the development is phased to avoid an adverse impact on drainage infrastructure, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 11 No occupation of dwellings approved by this permission shall occur until the agreed scheme for improvement and/or extension of the existing sewage system has been completed.

Reason: To protect and prevent pollution of the water environment, in accordance with policy DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 14 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 12 No other part of the development hereby permitted shall be commenced until the new vehicular access complete with footways and cycleways has been laid out and completed in broad accordance with drawing number 203-20 0101 P1. Thereafter the access 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. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 13 No part of the development shall be commenced until details of the proposed access link into Glebe Drive and Mallard Way 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 any occupation of the development. Thereafter the access shall be retained in its approved form. The details shall show how the two cycle links will safely link to each other giving cyclists a safe and sustainable link.

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. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 14 Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard, 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. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 15 No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least base 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, 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.

- 16 No development shall be commenced until an estate road phasing and completion plan has been submitted to and approved in writing by the local planning authority. The estate road phasing and completion plan shall set out the development phases and the standards of construction that the estate roads serving each phase of the development will be completed to and maintained at.

Reason: In the interests of highway safety, to ensure that the estate roads serving the development are completed and thereafter maintained during the construction phase to an acceptable standard, 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. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 17 The new estate road junction(s) as shown on Drawing No. 203-20 0101 P1, inclusive of cleared land within the sight splays to this junction, must be formed prior to any other works commencing on site or delivery of any other materials.

Reason: In the interests of highway safety, to ensure a safe access to the site is provided before other works commence, 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.

- 18 Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:
- a) parking and turning for vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials

- c) piling techniques
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and
- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase., 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. This condition requires matters to be agreed prior to commencement since it relates to highway safety and it is necessary to secure details prior to any other works taking place.

- 19 The dwellings hereby permitted shall not be occupied until the area(s) within the site shown on drawing numbers 203-20 0101 P1 and 203-20 0102 P1 for the purpose of loading, unloading, manoeuvring and parking of vehicles shall be provided. Thereafter the area(s) shall be retained 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, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 20 Before the development is occupied details of the areas to be provided for the storage and presentation of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its entirety before the dwellings are occupied and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway, 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.

- 21 Before the new access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled

carriageway at the centre line of the access point (X dimension) and a distance of 215 metres in a direction towards the village of Burwell and 43m in the direction of Exning village centre, along the edge of the metalled carriageway from the centre of the access (Y dimension) [or tangential to the nearside edge of the metalled carriageway, whichever is the more onerous]. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure vehicles exiting the access have sufficient visibility to enter the public highway safely and vehicles on the public highway have sufficient warning of a vehicle emerging to take avoiding action in the interests of road 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.

- 22 The development hereby permitted shall not be first occupied until cycle storage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter these facilities shall be retained in accordance with the approved details and continue to be available for use unless the prior written consent of the Local Planning Authority is obtained for any variation to the approved details.

Reason: To encourage the use of sustainable forms of transport and reduce dependence on the private motor vehicle, in accordance with policy DM2 and DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 23 Before any dwelling is first occupied, a cycle signing and lighting strategy should be submitted to and approved in writing by the Local Planning Authority and Highway Authority which include:
- a) signing strategy to and from the site to local amenities
 - b) types of signs to be provided
 - c) location of signs and posts
 - d) methodology of lighting the routes.

Reason: In the interest of Highway Safety, to encourage sustainable transport modes and to ensure the routes are useable and desirable at all times, 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.

- 24 All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Updated Ecology Report (Wild Frontier Ecology, September 2020) and Landscape and Ecological Management and Maintenance Plan (James Blake Associates, Nov 2020) for Phase 2 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person

e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and 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.

25 Prior to commencement of development (including demolition, ground works, vegetation clearance) a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities
- b. Identification of "biodiversity protection zones"
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- d. The location and timing of sensitive works to avoid harm to biodiversity features
- e. The times during construction when specialist ecologists need to be present on site to oversee works
- f. Responsible persons and lines of communication
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the ecological and nature conservation value of the area, 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. This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

26 Prior to development commencing above ground level, a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;

d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).
The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To enhance Protected and Priority Species/habitats, 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. This condition requires matters to be agreed prior to commencement to ensure that an appropriate strategy is in place prior to any disturbance to wildlife and the ecological value of the area.

27 Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a. Identify those areas/features on site that are particularly sensitive for bats and that are likely to be disturbed by lighting;
- b. Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) to demonstrate that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. No other external lighting be installed without prior consent from the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality and the ecological value of the area, in accordance with policies DM2 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.

28 Prior to development commencing, a Farmland Bird Mitigation Strategy shall be submitted to and approved by the local planning authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced. This shall include provision of offsite compensation measures to be secured by legal agreement, in nearby agricultural land, prior to commencement.

The content of the Farmland Bird Mitigation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark nest plots;
- b) detailed methodology for the compensation measures e.g. Skylark nest plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots';
- c) locations of the compensation measures by appropriate maps and/or plans;
- d) persons responsible for implementing the compensation measure.

The Farmland Bird Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum

period of 10 years.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species). This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 29 Prior to occupation, on site measures to avoid impacts from the development alone to the Stour and Orwell Estuaries SPA and Ramsar site shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.
The content of the of the onsite measures will be in line with the approved Habitats Regulations Assessment and shall include the following:
- a) Purpose and conservation objectives for the proposed measures;
 - b) Detailed designs of the interpretation board to promote circular dog walking routes within 3km of at least 2.7km¹ in length;
 - c) Timetable for implementation demonstrating that measures are aligned with any proposed phasing of development;
 - d) Locations of proposed interpretation boards by appropriate maps and plans; and
 - e) details of initial aftercare and long-term maintenance.

The measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To avoid Adverse Effects to Site Integrity from the development alone to the Stour and Orwell Estuaries SPA and Ramsar and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended).

- 30 All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 31 No development above ground level shall take place until, a landscape and ecological management plan (LEMP) has been submitted to and be approved in writing by the Local Planning Authority. The LEMP shall include the following:
- a. Description and evaluation of features to be managed

- b. Ecological trends and constraints on site that might influence management
- c. Aims and objectives of management
- d. Appropriate management options for achieving aims and objectives
- e. Prescriptions for management actions
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g. Details of the body or organization responsible for implementation of the plan
- h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To identify and ensure the protection of important species and those protected by legislation, 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.

- 32 No development above ground level shall take place until details of the treatment of the boundaries of the site 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/fences 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.

All boundary treatments shall include hedgehog highway gaps.

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 use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers and enhance Protected and Priority Species/habitats, in accordance with policy DM2, DM11 and DM12 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.

- 33 No development above ground level shall take place until a Public Open Space (POS) Management Plan has been submitted to and approved in writing by the Local Planning Authority. The POS shall be implemented in accordance with the approved POS Management Plan prior to each

phasing and retained thereafter in perpetuity.

Reason: To ensure that sufficient open space is provided and maintained 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.

- 34 No development above ground floor slab level of any part of the development hereby permitted shall take place until the travel arrangements to and from the site for residents of the dwellings, in the form of a revised Travel Plan in accordance with the mitigation measures identified in the submitted Transport Assessment (dated October 2020), Interim Residential Travel Plan (dated October 2020) and Technical Note [DATED] shall be submitted for the approval in writing by the local planning authority in consultation with the highway authority. This Travel Plan must contain the following:
- o Baseline travel data based upon the information provided in the Transport Assessment, with suitable measures, objectives and targets identified targets to reduce the vehicular trips made by residents across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met
 - o Appointment of Travel Plan Coordinator to implement the Travel Plan in full and clearly identify their contact details in the Travel Plan
 - o A commitment to monitor the vehicular trips generated by the residents using traffic counters and resident questionnaires and submit a revised (or Full) Travel Plan one year after occupation of the first dwelling
 - o A further commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to and approved in writing by the Local Planning Authority for a minimum of five years, or one year after occupation of the final dwelling (whichever is the longest duration) using the same methodology as the baseline monitoring
 - o Detail and timescales on the improvements that are to be made to the bus services on Exning Road
 - o A suitable marketing strategy to ensure that all residents on the site are engaged in the Travel Plan process
 - o A Travel Plan budget that covers the full implementation of the Travel Plan
 - o A copy of a residents travel pack that includes a multi-modal voucher to incentivise residents to use sustainable travel in the local area

No dwelling within the site shall be occupied until the Travel Plan has been agreed. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan.

Reason: In the interest of sustainable development, in accordance with policy DM45 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 35 Prior to commencement of development a scheme for the provision of fire hydrants within the application site shall be submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until the fire hydrants have been provided in accordance with the approved scheme. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

Reason: To ensure the adequate supply of water for firefighting and community safety, in accordance with policy DM2 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.

- 36 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:
- a. The parking of vehicles of site operatives and visitors
 - b. Loading and unloading of plant and materials
 - c. 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
 - d. The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
 - e. Wheel washing facilities
 - f. Measures to control the emission of dust and dirt during construction
 - g. A scheme for recycling/disposing of waste resulting from demolition and construction works
 - h. Hours of construction operations including times for deliveries and the removal of excavated materials and waste
 - i. Noise method statements and noise levels for each construction activity including piling and excavation operations
 - j. 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.
 - k. monitoring and auditing facilities
 - l. complaints response procedures and community liaison procedures

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.

- 37 The site preparation and construction works including deliveries to the site and the removal of excavated materials and waste from the site shall not take place outside the hours of 8am to 6pm hours Mondays to Fridays and 8am to 1:30pm 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.

- 38 No plant or equipment associated with the development shall be installed until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, location and screening of the proposed plant or equipment. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation the plant or equipment shall be retained in accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation of the approved details or specifications.

Reason: To protect the amenities of occupiers of properties in the locality, 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.

- 39 No generators shall be used in external areas on the site shall be used outside of the hours of 8am to 6pm on Monday to Friday and 8am to 1:30pm Saturdays and at any time on Sundays, Bank or Public Holidays.

Reason: To ensure the appropriate use of the site and to protect the amenities of occupiers of properties in the locality , 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.

- 40 No floodlights or other means of external lighting shall be erected on the site until details have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the position, height and illumination levels of all lighting.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy 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.

- 41 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 paragraphs 105 and 110 and the Suffolk Parking Standards.

- 42 The dwelling(s) hereby approved shall not be occupied until the requirement for water consumption (110 litres use per person per day) in part G of the Building Regulations has been complied with and evidence of compliance has been obtained.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. The higher standards for implementation of water efficiency measures set out in the Building Regulations are only activated if they are also a requirement of a planning condition attached to a planning permission.

- 43 The development hereby approved shall be carried out in accordance with the approved Sustainability Statement and achieve a reduction of CO2 emissions by at least 14%.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 44 No development above slab level shall take place until samples/details of the facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

IN RESPECT OF THE OUTLINE PLANNING APPLICATION FOR EARLY YEARS FACILITY:

- 45 Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates:-

- i) The expiration of three years from the date of this permission; or
- ii) The expiration of two years from the final approval of the reserved matters; or,

In the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To conform with the requirements of Section 92 of the Town and

Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 46 Prior to commencement of development details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) and to enable to the Local Planning Authority to exercise proper control over these aspects of the development.

- 47 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Drawing/ Document Title	Reference Number	Revision	Date Received
Planning layout Sheet 2 of 2	976-P-102	P2	28.07.2021
Site Location Plan	203-20-0150	P2	16.07.2021

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

- 48 No development shall take place on 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:
- The programme and methodology of site investigation and recording.
 - The programme for post investigation assessment.
 - Provision to be made for analysis of the site investigation and recording.
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - Provision to be made for archive deposition of the analysis and records of the site investigation.
 - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - Timetable for the site investigation to 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 West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies. 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 loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets.

- 49 No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 48 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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 West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 50 Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved FRA and include:
- a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
 - g. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.
 - h. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The

approved CSWMP and shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage. In accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies. 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.

- 51 Within 28 days of practical completion of the Early Years Facility, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and to ensure all flood risk assets and their owners are recorded in accordance with the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act, policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 52 All ecological mitigation & enhancement measures and/or works shall be carried out in accordance with the details contained in the Updated Ecology Report (Wild Frontier Ecology, September 2020) and Landscape and Ecological Management and Maintenance Plan (James Blake Associates, Nov 2020) for Phase 2 as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and 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.

- 53 Concurrent with the first reserved matters application(s) A construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- i) Risk assessment of potentially damaging construction activities.
 - j) Identification of "biodiversity protection zones".
 - k) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - l) The location and timing of sensitive works to avoid harm to biodiversity features.
 - m) The times during construction when specialist ecologists need to be present on site to oversee works.
 - n) Responsible persons and lines of communication.
 - o) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - p) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the ecological and nature conservation value of the area, 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. This condition requires matters to be agreed prior to commencement to ensure that appropriate protection measures etc. are put into place to avoid harm and disturbance to local wildlife and the ecological value of the area.

- 54 Concurrent with the first reserved matters application(s), a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- f) Purpose and conservation objectives for the proposed enhancement measures;
- g) detailed designs to achieve stated objectives;
- h) locations of proposed enhancement measures by appropriate maps and plans;
- i) persons responsible for implementing the enhancement measures;
- j) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats, 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. This condition requires matters to be agreed prior to commencement to ensure that an appropriate strategy is in place prior to any disturbance to wildlife and the ecological value of the area.

- 55 No development above ground level shall take place until a scheme of soft landscaping for the site drawn to a scale of not less than 1:200, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation. The works shall be completed in accordance with the approved plans and in accordance with a timetable to be agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to ensure that the most vulnerable trees are adequately protected during the periods of construction, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 56 Prior to first operational use of the site, at least 15% of car parking spaces shall be equipped with working electric vehicle charge points, which shall be provided for staff and/or visitor use at locations reasonably accessible from car parking spaces. The Electric Vehicle Charge Points shall be retained thereafter and maintained in an operational condition.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 105 and 110 of the National Planning Policy Framework paragraphs 105 and 110 and the Suffolk Parking Standards.

- 57 The site preparation and construction works including deliveries to the site and the removal of excavated materials and waste from the site shall not take place outside the hours of 8am to 6pm hours Mondays to Fridays and 8am to 1:30pm 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.

- 58 No plant or equipment associated with the development shall be installed

until details thereof have first been submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the design, location and screening of the proposed plant or equipment. The plant or equipment shall be installed in complete accordance with the approved details before being first brought into use. Following installation the plant or equipment shall be retained in accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation of the approved details or specifications.

Reason: To protect the amenities of occupiers of properties in the locality, 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.

- 59 No floodlights or other means of external lighting shall be erected on the site until details have been submitted to and agreed in writing by the Local Planning Authority. Such details shall include the position, height and illumination levels of all lighting.

Reason: To prevent light pollution and protect the amenities of occupiers of properties in the locality, in accordance with policy 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.

- 60 No development above ground level shall take place until details of the treatment of the boundaries of the site 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/fences 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 use/occupation in accordance with the approved details.

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.

- 61 No development above slab level shall take place until samples/details of the facing and roofing material have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- 62 The opening hours of the Early Years Facility hereby approved shall be restricted to the following hours:

8am-6pm Monday to Friday

The premises shall not be open at any time on Saturdays, Sundays, Bank or Public Holidays

Reason: To minimise the impact of the development on the locality in the interests of amenity 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.

- 63 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended (or any Order revoking and re-enacting that Order) and the Town and Country Planning (General Permitted Development) Order 2015, as amended, the use shall be only as an Early Years Facility and for no other purpose.

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.

S106:

DC/21/0153/FUL – Land South of Burwell Road, Exning – S106 Heads of Terms			
Item	Detail	Provision	Contribution
Affordable Housing	On-site dwellings and off-site contribution	30% Mix - 40 rented & 21 shared ownership 0.5commuted sum	£51,708
Education	Early Years Primary School Secondary School Sixth Form	-	£389,652 £846,132 £832,125 £166,425
Library	Enhancement of local provision	-	£44,280
Open Space	Off-site contribution to improve existing facilities	-	£60,000
Travel Plan	Monitoring and engagement process	Travel Plan Evaluation and Support Contribution	£1,000 per annum - from first occupation for a minimum of five years, or one year after occupation of the final dwelling (whichever is the longest duration).

NHS	Health care capacity	-	£123,200
Cross Boundary Cycle Link – Burwell to Exning	Off-site cross boundary cycle link contribution required as set out in SALP.	-	£162,430

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/21/0152/FUL](#)