

Development Control Committee **4 October 2023**

Planning Application DC/22/2228/FUL - Land off Friday Street, West Row

Date registered: 30 January 2023 **Expiry date:** 1 May 2023
EOT 06 October 2023

Case officer: Connor Vince **Recommendation:** Approve application

Parish: West Row **Ward:** The Rows

Proposal: Planning application - 10 dwellings with associated access and garages (following demolition of existing dwellings) as amended by plans received 28 April 2023.

Site: Land off Friday Street, West Row

Applicant: Mr Andrew Garnett

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 application is before the Development Control Committee as it represents a departure from the Development Plan but is recommended for APPROVAL. Part of the site is situated within designated countryside. As the application proposes ten dwellings which does not technically conform with the Development Plan, the proposal represents a departure.

West Row Parish Council has no objection to the proposal.

Proposal:

1. The planning application seeks consent for ten dwellings, following the demolition of three existing dwellings on site. The application is a resubmission of a previous application, DC/22/1618/FUL, which was withdrawn.
2. The development proposes ten, two-storey dwellings within a site area of 4370sqm. The existing dwellings are sparsely distributed and do not form a cohesive pattern of development. The dwellings would be built predominantly within the existing settlement boundary for West Row, but partially within designated countryside on the eastern boundary.

Application supporting material:

3. Application Form
Covering Letter
Design and Access Statement
Land Contamination Screening
Phase I Contamination Report
Ecological Assessment
Arboricultural Impact Assessment
Arboricultural Method Statement
Drainage Proforma
Structural Survey
Heritage Assessment
Supplementary Heritage Assessment
Proposed Demolition Floor Plans
Proposed Demolition Supporting Evidence
Amended Flood Risk Assessment and Sustainable Drainage Strategy
Existing Block Plan and Photographs
Amended Location and Block Plan
Amended Plots 1-2, 5-6 Floor Plans and Elevations
Amended Plots 3-4 Floor Plans and Elevations
Amended Plots 7-8 Floor Plans and Elevations
Plots 9-10 Floor Plans and Elevations
Amended Garage Plans and Street Scene
4. The full list of approved 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:

5. The application site is predominantly situated within the settlement boundary for West Row. However, part of the eastern edge of the site is situated within designated countryside. The site is accessed via Friday Street to the west. The site is surrounded by residential dwellings. Trees protected by tree preservation order border the site to the west.

Planning history:

6.

Reference	Proposal	Status	Decision date
DC/22/1618/FUL	Planning application - 12 dwellings with garages (following demolition of existing three dwellings)	Application Withdrawn	31 October 2022

Consultations:

7. Parish Council: Support the Planning Application
8. Place Services Ecology: No objection subject to securing ecological mitigation and biodiversity enhancements.

"We have reviewed the Ecological Assessment (DWA Ecology, September 2022) relating to the likely impacts of development on designated sites, protected species and Priority species & habitats and identification of appropriate mitigation measures.

We also reviewed the other submitted documents including a review of Magic Maps (<https://magic.defra.gov.uk>) and aerial photographs of the site.

We are satisfied that there is sufficient ecological information available for determination of this application.

We note that the site lies within the outer limits of the impact zone of Breckland SSSI and the ecology report concludes "It is not anticipated that the development will impact upon this designated site, however the local authority should be consulted to determine whether screening for Habitat Regulations Assessment (HRA) is required." We also note that the site lies outside the Breckland SPA as well as the 1500m buffer and the 1500m nesting buffer and do not consider any impact pathways for effects on any of the qualifying features (Stone Curlew, Woodlark & Nightjar). It is therefore considered that, without mitigation, the development will avoid any Likely Significant Effects either alone or in combination with other plans and projects and the LPA as the competent authority may agree to the project under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

The Ecological Assessment (DWA Ecology, September 2022) states buildings one, two, three and six possess bat roosting features and therefore require bat emergence/re-entry surveys. The results of bat activity surveys undertaken which confirmed bat roosts in Buildings 1, 3 and 6. Considering the peak counts of bats identified, it is anticipated that Building 1 contains a day roost of Common Pipistrelle, Building 3 a day roost of Brown long-eared bat and Building 6 a day roost of Common

Pipistrelle. As development works will necessitate the destruction of three day roosts of two common bat species, demolition works will need to be carried out under a mitigation licence from Natural England. We therefore recommend that a copy of the EPS mitigation licence by a condition of any consent (or alternatively evidence of site registration by a Registered Consultant under a Bat Mitigation Class Licence).

We have reviewed the mitigation and compensation measures in Section 5 of Ecological Assessment (DWA Ecology, September 2022) and outline method statement in Appendix 5 for the EPS mitigation licence application. We consider these are appropriate and likely to be effective so will meet the 3 tests ahead of Natural England licensing stage. We note that four of the proposed buildings will be constructed with roof voids and bat access will be provided into these roof voids as compensatory roosts required by Natural England.

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species and habitats and, with appropriate mitigation and compensation measures secured, the development can be made acceptable.

The mitigation and compensation measures identified in the Ecological Assessment (DWA Ecology, September 2022) should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly bats. In principle, we support the proposed reasonable biodiversity enhancements for bird boxes and hedgehog friendly boundaries, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework. However, we strongly recommend that the bird and bat boxes are permanent so should be integrated into the new buildings rather than fixed to trees. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy and should be secured by a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013.

We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

9. Place Services Trees: This application is for the demolition of an existing dwelling followed by the construction of 10 dwellings with associated access and garages. An Arboricultural Impact Assessment (AIA) has been submitted that shows that there are 65 individual trees, 13 groups of trees and 6 hedges that have the potential to form a constraint on the scheme.

As part of this survey 35 trees and 7 groups, all of which have been categorised as C in accordance with BS 5837:2012 - Trees in relation to construction – Recommendations, have been proposed for removal to

facilitate the scheme. As category C trees are not a material consideration in the planning process there is no objection to their removal. However, due to the volume of removals there should be new planting specified that will mitigate for the loss of the trees on a 2:1 ratio, which would conform with DM13 of the West Suffolk Joint Development Management Policies Document 2015 'All development proposals should demonstrate that their location, scale, design and materials will protect, and where possible enhance the character of the landscape, including the setting of settlements, the significance of gaps between them and the nocturnal character of the landscape'. No other removals have been specified apart from the 42 trees/tree groups.

Within the AIA it has stated that there will be facilitation pruning to T21 and T12, which is a category A (T21) tree and category B (T12) tree to allow for sufficient garden space. The proposed works should be undertaken in accordance with BS3998:2010 and any statutory checks undertaken with the Local Planning Authority. There is no objection to these works from a planning perspective as it will prevent any conflicts with the adjacent development and not have a detrimental impact on the trees' conditions.

T8 and T9, which are category A trees, will be impacted through the demolition of the current building footprint. However, suitable working methodology has been specified within the Arboricultural Method Statement in section AGN 2. Therefore, providing these working methods are strictly abided by then there should be no detrimental impacts to the trees.

As well as the above the AMS, alongside the Tree Protection Plan, have shown suitable working methodology and protection of retained trees through fencing in accordance with BS5837:2012 and construction exclusion zones within the site. There will be minor RPA incursions to T2 and T3 for the site and as they are subject to a Tree Preservation Order access into the development should consider the use of permeable tarmac, which will not have a detrimental impact on the gas exchange of the trees. Overall, there is satisfactory information included within this application that would allow for its progression subject to the attached conditions.

10. Environment Team – Updated 16 August 2023: We have reviewed the Phase 1 Geo-Environmental Desk Study, prepared by EPS, reference UK23.6560, dated 27th July 2023.

The report constitutes a Phase I Desk Study in accordance with the National Planning Policy Framework (NPPF), which requires adequate site investigation information, prepared by a competent person (paragraph 183c).

The report is generally thorough and represents the typical plausible contaminant linkages (risks) in a Conceptual Model. A number of potential risks were identified, mostly associated with the quality of made ground in the shallow soils and potential future interaction with this material by site users. On this basis, they have recommended that a Phase II Site Investigation comprising shallow soil sampling and laboratory testing is undertaken to further assess these risks.

This Service is satisfied with the report and recommendations for investigations. The standard land contamination condition should be attached, should planning be granted, to suitably control these intrusive investigations.

11. Environment Team Sustainability: In relation to policy DM7 which states that "All proposals for new buildings including the re-use or conversion of existing building will be expected to adhere to broad principles of sustainable design and construction and optimise energy efficiency through the use of design, layout, orientation, materials, insulation and construction techniques.

It also states All new developments will be expected to include details in the Design and Access statement (or separate energy statement) of how it is proposed that the site will meet the energy standards set out within national Building Regulations. In particular, any areas in which the proposed energy strategy might conflict with other requirements set out in this Plan and that proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed.

This application has not included the required information on how sustainable design and construction principles will be used and does not detail how energy or water standards will be met. An energy statement should be supplied that includes the following information:

- Detailed explanation of how building regulations will be met, including materials values
- Details of how the building will be designed and insulated to be highly energy efficient
- Consideration of onsite renewable energy generation
- How the building will be future proofed so that it could run as operationally net zero in the future.

Statements should detail how design will allow for the addition of energy saving/renewable technology including solar PV or thermal (roof design and orientation), and heat pumps and batteries (space to install).

The following condition is proposed to ensure that these requirements are met.

12. Public Health & Housing: No objections subject to conditions.

13. Suffolk County Council Lead Local Flood Authority – Updated 16 June 2023: We have reviewed the following submitted document and we recommend approval of this application subject to conditions.

14. Environment Agency: We have reviewed the information provided and have no formal comment to make.

15. Anglia Water:

Anglia Water would recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval. Used Water

Sewerage Network (Section 3) We have no objection subject to the following condition:

Condition 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.

16. Suffolk County Council Highways – Updated 13 June 2023: Following the submission of additional information, the following conditions would be recommended on any approval given for this proposal.

17. Suffolk Archaeology: This site lies in an area of archaeological potential recorded on the County Historic Environment Record and within the West Row historic settlement core (MNL 676). Evidence of a substantial Roman farmstead has previously been identified to the north of the site (MNL 747). In addition, there is a potential for medieval or post medieval activity toward the street frontage. As a result, there is high potential for the discovery of 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.

There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate

18. Conservation Officer:

Extensive comments have been received from the Conservation Officer relating to the off site Listed Building 101 Friday Street, as well as in relation to the Non Designated Heritage Asset at 115 Friday Street, which is to be demolished as part of this proposal.

In summary, there is no objection to the development proposals, and this matter is discussed in more detail below.

19. Waste Management – Updated 08 June 2023: No comment.

20. Suffolk County Council Minerals and Waste: Thank you for consulting us on the above application. This site is not located in a minerals consultation area so we have no comments to make.

21. Suffolk County Council Development Contributions: As this is below our corporate threshold of 10 dwellings (net), no infrastructure assessment

is carried out and I have no comments to make on this application but have copied in service colleagues who might have comments.

Representations:

22. Two letters of representation have been received from 101 Friday Street, asking for clarification regarding potential impacts on the Grade II Listed Building. These impacts will be discussed in subsequent sections of this report.
23. **Policy:** 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 St Edmundsbury Borough Council.
24. The following policies of the Joint Development Management Policies Document and the Forest Heath Core Strategy 2010 have been taken into account in the consideration of this application:
25. Forest Heath Core Strategy:
 - Core Strategy Policy CS1 – Spatial Strategy for Forest Heath
 - Core Strategy Policy CS2 – Natural Environment
 - Core Strategy Policy CS3 – Landscape Character and the Historic Environment
 - Core Strategy Policy CS4 – Climate Change
 - Core Strategy Policy CS5 - Design quality and local distinctiveness
 - Core Strategy Policy CS9 – Provision of Affordable Housing
 - Core Strategy Policy CS10 – Sustainable Rural Communities
26. Joint Development Management Policies Document (adopted February 2015):
 - Policy DM1 Presumption in Favour of Sustainable Development
 - Policy DM2 Creating Places Development Principles and Local Distinctiveness
 - Policy DM5 Development in the Countryside
 - Policy DM6 Flooding and Sustainable Drainage
 - 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 DM16 Local Heritage Assets and Building Protected by an Article 4 Direction
 - Policy DM20 Archaeology
 - Policy DM22 Residential Design

- Policy DM45 Transport Assessments and Travel Plans
- Policy DM46 Parking Standards

27. Forest Heath Site Allocations Development Plan Document

- SA1 – Settlement Boundaries

Other planning policy:

28. The NPPF was revised in September 2023 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. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the provision of the 2023 NPPF that full weight can be attached to them in the decision making process.

Officer comment:

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

- Principle of Development
- Design, Scale and Form and Impact upon Character and Appearance
- Residential Amenity Impacts
- Flooding Impacts
- Ecological impacts
- Arboricultural Impacts
- Heritage Impacts
- Highways Impacts
- Other Matters

Principle of Development

30. Policy CS1 outlines the spatial strategy for seven types of place within Forest Heath, defined as Towns, Key Service Centres, Primary Villages, Secondary Villages, Sustainable Military Settlements, Small Settlements and The countryside. Policy SA1 of the Site Allocations Development Plan Document allows new housing within settlement boundaries. West Row is defined as a Primary Village, and contains a settlement boundary. SA1 confirms that within housing settlement boundaries planning permission for new residential development, will be permitted where it is not contrary to other planning policies.

31. Policy CS2 concerns the Natural Environment and states "Areas of landscape, biodiversity and geodiversity interest and local distinctiveness within the District will be protected from harm and their restoration, enhancement and expansion will be encouraged and sought through a variety of measures."

32. Policy CS3 concerns Landscape Character and the Historic Environment and states "The quality, character, diversity and local distinctiveness of the District's landscape and historic environment shall be protected, conserved

and, where possible, enhanced. Proposals for development will take into account the local distinctiveness and sensitivity to change of distinctive landscape character types, and historic assets and their settings. Landscape types are described in the Forest Heath Landscape Character Assessment (LCA).”

33. Policy CS4 concerns Climate Change and states “The Council will promote and encourage all development proposals to deliver high levels of building sustainability in order to avoid expansion of the districts ecological footprint and to mitigate against and adapt to climate change.”
34. Policy CS5 of the Forest Heath Core Strategy states that proposals for new development must create and contribute to a high quality, safe and sustainable environment.
35. Policy CS9 requires all developments for all schemes of 10 or more dwellings or sites of more than 0.33 hectares a target of 30% of the number of net new dwellings will be sought as affordable. The site area measures 4370square metres, or 0.437 hectares, therefore exceeding this threshold. However, paragraph 64 of the NPPF, which supersedes the aforementioned Core Strategy policy, states:
36. “Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.”
37. With the requirements of the revised NPPF in consideration, the site is not considered major development given the net gain of dwellings totalling seven. Furthermore, as the total area is below the 0.5 hectare threshold, no affordable housing is being sought as part of this development.
38. Policy DM1 states “when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
39. Policy DM2 states proposals for all development should recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape/townscape character appraisal to demonstrate and produce designs that respect the character, scale density and massing of the locality.
40. Policy DM5 states that areas designated as countryside will be protected from unsustainable development. Proposals will be permitted where they are directly related to agriculture, forestry, or a commercial equine-related business, and where they recognise the intrinsic character of the countryside, they do not result in a loss of best and most versatile agricultural land and where there will be no significant detrimental impact

on the historic environment, landscape, ecology or highway network. The application does not propose a dwelling/dwellings related to the aforementioned albeit, as the plans make clear, and as this report shows, this is largely on the basis of a technicality given the existing settlement boundary lines and the conflict with DM5, whilst being noted, is marginal, albeit, on a technical basis, Policy DM27 relating to residential housing in the countryside is engaged.

41. Policy DM27 (Housing in the Countryside) states that proposals for new dwellings will be permitted in the Countryside subject to satisfying the following criteria - (i) the development is within a closely 'knit' cluster of 10 or more existing dwellings adjacent to or fronting an existing highway and (ii) the scale of the development consists of infilling a small undeveloped plot by one dwelling or a pair of semi-detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage.
42. The application site is partially situated within designated countryside, and the site is not otherwise allocated for residential development within the Local Plan. As a result of the very minor technical conflict relating to development outside the settlement boundary the application does not accord with Policy DM27 as it does not form a closely-knit cluster of 10 or more dwellings, does not consist of a small, undeveloped plot and furthermore is not for a single dwelling, nor for a pair of semi-detached dwelling. This conflict is minor and in the opinion of officers is not considered sufficiently material to add anything other than an insignificant degree of weight in the planning balance.
43. Officers consider the current proposed layout to be more appropriate when considering residential development at the site. The proposal would appear logical, in that the soft landscaping on the eastern boundary appears as a natural established and well-defined boundary as opposed to the more arbitrary current adopted boundary. Officers therefore consider the encroachment into the defined countryside to be a technical conflict that is otherwise appropriate in the circumstances, and which will be discussed in more detail in the impact on character section below. Furthermore, the majority of the development is within the defined settlement boundary, with part of what is Plot 5 deviating into what is designated countryside. The land to the east is currently not allocated for development.
44. On balance, officers therefore consider this minor and largely technical deviation from the development plan to be acceptable given the current building positions and boundary treatments on site, subject to the other material planning considerations below also being acceptable.

Design, Scale and Form and Impact upon Character and Appearance

45. In conjunction with policy DM2, policy DM22 indicates that residential development proposals should maintain or create a sense of place and/or character by utilising the characteristics of the locality to create buildings and spaces that have a strong sense of place and distinctiveness, using an appropriate innovative design approach and incorporating a mix of housing and unit sizes that is appropriate for the location. In addition, paragraph 126 of the NPPF provides that good design is a key and vital aspect of sustainable development in making development acceptable to

communities. In this regard, the scheme has been designed to ensure that it is able to meet the requirements of DM2 and DM22.

46. With an increased focus on good design, the revised NPPF is particularly relevant as proposals which do not relate well to the street scene and their immediate context are unable to garner policy support.
47. The site is situated predominantly in the existing settlement boundary of West Row, with a small section of the eastern edge of the site situated within designated countryside. The site is surrounded by residential dwellings to the south and west, with open countryside to the east. The layout illustrates a cul-de-sac arrangement, with landscaping proposed on the western and eastern boundaries, with existing trees retained on the northern and southern boundaries.
48. The site is situated predominantly in the existing settlement boundary of West Row, with a small section of the eastern edge of the site situated within designated countryside. The site is surrounded by residential dwellings to the south and west, with open countryside to the east. The layout illustrates a cul-de-sac arrangement, with landscaping proposed on the western and eastern boundaries, with existing trees retained on the northern and southern boundaries.
49. The application proposes the demolition of three existing dwellings (two single storey, one 1.5-storey) and various outbuildings, with ten, two-storey dwellings being proposed in their place. There is therefore a net gain of seven dwellings proposed. The proposed layout includes two specifically designed wide-fronted dwellings facing Friday Street to the west which maintain the traditional street frontage.
50. The overall scale and design of the dwellings is considered to be in-keeping with the surrounding vernacular, with well-considered plot sizes and fenestration arrangements. Dwelling types comprise two variants of a narrow-fronted cottage used in the body of the scheme. A wide-fronted cottage including traditional off-shot rear projection is used on the Friday Street frontage to give a traditional road-facing pair of dwellings. To complete the set of house-types a detached house with traditional central entrance door is proposed. Furthermore, all dwellings proposed have a pitched roofs with traditional exposed rafters at the eaves. Garaging is provided in either separate blocks set to the rear of corresponding houses, or attached to the house.
51. The materials proposed have been inspired by a limited traditional and vernacular palette. Window frames of the dwellings will be bespoke timber or slim-frame aluminium casements. The pitched roofs will be pan-tiled. Elevations feature facing brickwork with plinths and window arches with horizontal boarding in selected panels and as a full facing material to the off-shot rear of the wide-fronted cottages.

Residential Amenity Impacts

52. Policy DM2 states that development should not adversely affect the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated.

53. Furthermore, DM22 states that all residential development proposals should maintain or create a sense of place and/or character by creating or contributing to a coherent and legible place that is structured and articulated so that it is visually interesting and welcoming.
54. The design and layout of the proposal has been considered in the previous section. With relation to impacts on the residential amenity of neighbouring dwellings, specific consideration has centred around dwelling placement, scale and fenestration inclusions. For example, Morflo to the west of plot 1 is a single storey dwelling. As such, although no windows are proposed at first floor level on the western elevation to protect future residential amenity, officers recommend a permitted development restriction on the insertion of first floor and above windows, dormer windows, roof lights or openings of any other kind in the western elevation of Plot 1 without first seeking the consent of the local Planning Authority. This sentiment is also mirrored with a restriction at first floor on the southern elevations of plots 6,7,8 & 10 elevation(s).
55. With all of the aforementioned considered, the proposal is therefore considered to comply with the provisions of both policies DM2 and DM22.

Flooding Impacts

56. Policy DM6 states proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage will be managed so as not to cause or exacerbate flooding elsewhere.
57. The application has been accompanied by a Flood Risk Assessment and Sustainable Drainage Assessment. Having engaged in extensive discussions with the Lead Local Flood Authority, Environment Agency and Anglian Water, no objections are raised regarding the proposal, subject to the imposition of conditions stated below. The proposal therefore accords with Policy DM6.

Ecological Impacts

58. Policy DM11 seeks to prevent development that would have an adverse effect on protected species. The application submission contains an Ecological Survey. Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 states that:
59. "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."
60. The Duty applies to all public authorities in England and Wales, including all local authorities. Conserving biodiversity includes restoring and enhancing species and populations and habitats, as well as protecting them.
61. The National Planning Policy Framework (NPPF, 2021) states that "the planning system should contribute to and enhance the natural and local environment by... protecting and enhancing ...sites of biodiversity or

geological value..." and "minimising impacts on and providing net gains for biodiversity ..." (paragraph 174).

62. Policy DM12, in addition to the requirements of DM11, requires measures to be included, as necessary and where appropriate, in the design for all developments for the protection of biodiversity and the mitigation of any adverse impacts.
63. The submitted Ecological Survey has been assessed by the LPA's Ecological Consultant. The Site lies within the outer limits of the impact zone of Breckland SSSI and the ecology report concludes "It is not anticipated that the development will impact upon this designated site, however the local authority should be consulted to determine whether screening for Habitat Regulations Assessment (HRA) is required." It is also noted that site lies outside the Breckland SPA as well as the 1500m buffer and the 1500m nesting buffer and do not consider any impact pathways for effects on any of the qualifying features (Stone Curlew, Woodlark & Nightjar). It is therefore considered that, without mitigation, the development will avoid any Likely Significant Effects either alone or in combination with other plans and projects and the LPA as the competent authority may agree to the project under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).
64. The Ecological Assessment states that four buildings possess bat roosting features and therefore require bat emergence/re-entry surveys. As development works will necessitate the destruction of three day roosts of two common bat species, demolition works will need to be carried out under a mitigation licence from Natural England. A condition has therefore been added requiring this.
65. The mitigation and compensation measures identified in the Ecological Assessment have been secured via condition and will be implemented in full. The biodiversity enhancement measures will also be required to be outlined within a Biodiversity Enhancement Strategy as secured via condition.
66. Overall, the proposal is considered to comply with the provisions of Policies DM2, DM11, DM12 and the relevant paragraphs of the NPPF.

Arboricultural Impacts

67. Policy DM2(g) states proposals for all development should, as appropriate, taking mitigation measures into account not adversely affect important landscape characteristics and prominent topographical features as well as sites, habitats, species and features of ecological interest. This is further echoed in the same policy with proposals needing to recognise and address the key features, characteristics, landscape/townscape character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape/townscape character appraisal to demonstrate this.
68. Policy DM13 of the Joint Development Management Policies document requires that development will be permitted where it will not have an unacceptable adverse impact on the character of the landscape, landscape features, wildlife, or amenity value. Policy DM13 also requires that all

development proposals should demonstrate that their location, scale, design and materials will protect, and where possible enhance the character of the landscape, including the setting of settlements, the significance of gaps between them and the nocturnal character of the landscape. Finally, the policy advises that where any harm will not significantly and demonstrably outweigh the benefit of the proposal, development will be permitted subject to other planning considerations. However, the policy also requires that it is essential that commensurate provision must be made for landscape mitigation and compensation measures, so that harm to the locally distinctive character is minimised and there is no net loss of characteristic features.

69. An Arboricultural Impact Assessment (AIA) has been submitted accompanying the application and shows 65 individual trees, 13 groups of trees and 6 hedges that have the potential to form a constraint on the scheme. This has been assessed by the LPA's arboricultural consultant.
70. As part of this survey 35 trees and 7 groups, all of which have been categorised as C have been proposed for removal to facilitate the scheme. The trees protected by tree preservation order on the north-western boundary of the site are not proposed to be removed. However, due to the volume of removals the LPA has conditioned a scheme of soft landscaping that will mitigate for the loss of the trees, which would conform with DM13 of the West Suffolk Joint Development Management Policies Document 2015.
71. Pruning works to category A trees has been mentioned within the AIA, with tree protection measures also stated within the Arboricultural Method Statement (AMS). As well as the above the AMS, alongside the Tree Protection Plan, have shown suitable working methodology and protection of retained trees through fencing in accordance with BS5837:2012 and construction exclusion zones within the site. There will be minor RPA incursions to T2 and T3 for the site and as they are subject to a Tree Preservation Order access into the development should consider the use of permeable tarmac, which will not have a detrimental impact on the gas exchange of the trees.
72. Overall, the proposal is considered to sufficiently comply with the provisions of Policies DM2, DM13 and the relevant paragraphs of the NPPF.

Heritage Impacts

73. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the Local Planning Authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. In addition, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. This requirement for the safeguarding of heritage assets and their settings is echoed in local policy DM15.

74. Policy DM16 states that proposals for the demolition, extension or alteration of buildings identified as being Local Heritage Assets, or protected by an Article 4 direction or subsequent legislation, will be permitted where they demonstrate a clear understanding of the significance of the building and/or its setting, alongside an assessment of the potential impact of the proposal on that significance, respect the historic fabric, design, materials, elevational treatment and ornamentation of the original building, will not entail an unacceptable level of loss, damage or covering of original features and have regard to the setting, plot layout and boundary features.
75. 101 Friday Street is situated to the north-west of the application site and is a Grade II listed building. 115 Friday Street is a 1.5-storey cottage within the site that is proposed to be demolished. The building is considered to be a non-designated heritage asset. The site is otherwise not within a Conservation Area. The proposal is accompanied by a Heritage Assessment with subsequent supplementary documents, with these having been assessed by the Conservation Officer.
76. Firstly, with reference to the demolition of 115 Friday Street, the preference from a policy perspective is to ensure the retention of non-designated Heritage Assets in the first instance, unless material planning considerations are presented which overcome the harm perceived. A heritage assessment, structural survey with accompanying internal and external photographs have been provided and assessed by the Conservation Officer.
77. The extent of repairs needed to repair the building is not a consideration from a conservation point of view unless they were so extensive as to remove the significance of the building. A fully detailed specification of repairs has not been provided to comment. However, setting all of the above aside, the Conservation Officer acknowledges the building is not located within a conservation area but is located within the settlement boundary. As such it is noted that, subject to a prior notification application, the building could simply be demolished without the need for permission and an application to redevelop the site could then be submitted without consideration being given to whether or not the building is a non-designated heritage asset as it would have long since gone. With this in mind, the Conservation Officer has not insisted on its retention. On balance, considering the building is required to be demolished to facilitate the development and layout proposed, whilst there is some conflict with policy DM16, Officers consider the demolition of this building acceptable.
78. In relation to impacts on the Grade II listed 101 Friday Street to the north-west, a Heritage Assessment has been submitted which assesses the impact of the proposal on said building. This has also been assessed by the Conservation Officer.
79. 101 Friday Street a grade II listed building of two-and-a-half storeys with a large two storey rear extension. The host building is set back from the road sitting between a mix of development which fronts onto Friday Street ranging from one-and-a-half storeys to two.
80. The proposed development is located some distance from the listed building, with the rear elevation of Plot 1 for example approximately 45

metres south-east of the rear (east) elevation of 101 Friday Street. As such, the Conservation Officer considers the immediate setting of which would not appear to be particularly affected due to the current setting, distance, existing development and orientation of the building in relation to the proposed development site. Furthermore, due to the presence of mature planting and the positioning of 101 Friday Street, in relation to the proposed development site, there would appear to be no obvious planned views or otherwise which contribute towards significance which would be affected by the proposals.

81. With regard to concerns expressed in relation to impact on the wall which it is assumed is curtilage listed. No plans are proposed that demolish this wall. The proposal is therefore considered to accord with the provisions of DM15.

Highways Impacts

82. The 2021 NPPF at paragraph 110 provides that applications for planning permission should, where it is possible to do so, enable safe use of public highways for all stakeholders. The extent to which this is required will of course be dependent upon and commensurate to the scale of development proposed. Policy DM2 of the Joint Development Management Policies Document (2015) also requires proposals to maintain or enhance the safety of the highway network. Policy DM46 states that proposals must comply with Suffolk Parking Guidance.

83. The application proposes a new access from Friday Street to the west, entering east into a cul-de-sac. Each plot has integral garages for vehicular parking, noting sufficient parking for vehicles otherwise within the plots. The application has been assessed by the Highway Authority, who have no objections to the proposal subject to the conditions below which reference visibility splays, access improvements, a construction management plan, bin and cycle storage details as well as other footway improvements. Although hard standing is indicated, no specific details of this has been provided. Therefore, the LPA has conditioned the submission of details in this respect.

84. Overall, the proposal is considered to comply with the provisions of DM46, as well as the relevant paragraphs within the NPPF.

Other Matters

85. Policy DM20 states development will not be acceptable if it would have a material adverse effect on Scheduled Ancient Monuments or other sites of archaeological importance, or their settings.

86. Suffolk Archaeology have confirmed that a Written Scheme of Investigation is required to be conditioned, noting the site lies in an area of archaeological potential recorded on the County Historic Environment Record and within the West Row historic settlement core (MNL 676). Evidence of a substantial Roman farmstead has previously been identified to the north of the site (MNL 747).

87. DM7 states (inter alia) that proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will

be employed. No specific reference has been made in regards to water consumption. Therefore a condition will be included to ensure that either water consumption is no more than 110 litres per day (including external water use), or that no water fittings exceed the values set out in table 1 of policy DM7.

Conclusion:

88. In conclusion, whilst part of the application site lies within designated countryside and therefore does not strictly conform with the provisions of policies DM5 and DM27, representing a departure from the development plan, the proposed layout ensures a well-designed residential layout can be considered which will facilitate the proposed development.

89. As assessed within this report it is not considered the proposal would have a detrimental impact upon the form and character of the locality, ecology, arboriculture, heritage context, archaeology or highway safety. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 12 of the NPPF, the development plan is the starting point for decision making and proposals that conflict with the development plan should be refused unless other material considerations indicate otherwise. As set out within this report it is considered that significant weight can be attached to the proposed use, considering the modest countryside land that is being extended into to facilitate the development. Suitable landscaping is proposed to help screen and mitigate the visual impact of the proposal. Having regard to all relevant material planning considerations the proposal is considered on balance to be acceptable.

Recommendation:

90. It is recommended that planning permission be **APPROVED** subject to the following conditions:

- 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:

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

Reference number	Plan type	Date received
01/05	Proposed plans	23 December 2022
BE-1620-01A	Ecological survey	23 December 2022
GS-9021095	Land contamination assessment	23 December 2022
2643sec	Design and access statement	23 December 2022
01/09	Existing site block plan	23 December 2022

P2492-AIA01 V2	Arboricultural impact assessment	23 December 2022
P2492-AMS01 V2	Arboricultural Method Statement	23 December 2022
16232	Structural inspection	13 February 2023
2643	Heritage statement	15 February 2023
01/01 REV APR 2023	Location & block plan	28 April 2023
01/02 Rev A	Proposed plans	28 April 2023
01/03 Rev A	Proposed plans	28 April 2023
01/04 Rev A	Proposed plans	28 April 2023
01/06 Rev A	Proposed plans	28 April 2023
(-)	Demolition plan	25 March 2023
2643 - Demolition Evidence	Demolition plan	25 March 2023
3036 FRA & DS REV A	Flood risk assessment	30 May 2023
2643 - Supplementary	Heritage statement	26 May 2023
UK23.6560 REV 1	Land contamination assessment	27 July 2023

- 3 No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
- 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.
 - The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS3 of Forest Heath District Council Core Strategy Development Plan Document (2010) and the National Planning Policy Framework (2021).

- 4 No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and

dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS3 of Forest Heath District Council Core Strategy Development Plan Document (2010) and the National Planning Policy Framework (2021).

- 5 No development above ground level shall take place until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulations areas; hard surfacing materials; minor artefacts and structures (for example furniture, play equipment, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features); retained historic landscape features and proposals for restoration where relevant. The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To assimilate the development into its surroundings and protect the character and appearance of the area, in accordance with policies DM2 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.

- 6 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

- 7 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.

- 8 During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason: To ensure that the trees and hedges on site are adequately protected, to safeguard the character and visual amenity of the area, in accordance with policies DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement of development to ensure that existing trees are adequately protected prior to any ground disturbance.

- 9 The building envelope, glazing and ventilation of the dwellings hereby permitted shall be constructed so as to provide appropriate sound attenuation against noise. The acoustic insulation of the dwellings shall be such to ensure noise does not exceed an LAeq (16hrs) of 35dB (A) within bedrooms and living rooms between 07:00 and 23:00hrs and an LAeq (8hrs) of 30dB(A) within bedrooms and living rooms between 23:00 and 07:00hrs. The noise levels specified in this condition shall be achieved with the windows closed and other means of ventilation provided as necessary ranging from background to rapid / purge ventilation to prevent overheating in accordance with the Acoustics & Noise Consultants (ANC) and Institute of Acoustics (IoA) 'Acoustics Ventilation and Overheating Residential Design Guide', (AVO Guide), January 2020.

Reason: To protect the amenities of future occupiers of the dwellings, in accordance with policies DM2 and DM14 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.

- 10 Prior to commencement of the development hereby approved, including any site preparation or demolition, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

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

Reason: To ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement to ensure that appropriate arrangements are put into place before any works take place on site that are likely to impact the area and nearby occupiers.

- 11 Any site preparation, demolition, construction works and ancillary activities, including access road works and deliveries to / collections from the site in connection with the development shall only be carried out between the hours of:

08:00 to 18:00 Mondays to Fridays

08:00 to 13.00 Saturdays

And at no times during Sundays or Bank / Public Holidays without the prior written consent of the Local Planning Authority.

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.

- 12 Any external artificial lighting at the development hereby approved shall not exceed lux levels of vertical illumination at neighbouring premises that are recommended by the Institution of Lighting Professionals (ILP) Guidance Note 9/19 'Domestic exterior lighting: getting it right!'. Lighting should be minimised, and glare and sky glow should be prevented by correctly using, locating, aiming and shielding luminaires, in accordance with the Guidance Note.

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.

- 13 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 ensure that the development will not have a negative impact on ground and surface water and to protect the amenity of adjacent areas, in accordance with policies DM6 and DM32 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.

- 14 Before the access is first used, vehicular visibility splays shall be provided as shown on Drawing No. 01/01 Rev. April 2023 with an X dimension of 2.4 metres and a Y dimension of 48 metres to the nearside edge of the carriageway and thereafter retained in the specified form. 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, 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.

- 15 No other part of the development hereby permitted shall be commenced until the new vehicular access has been laid out and completed in all respects in accordance with Drawing No. 01/01 Rev. April 2023; with an entrance width of 5.5 metres for a junction-type access. Thereafter, it shall be retained in its approved form. Prior to the new access being brought into use, all other means of vehicular access into the site from Friday Street shall be effectively stopped up and closed in complete accordance with a scheme which shall have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the approved layout is properly constructed and laid out to avoid multiple accesses, which would be detrimental to highway 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.

- 16 The use shall not commence until the infrastructure within the site shown

on Drawing No. 01/01 Rev. April 2023 for the purposes of preventing surface water falling onto the highway and it being discharged appropriately within the site has been provided and thereafter the infrastructure shall be retained, maintained, and used for no other purposes.

Reason: To prevent hazards caused by flowing water or ice on the highway, in accordance with policy DM2 and DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 9 and 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 17 Before the development is commenced, details of a new footway within the site off Friday Street as indicatively shown on Drawing No. 01/01 Rev. April 2023 shall be submitted to and approved in writing by the Local Planning Authority. The footway shall be laid out and constructed to base course before the development is first occupied and fully completed prior to the occupation of the fifth dwelling hereby approved in accordance with the approved scheme. The footway shall be retained thereafter in its approved form.

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.

- 18 The use shall not commence until the area(s) within the site shown on Drawing No's. 01/01 Rev. April 2023 and 01/06 Rev. April 2023 for the purposes of manoeuvring and parking of vehicles including electric vehicle charging infrastructure has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided, 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 use shall not commence until the area(s) within the site shown on Drawing No. 01/01 Rev. April 2023 for the purposes of secure cycle storage has been provided and thereafter the area(s) shall be retained, maintained, and used for no other purposes.

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.

- 20 The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 01/01 Rev. April 2023 shall be provided in their entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure the incorporation of waste storage and recycling arrangements, in accordance with policies DM2 and DM14 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.

- 21 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 (if applicable);
- 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;
- m) Monitoring and review mechanisms and;
- n) Details of deliveries times to the site during construction phase.

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.

- 22 No part of the development shall be commenced until a photographic condition survey of the highway fronting and near to the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety, to ensure that damage to the highway as a result of the development is repaired at the developer's cost and satisfactory access is maintained for the safety of residents and the public, in accordance with policy DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 23 The strategy for the disposal of surface water (dated 30th May 2023, ref: 3036 FRA & DS REV A) and the Flood Risk Assessment (FRA) (dated 30th May 2023, ref:3036 FRA & DS REV A) shall be implemented as approved in writing by the local planning authority (LPA). The strategy shall thereafter be managed and maintained in accordance with the approved

strategy.

Reason: To prevent hazards caused by flowing water or ice on the highway, in accordance with policy DM2 and DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 9 and 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 24 Within 28 days of practical completion of the last dwelling or unit, 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 protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies.

- 25 No development shall commence until 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 LPA. 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.

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.

- 26 Prior to commencement of development the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
- a. A site investigation scheme,
 - b. The results of a site investigation based on i) and a detailed risk assessment, including a revised Conceptual Site Model (CSM),

c. Based on the risk assessment in ii), a remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies. This condition requires matters to be agreed prior to commencement since it relates to consideration of below ground matters that require resolution prior to further development taking place, to ensure any contaminated material is satisfactorily dealt with.

- 27 No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works as set out in the remediation strategy is submitted to and approved, in writing by the Local Planning Authority.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies.

- 28 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants associated with current and previous land uses in accordance with policy DM14 of the West Suffolk Joint Development Management Policies Document 2015, paragraphs 170,178 and 179 of the National Planning Policy Framework (NPPF), Environment Agency Groundwater Protection: Principles and Practice (GP3) and all relevant Core Strategy Policies.

- 29 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Assessment (DWA Ecology, September 2022) 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 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.

- 30 Prior to the commencement of development, any works which will impact the breeding / resting place of bats, shall not in any circumstances commence unless the local planning authority has been provided with either:
- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
 - b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
 - c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure that the land is used in such a manner as to improve its ecological and nature conservation value, 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 Prior to any works above slab 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 prior to occupation and shall be retained in that manner thereafter.

Reason: To secure biodiversity enhancements commensurate with the scale of the development, 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 Prior to first occupation, 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 (e.g. 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.

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 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.

- 33 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.

- 34 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no windows, dormer windows, roof lights or openings of any other kind, other than those expressly authorised by this permission shall be constructed at first floor level or above in the southern elevations of plots 6,7,8 & 10 elevation(s) and western elevation of Plot 1.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policies DM2 and DM22 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

- 35 No development above ground level shall take place until a scheme for the provision and implementation of water, energy and resource efficiency measures during the construction and occupational phases of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed in accordance with the approved details and the measures provided and made available for use in accordance with the approved timetable.

Reason: To ensure that the proposal meets with the requirements of sustainability, in accordance with policy DM7 of the West Suffolk Joint

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/22/2228/FUL](#)