

Development Control Committee

6 March 2024

Late Paper

Item 9 – DC/22/1193/RM – Land South Of Rougham Hill, Bury St Edmunds

Case Officer – Peter White

1. The committee report stated that a list of fully worded conditions will be provided as a late paper. The conditions proposed are as follows.

Conditions

- 1 The temporary access onto Sicklesmere Road, opposite plot 77, shall be used solely for and in association with the sales of the properties hereby approved only. Before the first dwelling is occupied details shall be submitted to and approved in writing by the local planning authority detailing how the access will not form a vehicular link to the rest of the development hereby approved. At no time shall be the temporary access be used by construction vehicles or staff. The approved details shall be implemented in their entirety before the first dwelling hereby approved is first occupied.

The temporary access onto Sicklesmere Road, opposite plot 77, shall cease to be used before the 211st dwelling hereby approved is first occupied. The full details specifying how the access will be blocked up shall be submitted to and approved in writing before the 150th dwelling is first occupied by the Local Planning Authority. The approved details shall be implemented in their entirety before the 211st dwelling is hereby occupied.

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.

- 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.

Drawing Title	Drawing Reference
Site Plans	
Location Plan	001 Rev D
External Works Layout (Sheet 1 of 2)	002 Rev M
External Works Layout (Sheet 2 of 2)	003 Rev N

Planning Layout	004 Rev P
Proposed Materials Plan	006 Rev E
Residential Parcel Areas	007 Rev B
Areas of Lower Density	008 Rev B
Boundary Treatment Details	009
Street Scenes	010 Rev B
Coloured Layout	011 Rev A
Parking Plan	012 Rev A
Bin Drag	013 Rev A
Elevations and floor plans of dwellings	
HT 743	743.300.01, 02 Rev A, 03 Rev B, 04 Rev C, 05, 06, 07, 08
HT 754	754.300.01 Rev B, 02
HT 882	882.300.01 Rev A, 02, 03
HT 940	940.300.01 Rev A, 02, 03
HT 999	999.300.01 Rev A, 02 Rev A, 03, 04
HT 1032	1032.300.01 Rev B, 02, 03
HT 1033	1033.300.01
HT 1076	1076.300.01 Rev B, 02 Rev B, 03 Rev A, 04 Rev A
HT 1122Sp &Sp2	1122sp&sp2.300.01, 02 Rev C
HT 1174	1174.300.01 Rev B, 02 Rev A, 03 Rev B, 04 Rev A
HT 1183	1183.300.01 Rev D, 02 Rev B
HT 1194	1194.300.01 Rev A, 02 Rev A, 03 Rev A, 04
HT 1289	1289.300.01 Rev C, 02 Rev B, 03, 04
HT 1317	1317.300.01 Rev A, 02 Rev B, 03 Rev A, 04 Rev A
HT 1550	1550.300.01 Rev D, 02 Rev C, 03 Rev B, 04 Rev B, 05 Rev A, 06 Rev A
HT 1563	1563.300.01 Rev A, 02
HT 1687	1687.300.01 Rev A, 02 Rev B, 03 Rev A, 04 Rev A, 05 Rev A, 07 Rev A, 08
HT 1764	1764.300.01 Rev B, 02 Rev B, 04 Rev A, 05 Rev A, 06 Rev A
HT 2055	2055.300.01 Rev B, 02 Rev B, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A
HT 2101	2101.300.01 Rev A, 02 Rev B, 03, 04
HT 2774	2774.300.01, 02, 03 Rev A

HT 539	539.300.01 Rev A, 02 Rev A, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A, 09 Rev A, 10, 11, 12, 13, 14, 15
HT 893 M4(3)	893.M4(3).300.01, 02
HT 859	859.300.01 Rev A, 02 Rev C, 03, 04 Rev A
HT 878	878.300.01 Rev B. 02 Rev B
HT 886	886.300.01 Rev A, 02 Rev A, 03 Rev A, 04 Rev A
HT 971	971.300.01 Rev A
HT 1009	1009.300.01 Rev C, 02 Rev A, 03 Rev A, 04 Rev A
HT 1157	1157.300.01, 02
HT 1394	1394.300.01
HT 631	631.300.01, 02
Elevations and floor plans of garages and other buildings	
Single Garage	400 Rev B
Twin Garage	401 Rev A
Double Garage	402 Rev B
X2 Double garage	403 Rev B
Substation	404
Landscape	
On plot	
Plot Landscape Plan Overview	43081-WSPE-PN-L-00001_P01.07
Plot Landscape Plan Sheet 1	43081-WSPE-PN-L-00001_P01.07
Plot Landscape Plan Sheet 2	43081-WSPE-PN-L-00001_P01.07
Plot Landscape Plan Sheet 3	43081-WSPE-PN-L-00001_P01.07
Plot Landscape Plan Sheet 4	43081-WSPE-PN-L-00001_P01.07
Plot Landscape Plan Sheet 5	43081-WSPE-PN-L-00001_P01.07
Public open space	
Public Open Space Landscape Plan Overview	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 1	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 2	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 3	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 4	43081-WSPE-PN-L-00002_P01.08

Public Open Space Landscape Plan Sheet 5	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 6	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 7	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 8	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 9	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 10	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 11	43081-WSPE-PN-L-00002_P01.08
Public Open Space Landscape Plan Sheet 12	43081-WSPE-PN-L-00002_P01.08
Other landscape documents	
LEAP – Central Green Corridor	43081-WOOD-XX-XX-DR-L-00022
LEAP – Southern Green Corridor	43081-WOOD-XX-XX-DR-L-00023
Neighbourhood Equipped Area of Play (NEAP)	43081-WOOD-XX-XX-DR-L-00024
Landscape Typology Plan	43081-WSPE-PN-L-00004-P01
Landscape Masterplan	43081-WSPE-PN-L-00003_P01.01
Highway Infrastructure	
ROAD SETTING OUT SHEET 1	420 Rev
ROAD SETTING OUT SHEET 2	421 Rev
ROAD SETTING OUT SHEET 3	422 Rev
ROAD SETTING OUT SHEET 4	423 Rev
ROAD SETTING OUT SHEET 5	424 Rev A
ROAD SETTING OUT SHEET 6	425 Rev A
ROAD SETTING OUT SHEET 7	426 Rev A
ROAD SETTING OUT SHEET 8	427 Rev A
ROAD SETTING OUT SHEET 9	428 Rev A
ROAD SETTING OUT SHEET 10	429 Rev A
ROAD SETTING OUT SHEET 11	430 Rev A
ROAD SETTING OUT SHEET 12	431 Rev A
ROAD SETTING OUT SHEET 13	432 Rev A
ROAD LONG SECTIONS SHEET 1	440 Rev
ROAD LONG SECTIONS SHEET 2	441 Rev
ROAD LONG SECTIONS SHEET 3	442 Rev
ROAD LONG SECTIONS SHEET 4	443 Rev
ROAD LONG SECTIONS SHEET 5	444 Rev
ROAD LONG SECTIONS SHEET 6	445 Rev

ROAD LONG SECTIONS SHEET 7	446 Rev A
ROAD LONG SECTIONS SHEET 8	447 Rev A
ROAD LONG SECTIONS SHEET 9	448 Rev A
ROAD LONG SECTIONS SHEET 10	449 Rev A
ROAD LONG SECTIONS SHEET 11	450 Rev A
ROAD LONG SECTIONS SHEET 12	451 Rev A
ROAD LONG SECTIONS SHEET 13	452 Rev A
SPINE ROAD SETTING OUT SHEET 1	1000 Rev B
SPINE ROAD SETTING OUT SHEET 2	1001 Rev A
SPINE ROAD SETTING OUT SHEET 3	1002 Rev A
SPINE ROAD SETTING OUT SHEET 4	1003 Rev A
SPINE ROAD SETTING OUT SHEET 5	1004 Rev
SPINE ROAD SETTING OUT SHEET 6	1005 Rev
SPINE ROAD Long Section SHEET 1	1020 Rev B
SPINE ROAD Long Section SHEET 2	1021 Rev B
SECTIONS THROUGH EXISTING AND PROPOSED INFRASTRUCTURE	2107-592-SK070
Proposed Infrastructure Near Basins	2107-592-SK071
Drainage documents	
Technical Drainage Note 2107-592-TN03	June 2023
Other	
Planning Statement	June 2022
Arb Method Statement	February 2022
Noise impact assessment	May 2022
Ecological Mitigation Strategy	June 2022
Landscape Statement	June 2022
RIVER LARK ENHANCEMENT SCHEME PART 1	February 2022
RIVER LARK ENHANCEMENT SCHEME PART 1	February 2022
Phase 2 Site Investigation Report	August 2023
Slope Stability Assessment	April 2023
Geosphere Remediation Strategy	September 2023
Earthworks Specification	April 2023

- 3 The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 013 Rev A shall be provided in their entirety before the occupation of the dwelling that they serve, 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.

- 4 There shall be no occupation of any dwelling until the area(s) within the site shown on Drawing no. 012 Rev A for the purposes of loading, unloading, manoeuvring and parking of vehicles and bicycles serving that dwelling has/have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2019) where onstreet parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

- 5 A timetable/ phasing plan of the of all the hereby approved pedestrian and cycle routes shall be submitted to and agreed with the Local Planning Authority before any above ground works start on the hereby approved first dwelling. The hereby approved pedestrian and cycle routes shall be implemented in accordance with the agreed timetable and thereafter retained, maintained and available for use by the general public.

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.

- 6 No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details.

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.

- 7 Details of the equipment for the three separate Play Areas hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any works above ground level commences on the hereby approved first dwelling. The submitted details shall include an implementation timetable for each Play Area. The approved details shall be

implemented in accordance with the timetable approved and thereafter maintained and retained as play areas.

Reason: To ensure that sufficient play area space is provided 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.

- 8 The visibility splays serving the hereby approved road junction(s) must be formed prior to the junction they serve is first used by the general public. Notwithstanding the provisions of Part 2, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the area 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.

- 9 All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Mitigation Strategy (Wood, June 2022)

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.

- 10 Within 4 months of development commencing on site, 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 biodiversity 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.

- 11 The Protective fencing shown in the Arb Method Statement on drawing TR01 sheet 4 Rev V1 shall be installed before development commences on site and must be retained on site throughout the construction period.

Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policy 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.

- 12 Within 4 months of the hereby approved development commencing on site a phasing plan for the approved landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved phasing details thereafter. 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.