

Development Control Committee

1 September 2021

Later Paper

Item 5 –DC/21/0152/HYB - 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

Land South of Burwell Road, Exning

Case Officer – Kerri Cooper

- 1. Application Reference Number** - Unfortunately, the suffix on the application reference number was processed incorrectly when it was originally registered. As a result, it reads as DC/21/0152/**FUL**. It is not possible to change this while the application is live as it will affect how documents are viewed on Public Access by Members, the public and statutory consultees. The application suffix should be DC/21/0152/**HYB** and that is why my report refers to this throughout as it is a Hybrid Application. The description of the application is correct. The link at the bottom of the report takes the reader directly to the plans and documents.
- 2. Neighbour Comments** – At the time of writing the Committee Report, a 14-day re-consultation was being undertaken with neighbours and the Parish Council to inform them of the latest changes to the footpaths and house types. The following two summarised comments have been received:

26 Glebe Drive

- Impact on construction works to residents;
- Plot 157 (The Belmont) is a five bedroom affordable rent property, unique in design. This will result in a high level of occupancy. In the interests of good placemaking and community development, this is not the best location for such a highly occupied dwelling and that a plot with only a single boundary would be a more suitable location.

61 Glebe Drive

- How will our private driveway be affected?
- Who will be liable to any damage to landscaping to the front of our property?
- The other question we had, on the plans there doesn't appear to be any screening with trees to the front of our property that will look on to the new development, that is, the school buildings or car park the boundary facing our house.
- Concerns regarding potential noise implications.

3. Officer Comment – The additional comments which have been raised in respect of impact on residential amenity through the construction of the development and noise/disturbance generated from the proposed development have been addressed in detail in the Committee Report. In respect of landscaping, any damage that is caused to planting/trees outside of the application site will be a civil matter between the developer and the owner(s)/occupier(s) of the affected property. Number 61 Glebe Drive is immediately adjacent to the eastern boundary of the site, where the land is reserved for the Early Years Facility. As this aspect of the proposal is in outline form, landscaping is a matter that is reserved and would be considered under a separate application.

The layout and design of the proposed scheme, along with the how the properties relate to one another has been carefully considered and assessed. The range of affordable properties responds to the needs identified by the Strategic Housing Officer. The affordable units are designed to be indistinguishable from the open market units and their distribution throughout the site has been assessed and is considered to be acceptable.

4. Amendments to Conditions – Since the issuing of the Committee Report, amendments have been made to some of the conditions following further discussions with the Highway Authority and the applicant/agent. The changes to the conditions include:

- Additional wording to condition 13;
- Deletion of condition 17;
- Amendment of wording to condition 18 and combining condition 18 and 36;
- Re-wording of condition 20;
- Additional wording to condition 24;
- Deletion of point 5 of condition 34;

Below is the full list of conditions with amendments included. These replace the conditions listed within the Committee Report.

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
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Planning Layout Overview	203-20-0100	P9	28.07.2021
Planning layout Sheet 1 of 2	203-20-0101 P1	P1	28.07.2021
Planning layout Sheet 2 of 2	203-20-0102 P1	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 lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

- 4 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 dwellings accessed from these roads. 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 Before the development hereby permitted is commenced a Construction Management Plan and Statement 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.
 - o) pre and post construction photographic survey of the adopted highway off Burwell Road
 - p. The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
 - q. Measures to control the emission of dust and dirt during construction
 - r. A scheme for recycling/disposing of waste resulting from demolition and construction works
 - s. Hours of construction operations including times for deliveries and the removal of excavated materials and waste
 - t. Noise method statements and noise levels for each construction activity

including piling and excavation operations

u. 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.

v. monitoring and auditing facilities

w. complaints response procedures and community liaison procedures

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.

- 18 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.

- 19 The areas to be provided for the storage and presentation of refuse and recycling bins 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.

- 20 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.

- 21 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.

- 22 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.

- 23 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, unless otherwise agreed in writing.

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.

- 24 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.

- 25 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.

- 26 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.

- 27 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.

- 28 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).

- 29 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.

- 30 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.

- 31 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.

- 32 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.

- 33 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 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.

- 34 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.

- 35 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.

- 36 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.

- 37 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.

- 38 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.

- 39 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.

- 40 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.

- 41 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.

- 42 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:

43 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.

44 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.

45 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.

46 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.

- 47 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.

- 48 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 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.

- 49 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.

- 50 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.

- 51 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.

- 52 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.

- 53 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.

- 54 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.

- 55 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.

- 56 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.

- 57 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.

- 58 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.

- 59 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.

- 60 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.

- 61 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.