

# **Development Control Committee**

## **3 August 2021**

### **Late Paper**

**Agenda Item 5 - Application for Reserved Matters pursuant to hybrid planning permission SE/09/1283 for Infrastructure comprising of: the internal estate roads, drainage, POS, landscaping, and allotments for Land at North West Haverhill.**

### **Amendment to conditions**

At the July committee members were advised of minor changes to three conditions at the start of the officer's presentation.

The unamended conditions were incorrectly included in the new committee report. The correct wording for the conditions is therefore set out below.

### **Condition 8**

#### **Bat hop-over details and wildlife sensitive lighting scheme – prior to commencement.**

Prior to installation of the lighting, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

The lighting information shall be shown concurrently with the detailed bat hop planting proposed to demonstrate how together these elements will create the necessary dark corridors.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

This information is required prior to commencement to ensure that the

Lighting infrastructure is agreed early in the process to ensure the appropriate measures can be put in place to ensure dark corridors are retained.

## **Condition 10**

### **Connection to Ann Suckling Road – prior to the commencement of the road.**

Notwithstanding the details indicated on the approved plans, prior to the construction of the connection to Ann Suckling Road, the final details of the connection between the development and Ann Suckling Road shall be submitted to the local planning authority and agreed in writing. These details will include (but not be limited to) the final form and location of raised tables, the manner in which pedestrians and cyclists connect between the development and the existing highway network, and any changes in the geometry or priority at the point of connection.

All work shall be completed in accordance with the approved details before the first use of the road connecting the development site to Ann Suckling Road.

Reason: To ensure an appropriate a safe connection between the development and the surrounding highways infrastructure in accordance with policies CS3 and CS7 of the St Edmundsbury Core Strategy 2010, Policies DM2 and DM44 of the Joint Development Management Policies Document 2105 and the guidance set out in the NFFP.

## **Condition 12**

### **Bus gate details – prior to the commencement of the road.**

Notwithstanding the details indicated on the approved plans, prior to the construction of the connection to Howe Road, the final details of the connection between the development and Howe Road, which shall include a 'bus gate' to prevent access by vehicles other than buses, shall be submitted to the local planning authority and agreed in writing. These details will include precise details of the construction, operation and future management/enforcement of the gate and much ensure that appropriate east/west connectivity for pedestrians and cyclists within he site is maintained.

All work shall be completed in accordance with the approved details before the first use of the road connecting the development site to Howe Road.

Reason: To ensure an appropriate a safe connection between the development and the surrounding highways infrastructure in accordance with policies CS3 and CS7 of the St Edmundsbury Core Strategy 2010, Policies DM2 and DM44 of the Joint Development Management Policies Document 2105 and the guidance set out in the NFFP.