

Development Control Committee **10 July 2024**

Planning Application DC/23/1777/FUL – Land opposite Kingshall Farmhouse, Kingshall Street, Rougham

Date registered:	11 April 2024	Expiry date:	11 July 2024
Case officer:	Savannah Cobbold	Recommendation:	Approve application
Parish:	Rushbrooke With Rougham	Ward:	Rougham
Proposal:	Planning application - 13 dwellings with public open space, parking and creation of access, landscaping and associated drainage		
Site:	Land opposite Kingshall Farmhouse, Kingshall Street, Rougham		
Applicant:	Barley Homes (Group) Ltd		

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 referred to the Development Control Committee as the site has been brought forward by Barley Homes.

The application is recommended for APPROVAL. The Parish Council has objected to the scheme due to the design falling short of providing a safe environment with regard to place and movement.

Proposal:

1. The application seeks full planning permission for the construction of 13 dwellings, with public open space, parking and creation of a new access onto Kingshall Street. Landscaping and associated drainage is also sought.
2. Outline planning permission was granted under reference DC/19/1405/OUT which considered the means of access as well as 13 dwellings, albeit indicatively, public open space, parking and landscaping. The site changed ownership and Barley Homes came forward with a reserved matters application. This sought to change the location of the proposed access and noting that access was a matter considered at the outline planning application stage, could not be changed via the reserved matters application. As such, the application was revised to become a full planning application in order to incorporate the revised access location.

Application supporting material:

3.
 - Application form
 - Transport and highways note
 - Planting schedule
 - Elevations and floor plans
 - Landscape schedule
 - Street scenes
 - Location plan
 - Site plan
 - Surface water calculations
 - Soft landscape design
 - Tree survey
 - Landscape and environmental management plan
 - Landscape specification
 - Covering letter
 - Block plan
 - Ecology report

Site details:

4. The application site is located within the settlement boundary for Rougham, fronting onto Kingshall Street.
5. The site comprises undeveloped agricultural land with residential properties to the north, Kingshall Street to the east, agricultural buildings to the south and fields to the west and north west. The site is partially bounded to the north by a fence and hedge together with a

small number of trees along the boundary to No. 54 Kingshall Street which extends slightly beyond and around this boundary to the west and north within the existing field. The eastern boundary to the site abuts Kingshall Street and is partially screened by a species poor hedgerow running from the northern extent of this boundary which incorporates a small number of trees situated close to the junction with the northern boundary. Within the line of the hedgerow is a dried pond which narrows to form a drainage ditch running the length of the eastern boundary.

Planning history:

6.

Reference	Proposal	Status	Decision date
DC/19/1405/OUT	Outline Planning Application (Means of access to be considered) - 13 no. dwellings with public open space, parking and landscaping	Application Granted	20 November 2020

Consultations:

The most recent consultation responses are summarised below. Full copies of the responses can be viewed on the public planning file using the following link: [DC/23/1777/FUL | Planning application - 13 dwellings with public open space, parking and creation of access, landscaping and associated drainage | Land Opposite Kingshall Farmhouse Kingshall Street Rougham Suffolk \(westsuffolk.gov.uk\)](https://www.westsuffolk.gov.uk/planning/DC/23/1777/FUL)

7. Place Services Ecology

No objections subject to conditions.

Place Services Landscape

No objections subject to conditions.

Place Services Trees

No objections subject to conditions.

SCC Development Contributions

The following contributions have been requested:

Secondary school expansion including forward funding @ £29,095 per place = £58,190

Sixth form expansion including forward funding @ £29,095 per place = £29,095

Early years expansion, improvement & enhancement @ £21,153 per place = £42,306

Libraries improvements @ £216 per dwelling = £2,808

Household waste @ £141 per dwelling = £1,833

Monitoring fee per obligation trigger point = £476

Highways = TBC by SCC Highways

Suffolk Fire and Rescue

Set out standard notes regarding access and fire fighting facilities and water supplies.

SCC Green Access Team

The following contribution has been requested to secure a link to the footpath to the north:

The cost of a 1.5m PROW unbound surface with the creation order will be £19,250 and to be indexed linked.

SCC Floods and Water Team

Recommend approval of this application subject to conditions relating to a surface water strategy, water verification report and the submission of a construction surface water management plan.

SCC Highways

No objections subject to conditions relating to estate roads and access, ditching, bus stop provision, refuse bins, parking, EV charging and a construction management plan.

Norfolk and Suffolk Constabulary

No comments received.

Police Architectural Liaison Officer

No comments received.

Waste Management

Confirmation that swept path analysis is acceptable.

Strategic and Enabling Officer Housing

The proposed scheme will benefit from affordable units whilst acknowledging that the proposed dwellings are being built to M4(2) standards which will enable them to be futureproof and adapt with the changing needs of our communities.

The affordable housing mix proposed was - 2X1B houses (affordable/social rent) 1X2B house (affordable/social rent) 1X2B house (shared ownership).

The affordable housing mix based on the needs of the housing register and up to date policy is - 2X1B houses (affordable/social rent) 1X4B7P house (affordable/social rent) 1X2B house (shared ownership)

Following discussions with the Obligations Officer and Strategic Housing team, it is noted that to accord with the NPPF, the scheme must secure at least two affordable home ownership dwellings. The first proposed mix incorporated one home ownership dwelling, which did not comply with the requirements of the NPPF as this requires a minimum of 10% of the total dwellings to be home ownership. This would equate to 1.3 dwellings, so it is preferable to raise this to 2. As such, the proposed housing mix has been revised to the following: 1X1B house (shared ownership), 1X1B house (affordable/social rent), 1X2B house (shared ownership), 1X2B house (affordable/social rent), in order to achieve 30% affordable, including two home ownership dwellings in line with the NPPF.

Leisure & Cultural Officer

Requests off site contribution towards additional play equipment to be spent at Rougham playing field (£13,260).

Contaminated Land and Air Quality

No objections subject to a condition requiring all dwellings to be equipped with an EV charging point.

Public Health and Housing

No objections subject to conditions.

Energy and Sustainability Team

No comments to make.

Environment Agency

The development falls outside of the threshold for the Environment Agency to comment and Standing Advice has been applied.

Anglian Water Services

No objections – informatives have been recommended.

SCC County Archaeologist

Condition 10 applied to the outline planning permission DC/19/1405/OUT for this site secures a programme of archaeological investigation, reporting and archive deposition. An archaeological evaluation has been undertaken on this site and we will not require any further archaeological fieldwork, however the report arising from the archaeological fieldwork has not been submitted for our approval and archiving has not yet been secured. As a result condition 10 secured on DC/19/1405/OUT will still need to be fulfilled.

If the LPA considers that the outline application is superseded by DC/23/1777/FUL, then we would advise the following condition in order to secure the reporting and archiving:

1. 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 DC/19/1405/OUT and the provision made for analysis, publication and dissemination of results and archive deposition.

However, should the LPA consider that the conditions applied at outline planning permission are sufficient, if planning permission is granted for this new planning application then there should be a note included in the planning grant regarding the obligation to fulfil condition 10 of DC/19/1405/OUT.

Ward Member

No formal comments received.

Representations:

8. Parish Council

Rushbrooke with Rougham Parish Council objects to the planning application on the grounds of safety given that there are no streetlights and no connecting footpath even though it says access onto established public walking routes; these cannot be seen on the submitted plans.

The Parish Council appreciate the need for a new development to support local services and enrich the community but we feel the design has fallen short of providing a safe environment with regard to place and movement. The proposed development does not provide a safe means of access to the local facilities in line with the hierarchy of road users. Pedestrians will have to walk along Kingshall Street to access these facilities, which is a narrow village road with no footway. There is the potential alternative for pedestrians to access the existing PROW to the rear of properties fronting Kingshall Street. However, the Parish Council do not consider the suggestion for this access is deliverable alongside the housing as the plans stand.

There is no provision for streetlighting, which again is a safety concern as it forewarns traffic entering the village from the South of an urban environment with the expectation to encounter people. The proposed width of the carriageway is a concern for pedestrians and cyclists particularly when encountering large agricultural vehicles accessing farm buildings just beyond the site.

The basin is designed as an off-line feature, with the inlet and outlet close to each other. This could lead to stagnating water and odours and should be redesigned with a through flow to provide a healthier environment.

9. Neighbours

A total of 26 representations have been received.

A summary of material planning considerations is listed below.

- Parking concerns
- Pedestrian safety
- Highway safety
- Infrastructure
- Sustainability
- Flooding/surface water
- Biodiversity
- Noise and disruption
- Access/visibility

Policy:

10. 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.

11. The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy 2010 & Rural Vision 2031 have been taken into account in the consideration of this application:

Joint Development Management Policies Document

Policy DM1 Presumption in Favour of Sustainable Development

Policy DM2 Creating Places Development Principles and Local Distinctiveness

Policy DM7 Sustainable Design and Construction

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 DM20 Archaeology

Policy DM22 Residential Design

Policy DM44 Rights of Way

Policy DM46 Parking Standards

Rural Vision 2031

Vision Policy RV1 - Presumption in favour of Sustainable Development

Vision Policy RV24 - Rougham

St Edmundsbury Core Strategy 2010

Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy

Core Strategy Policy CS2 - Sustainable Development

Core Strategy Policy CS3 - Design and Local Distinctiveness

Core Strategy Policy CS4 - Settlement Hierarchy and Identity

Core Strategy Policy CS5 - Affordable Housing

Supplementary Planning Documents

West Suffolk Affordable Housing (2019)

Former St Edmundsbury Open Space, Sport and Recreations Facilities
(December 2012)

Other planning policy:

12.National Planning Policy Framework (NPPF)

13.The NPPF was revised in December 2023 and is a material consideration in decision making from the day of its publication. Paragraph 225 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:

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

- Principle of development
- Impact on character and appearance of the area
- Impact on residential amenity
- Access and highway safety
- Ecology and biodiversity
- Arboricultural impacts/landscaping
- Contaminated land and drainage
- Planning obligations
- Other matters of relevance
- Response to neighbour representations

Principle of Development

15.Policy DM1 and RV1 state that 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.

16.Policy CS1 of the St Edmundsbury Core Strategy deals with spatial strategy and states that the protection of the natural and historic environment, the distinctive character of settlements and the ability to deliver infrastructure will take priority when determining the location of the future development.

17. Rougham is identified as a local service centre in the settlement hierarchy in the Core Strategy (Policy CS4). Policy CS1 sets out a sequential approach to directing development in accordance with the settlement hierarchy. The policy confirms the main focus of development will be the towns, supported by appropriate levels of development in Key Service Centres, Local Service Centres and Infill Villages.
18. The Rural Vision designates this site for residential development, within the existing settlement boundary of Rougham. The site's allocation is set out in Policy RV24a 'South of Kingshall Street'. The allocation states that the greenfield site is capable of being delivered in the short term and gives an indicative capacity of 12 residential units. The proposed scheme proposes 13 dwellings, which is considered to comply with Policy RV24 as the policy provides an indicative capacity rather than a maximum figure.
19. In addition to delivering housing on the site the policy also requires that proposals for development incorporate areas of informal and formal open space and footpath links to the village. The policy also states that strategic landscaping and open space must be provided to address the individual site requirements and location. The proposed scheme indicates areas of informal open space, footpath links to the village, appropriate landscaping and safeguarded vehicular access to the fields to the north. The policy explicitly refers to the provision of formal play space, however given the limitations of site area and number of dwellings proposed, officers consider that securing an off-site contribution for play equipment at Rougham playing fields is an acceptable alternative.
20. It is therefore considered that the principle of residential development on the site is in accordance with the development plan.

Impact on Character and Appearance of the Area

21. Policy CS3 states that: all new development should be designed to a high quality and reinforce local distinctiveness. Design that does not demonstrate it has regard to local context and fails to enhance the character, appearance and environmental quality of an area will not be acceptable. Innovative design addressing sustainable design principles will be encouraged, if not detrimental to the character of the area.
22. Policy DM22 states that all residential development proposals should maintain or create a sense of place and/or character by basing design on an analysis of existing buildings and landscape and utilising the characteristics of the locality to create buildings and space and strong sense of place and distinctiveness.
23. Rougham has a varied mix of building styles, predominantly housing, with features and materials that reflect an expansion of the village from its original core, comprising mostly small terraced and semi-detached brick workers cottages.
24. Later twentieth century house types now predominate the village and reflect both local authority house design styles and commercial

development types, with a mixture of detached bungalows and detached and semi-detached two storey dwellings. External facade materials are a mix of plain and coloured renders, red and buff brickwork, some painted, pan tiles, plain tiles, slate and concrete roof and wall clad tiles.

25. The development site is bounded by open countryside to the south and west. The views out of the site over the surrounding countryside are important in relation to maintaining the rural appearance of the site.
26. The access in the approved outline application was located to the south of the site with the open space on the southern boundary. In this application, the access is located more towards the northern aspect of the site, with the open space on the northern boundary. To accommodate the change of access point, hedging and trees will need to be removed, which has the potential to impact the character and appearance of the site. However, the loss of trees and hedges is mitigated via a soft landscaping plan with additional planting on the front boundary. Taking this into consideration, officers are content that the removal of vegetation to accommodate a revised access point is acceptable.
27. The layout allows for views out to the open countryside beyond from within the heart of the site and considers the views from the wider countryside back into the development to ensure that the rural setting of the village edge is maintained. The scheme also incorporates a high level of landscaping to further enhance the rural appearance. Looking at the block plan, the development is set back from Kingshall Street allowing adequate space for landscape enhancements. The area of open space is situated on the front of the site in order to retain the green frontage and an attractive viewpoint on approach to the site. The parking layout has been carefully designed so that it sits mostly towards the side of the dwellings to ensure that the design is not dominated by car parking. The dwellings are well proportioned and designed to reflect the local vernacular. It is noted that plot 12 will be the focal point of the wider development, this plot has been designed to create an attractive viewpoint when entering the development.
28. The layout of the site will allow for adequate site areas for each dwelling, again to reflect the open nature of most of the dwellings within the surrounding area and on this basis, it is considered to accord with policies DM2 and DM22 of the Joint Development Management Policy Document (2015) and CS3 of the Core Strategy Policy Document in relation to good design.

Impact on Residential Amenity

29. Policy DM2 requires proposals to ensure that residential amenity is not adversely affected. This applies to existing occupiers and to future occupiers, ensuring that they will enjoy a satisfactory level of amenity.
30. Towards the south of the site are agricultural buildings associated with the wider Kingshall Farm. Towards the north of the site sits a pair of semi-detached dwellings (52 and 54 Kingshall Street). These dwellings are set within a generous curtilage. Plot 13 is the closest proposed

dwelling to this neighbouring pair and sits at approximately 49 metres from the rear elevation of number 54. The area of open space is located on the southern boundary of 54 Kingshall Street creating a buffer between the proposed dwellings and neighbouring dwellings.

31. Assessing the relationship between the proposed dwellings and taking into account amenity of any future occupiers, the positioning of the units within the development are considered the best solution for providing an acceptable level of amenity space. The scheme has been designed to maximise the availability of natural light between and around the dwellings and to reduce or eliminate overlooking and the potential for overshadowing.
32. The dwellings are set spaciouly within the site boundary and demonstrate a satisfactory level of rear amenity space.
33. Public health and housing have reviewed the application and confirm that they have no objections from a noise and nuisance point of view subject to conditions restricting construction hours, in relation to external lighting and acoustic insulation. They have recommended a condition in relation to the burning of waste on site which will not be conditioned due to being covered under a separate legislation.
34. In light of the above, officers are content that the scheme will not adversely impact the residential amenity of future occupiers of the scheme as well as neighbouring properties around Kingshall Street and therefore is compliant with policy DM2.

Access and Highway Safety

35. Policy DM2 of the Joint Development Management Policies Document states that proposals for all development should produce designs, in accordance with standards, that maintain or enhance the safety of the highway network.
36. The proposal includes the creation of a new access onto Kingshall Street. An access towards the southern boundary of the site was previously approved as part of the outline application. The access for this proposal is in a different location further to the north and as such it could not be dealt with as a reserved matters application as it fell outside the bounds of the outline permission.
37. Suffolk County Council as Local Highways Authority have reviewed the plans and provided a response dated 21 May. They have no objections to the scheme subject to conditions relating to the access, estate roads, ditches, bins, bus stop provision and parking.
38. Policy DM46 deals with parking standards and states that the authority will seek to reduce over-reliance on the car and to promote more sustainable forms of transport. All proposals for redevelopment, including changes of use, will be required to provide appropriately designed and sited car and cycle parking, plus make provision for emergency, delivery and service vehicles, in accordance with the adopted standards current at the time of the application.

39. The scheme provides a site plan which shows the placement of cycle sheds for each dwelling. This will provide a safe and secure location for cycles thus aiding with the promotion of sustainable transport. To ensure that this is provided, a condition will be added to safeguard this and to secure the retention of cycle storage. The layout also ensures that there is sufficient space within the private drives for cycles to be brought out from the gardens even when cars are parked.
40. Many of the representations received relate to the lack of footpaths within Rougham and how the site will not be connected to the wider village. The site allocation policy requires a footpath link to be provided and as such, the local planning authority are seeking to secure £19,250 (index linked) for the connection of the site to the existing public right of way towards the north of the site. This existing link leads to Rougham Sports Hall, field and play area. This is considered to comply with the requirements of policy DM44 which requires improvements to such rights of way to be sought in association with new development to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside or green infrastructure sites as appropriate and to achieve the objectives of the Suffolk Rights of Way Improvement Plan.

Ecology and Biodiversity

41. Policies DM10, DM11 and DM12 seek to safeguard protected sites and species, and secure appropriate mitigation and enhancements in terms of biodiversity. Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 as amended, also sets out a statutory duty to conserve and enhance biodiversity through the general biodiversity objective, which is the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England.
42. The Duty applies to all public authorities in England and Wales, including all local authorities. Conserving and enhancing biodiversity includes restoring and improving species and populations and habitats, as well as protecting them.
43. The National Planning Policy Framework (NPPF, 2023) 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 180).
44. The application has been accompanied by an ecology report created by a skilled and qualified individual.
45. This concluded that the site did not support any built structures that could be used by roosting bats and the few small trees that made up the short section of hedgerow along the eastern site boundary were all devoid of potential bat roost features and had no suitability for tree roosting bats. The site was dominated by arable land of negligible value to foraging and commuting bats. The narrow and relatively short strip of bramble scrub and hedge along the eastern Site boundary, and the adjoining wet ditch and tall ruderal vegetation had some potential to be

used as a bat fly-way / foraging area as the habitats are likely to generate winged insects on which bats could feed, but their small overall area (0.064 ha) represents a trivial proportion of a typical bat species foraging area and would be of limited significance to the local bat population in terms of a foraging resource.

46. In summary, the proposed 13 dwelling residential development is not considered likely to result in any significant direct or indirect adverse impact on biodiversity.
47. Place Services as Ecology consultant has also reviewed the report submitted with the application and they are satisfied that there is sufficient ecological information available to determine the application. They have made recommendations in terms of conditions to be secured and are content that the LPA can demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006 (as amended).
48. It should be noted that Biodiversity Net Gain (BNG) does not apply to this application. West Suffolk Planning Website states the date of validation for this application was after the date of mandatory Biodiversity Net Gain for major developments as a result of the reserved matters application being converted to a full application, but this application was originally validated in 2023 and as such is not subject to mandatory BNG requirements.
49. The ecological report submitted with the application provides recommendations of mitigation techniques as well as biodiversity enhancements to be provided. Details of enhancements are to be provided via a condition. Given this, Officers are content that the scheme complies with policies DM10, DM11 and DM12.

Arboricultural Impacts/Landscaping

50. Policy DM13 of the Joint Development Management Policies Document seeks to ensure that development does not have an unacceptable adverse impact on the character of the landscape or landscape features.
51. The site is heavily vegetated towards the boundaries and on adjacent land, and as such the application has been accompanied by a combined Tree Survey, Arboricultural Impact Assessment (AIA), Provisional Tree Protection Plan (TPP) and Provisional Arboricultural Method Statement (AMS) along with a Soft Landscape design and Landscape and Environmental Management Plan. These have been reviewed by Place Services as tree consultants.
52. The Tree Survey describes 6 individual trees (1 Category A and 5 Category B) and 3 groups of trees (1 Category B and 2 Category C). The AIA states this proposal will require the removal of G3 (Category C) and partial removal of G2 (Category B) in order to accommodate the access point. T1 is likely to require a crown lift and the remaining portion of G2 is recommended to be coppiced to allow sustainable retention. T5 and T6 are trees on the other side of the main road to the

proposed development, but their canopy height should be considered if/when large construction vehicles are on site.

53. The AMS states tree works are to take place prior to construction works, which are the removal partial removal of G2 and full removal of G3, coppicing of ash, hazel and holly in G2 as per TPP. Tree protection fencing is then to be erected prior to any construction activity, as shown on the TPP. This will form a Construction Exclusion Zone, where no personnel, plant or materials are permitted within. Once all construction works are complete, the protective barrier fencing can be removed.
54. New planting is proposed in the soft landscaping plan and once all construction is complete, landscaping works can commence. The trees and hedging proposed is appropriate and planting must take place between November – March.
55. It is recommended by Place Services as Tree Consultants that this application is supported subject to non-dischargeable condition 'Protection of trees' and the dischargeable conditions 'Implementation of landscaping'. All works are to be in strict accordance with BS 5837:2012. Trees in Relation to Design, Demolition and Construction to Construction'.
56. Place Services as Landscape Consultants have reviewed the submitted documents and drawings in relation to proposed landscaping and consider this acceptable.
57. Trees can successfully be retained as to facilitate the development and planting of new trees to the boundary of the site which is considered important in the softening of the development including the field edge and to the front of the site.
58. With regard to boundary treatments four rail and timber post fence as curtilage boundary with hedging to inner side are proposed and this is to be maintained by occupier. This is an acceptable delineation between open field and domestic plots.
59. The submitted Landscape and Ecological Environment Plan (LEMP) includes an adequate management strategy plan and as such, this has been conditioned to be implemented as already submitted and approved.
60. In light of the above and subject to the recommended conditions it is considered that the development is acceptable in terms of policy DM13.

Contaminated Land and Drainage

61. Paragraph 105 of the NPPF states that local parking standards for residential and non-residential development, policies should take into account the need to ensure an adequate provision of spaces for charging plug-in and other ultralow emission vehicles.
62. Paragraph 110 of the NPPF states that applications for development should be designed to enable charging of plug-in and other ultralow

emission vehicles in safe, accessible and convenient locations. St Edmundsbury Core Strategy Policy CS2, Sustainable Development, requires the conserving and, wherever possible, enhancing of natural resources including, air quality. Policy DM14 of the Joint Development Management Policies Document states that proposals for all new developments should minimise all emissions and ensure no deterioration to either air or water quality. Section 3.4.2 of the Suffolk Parking Standards states that Access to charging points should be made available in every residential dwelling. We therefore recommend the below condition requesting electric vehicle charge points is attached to the planning consent, should planning permission be granted, to enhance the local air quality through the enabling and encouraging of zero emission vehicles.

63. Taking this into consideration, the environment team have no objections to the scheme and have taken into account comments made on 12 August 2019 in relation to DC/19/1405/OUT. No objections are raised subject to a condition requiring all dwellings to be equipped with an electric vehicle charging point which will be thereafter retained.
64. Suffolk County Council as Lead Local Flood Authority have reviewed the amended details submitted 5 June 2024. As a result of reviewing the basin sections, surface water drainage strategy, drainage strategy plan as well as an amended site plan. As such, they recommend approval of the application subject to conditions.

Planning Obligations

65. Paragraph 65 of the NPPF states that the provision of affordable housing should not be sought for residential developments that are not 'major' developments. Major housing developments are defined within the Framework as developments where ten or more homes will be provided, or the site has an area of 0.5 hectares or more. Policy CS5 states that on 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.
66. The application on the site proposes thirteen dwellings, which in accordance with the NPPF triggers the requirement for affordable housing. Policy CS5 of the Core Strategy sets this affordable housing target at 30%. The 30% affordable housing requirement will be divided further into 80% affordable rented dwellings and 20% intermediate housing. 30% of 13 would equate to 3.9 dwellings. It would be the preference to round up the 0.1 and provide 4 dwellings. Drawing no. WSC.1065.P02 REV E shows that 4 affordable units will be provided. Following discussions with the Obligations Officer and Strategic Housing team, the proposed affordable mix is as follows:
- 1B shared ownership
 - 1B affordable/social rent
 - 2B shared ownership
 - 2B affordable/social rent
67. This has been agreed by Barley Homes and complies with the requirements of the National Planning Policy Framework.

68.Planning obligations can be secured as to mitigate for any unacceptable impacts in order to make the development acceptable. Such obligations must only be sought where they are:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

69.The following obligations have been requested to mitigate for the impacts of this development. These are considered to comply with the above requirements:

Education:

The County Council has requested a contribution of £58,190 towards secondary school expansion, including forward funding.

The County Council has requested a contribution of £29,095 towards sixth form expansion including forward funding.

The County Council have requested a contribution of £42,306 towards early years expansion, improvement and enhancement.

Libraries:

The County Council has requested a contribution of £2,808 towards libraries improvements.

Household waste:

The County Council has requested a contribution of £1,833 towards household waste.

Monitoring fee:

£476 per obligation trigger point

Affordable housing:

30% affordable housing with a defined mix and tenure split.

PROW connection:

A connection to the PROW to the north is required and SCC has advised that the contribution required to deliver this is £19,250. The applicant has also suggested that an obligation could be worded such that the delivery of the route falls to them. This will be the subject of discussions with the rights of way team and the obligations officer and the delivery of the connection will be secured by one of these options.

Off site play:

A contribution of £13,260 for additional play equipment to be spent at Rougham playing field

Other Matters of Relevance

70.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 regard 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.

71. It is noted that the Parish Council have raised an objection to the scheme. The Parish Council appreciate the need for new development to support local services and enrich the community, but they feel the design has fallen short of providing a safe environment with regard to place and movement. They are concerned that the proposed development does not provide a safe means of access to the local facilities in line with the hierarchy of road users. Pedestrians will have to walk along Kingshall Street to access these facilities, which is a narrow village road with no footway. There is the potential alternative for pedestrians to access the existing PROW to the rear of properties fronting Kingshall Street. However, the Parish Council do not consider the suggestion for this access is deliverable alongside the housing as the plans stand.
72. In terms of connectivity to the site and providing a safe way for pedestrians, officers note it is not possible to provide a footpath along Kingshall Street given the narrow nature of this. The site allocation policy RV24(A) states that proposals for development on the site must incorporate footpath links to the village. As a result, officers are in the process of securing a financial contribution to provide a footpath link from the site to existing public rights of way links. Officers are of the opinion that this will meet the requirement of the site allocation policy.
73. The Parish Council also raised concerns regarding the lack of street lighting. Street lighting falls within the remit of Suffolk County Council as Highways Authority. Highways Officers have reviewed the scheme and have not made recommendations in terms of additional street lighting. Officers are therefore content that this matter is adequately addressed.
74. Concern has also been raised regarding the proposed basin. The Parish Council state that the basin is designed as an off-line feature, with the inlet and outlet close to each other. This could lead to stagnating water and odours and should be redesigned with a through flow to provide a healthier environment. This element of the design has been reviewed by Suffolk County Council's LLFA and they have confirmed that they have reviewed the detention basin sections, and raise no objections.
75. Policy DM20 requires that development does not have any adverse effects on sites of archaeological importance. The County Archaeologist has confirmed that archaeological investigation has already been undertaken on this site and no further field work is required. Subject to the use of the recommended condition to secure the appropriate reporting, the development would therefore meet the requirements of policy DM20.

Response to Neighbour Representations

- 76.26 neighbour representations have been received as a result of consultation and display of a site notice. The comments received reference parking concerns, concerns regarding pedestrian safety, access, visibility and highway safety. As such, concerns have been raised regarding the potential of cars parking on Kingshall Street, which is a narrow road as well as different vehicles using the road, including buses, farm vehicles, lorries, etc.. The plans demonstrate conformity with Suffolk Parking Guidance (2023). Furthermore, Suffolk County Council as Highways Authority have raised no objections in terms of access, visibility splays and highway safety. They have also reviewed the wider street scene and consider the width of Kingshall Street satisfactory in order to provide bus stop provision. The scheme is therefore considered to comply with policies DM2 and DM46.
77. A main concern raised relates to pedestrian safety and lack of footpath along Kingshall Street. The site has located within close proximity of various public rights of way and therefore Officers are seeking to secure £19,250 towards providing a connection from the site to the existing rights of way. These connect to the sports hall, playing fields and play park. Given the narrow nature of Kingshall Street, Officers consider it is not possible to provide a new footpath along this road and that the provision of connecting to the existing rights of way mitigates this.
78. Concerns have also been voiced regarding the lack of infrastructure within Rougham including the school and pub. As part of this planning application, contributions have been secured regarding school provision. One representation raises concern about ensuring that the number of dwellings approved does not increase and that the layout is designed to ensure there is no future development in the fields beyond. The scheme seeks permission for 13 dwellings and as such, if the number was to increase, further permission would need to be sought, however, the site allocation's indicative capacity is up to 12 dwellings. The layout shows potential access further north from plot 13, however this is in line with the site allocation policy RV24.
79. Sustainability has also been raised as a concern regarding the proposed development. It is noted from residents that the scheme incorporates solar panels and other features however, given the rural location of Rougham, occupiers will have to travel for work. In response to this, the site provides electric vehicle charging points in order to improve air quality as well as secure cycle storage for each dwelling to encourage sustainable modes of transport.
80. Residents have raised comments in relation to surface water and how this ends up in neighbours ponds and at times, has flooded gardens. Questions have been asked regarding what will be done to stop this, and what will happen to wildlife living in ponds. Firstly, Suffolk County Council's LLFA have reviewed the information provided in terms of surface water drainage and raise no objections to the scheme subject to conditions. Secondly, surveys have been carried out including at the pond, and it has been confirmed that this is negligible for great crested newts.

81. In terms of comments raised regarding noise and disturbance during the construction phase, public health and housing have reviewed the application information and confirm no objections to the scheme. In order to reduce disturbance during the construction phase, it is recommended that restrictions to construction activity be limited to certain times. This will be conditioned. Furthermore, details regarding a construction method statement shall be secured via a planning condition.

Conclusion:

82. In conclusion, the site is allocated for residential development within the Rural Vision 2031 policy document for an indicative capacity of up to 12 dwellings, however the principle of 13 has already been established via an earlier outline application. The policy requires a footpath link to be provided as well as provision for open space; The layout has been designed in a way to complement the rural nature of the site, incorporating a satisfactory level of landscaping and provides open space as well as a contribution to create a connection to existing footpath links. Manoeuvrability within the site has been achieved and adequate cycle provision has been made within each plot. Officers are content that the scheme put forward represents good design and therefore complies with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

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

1. Time limit

The development hereby permitted shall be commenced no later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. Compliance with plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Plan type	Drawing no.	Date received
Soft landscaping plan	682/23	4 April 2024
Ecology report	AEL2254	4 April 2024
Drainage strategy	C-001-P03	4 April 2024
Landscape and environmental management plan		4 April 2024
Plots 3 and 4 (floor plans and elevations)	WSC-1065-P04 D	20 June 2024
Proposed block plan	WSC-1065-P02 F	4 April 2024
Covering letter		4 April 2024
Landscape specification	REV A	4 April 2024

Plots 5 and 10 (floor plans and elevations)	WSC-1065-P08 C	4 April 2024
Plot 13 (floor plans and elevations)	WSC-1065-P10 D	4 April 2024
Tree survey, Arbs impact assessment, tree protection plan and AMS		4 April 2024
Surface water calculations		4 April 2024
Plots 1, 2, 7 and 8 (floor plans and elevations)	WSC-1065-P05 C	4 April 2024
Site plan	WSC-1065-P03 G	20 June 2024
Location plan	WSC-1065-P01 A	4 April 2024
Street scenes, garages and sheds	WSC-1065-P11 D	4 April 2024
Landscape schedule		4 April 2024
Plots 6 and 11 (floor plans and elevations)	WSC-1065-P07 B	4 April 2024
Detention basin sections	C-002 P01	5 June 2024
Drainage strategy	C-001 P04	5 June 2024
Drainage strategy	RLC REF. 231105	5 June 2024

Reason: To define the scope and extent of this permission, in accordance with policy DM1 and DM2 of the West Suffolk Joint Development Management Policies Document 2015 and all relevant Core Strategy Policies.

3. Construction management plan

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

- a. The parking and turning of vehicles of site operatives and visitors
- b. Loading and unloading of plant and materials
- c. Site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery
- d. The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate including a communications plan to inform local residents of the program of works
- e. provision and use of wheel washing facilities including mechanical highway sweeping
- f. Measures to control the emission of dust and dirt during construction
- g. A scheme for recycling/disposing of waste resulting from demolition and construction works
- h. Hours of construction operations including times for deliveries and the removal of excavated materials and waste
- i. Noise method statements and noise levels for each construction activity including piling and excavation operations
- j. Access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for

diversions during the construction period and for the provision of associated directional signage relating thereto.

k. Details of measures to prevent mud from vehicles leaving the site during construction

l. programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works

m. Provision of boundary hoarding, lighting and signage

n. Haul routes for construction traffic on the highway network and monitoring and review mechanisms

o. Layout of facilities above to be included on a plan

Reason: In the interests of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase whilst ensuring the satisfactory development of the site to protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2, DM14 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

4. Acoustic insulation

The building envelope, glazing and ventilation of the residential dwellings hereby permitted shall be constructed so as to provide appropriate sound attenuation against noise. The acoustic insulation of the dwelling units within the proposed development 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 appropriate 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 dwelling, 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.

5. External lighting

Any external artificial lighting for the dwellings hereby approved shall be installed in accordance with the advice contained in the Institution of Lighting Professionals 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.

6. Construction hours

Demolition or construction works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:30 hours on Saturdays and at no time on Sundays, public holidays or bank holidays.

Reason: To protect the amenity of occupiers of adjacent properties from noise and disturbance, in accordance with policies DM2 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

7. EV charging

Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.

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

8. Limit water use

The dwellings 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.

9. Site investigation

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 DC/19/1405/OUT 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 DM20 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 16 of the National Planning Policy Framework and all relevant Core Strategy Policies.

10. Ecological enhancements

Prior to occupation details of biodiversity enhancement measures to be installed at the site, including details of the timescale for installation, shall be submitted to and approved in writing by the Local Planning Authority. Any such measures as may be agreed shall be installed in accordance with the agreed timescales and thereafter retained as so installed. There shall be no occupation unless and until details of the biodiversity enhancement measures to be installed have been agreed in writing by the Local Planning Authority.

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.

11. Soft landscaping

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.

12. AMS

The development shall be carried out strictly in accordance with the tree survey, arboricultural impact assessment, tree protection plan and arboricultural method statement, prepared by Richard Morrish Associates Ltd, dated October 2023, reviewed March 2024.

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.

13. Hard landscaping

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.

14. Boundary treatments

No development above ground level shall take place until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted. The works shall be completed prior to first use/occupation in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

15. Compliance with biodiversity

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecology Report (Applied Ecology Ltd, March 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

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

16. Non-licensed GCN method statement

Prior to commencement of the development, a Great Crested Newt Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newt during the construction phase.

The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

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

17. Biodiversity enhancement strategy

Prior to any works above slab level, a Biodiversity Enhancement Strategy for biodiversity enhancements, prepared by a suitably qualified ecologist in line with the recommendations of the (Ecology Report (Applied Ecology Ltd, March 2024)), 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 or product descriptions to achieve stated objectives
- c. Locations of proposed enhancement measures by appropriate maps and plans (where relevant)
- 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 shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (as amended).

18. Wildlife sensitive lighting scheme

Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) 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 likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b. show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated 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 scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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

19. Estate road junction

The new estate road junction as shown on Drawing No. WSC.1065.P03 G inclusive of cleared land within the visibility splays to this junction must be formed prior to any other works commencing or delivery of any other

materials ie not for the purpose of constructing the new estate road/junctions.

Reason: In the interests of highway safety, to ensure a safe access to the site is provided before other works commence, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

20. Carriageways and footways

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: In the interests of highway safety 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.

21. Ditch

Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details that previously shall have been submitted to and approved in writing by the Local Planning Authority. The piped or bridged ditch shall be retained thereafter in its approved form. (See Note 6).

Reason: To facilitate a safe access by ensuring uninterrupted flow of water and reducing the risk of flooding of the highway, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

22. Bins

Before the development is occupied details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins shall be submitted to and approved in writing by the Local Planning Authority.

The approved bin storage and presentation/collection area shall be provided for each dwelling prior to its first occupation and shall be retained thereafter for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 9 of the National Planning Policy Framework and all relevant Core Strategy Policies.

23. Parking

No dwelling shall be occupied until the parking for that plot has been provided in accordance with Drawing No. WSC.1065.P03. for the purposes of loading, unloading, manoeuvring and parking of vehicles 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 (2023) where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway, 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.

24. Bus stop provision

Prior to the occupation of the new development a scheme of bus stop provision to serve the hereby permitted development shall have been provided, in accordance with details previously submitted to and approved in writing by the Local Planning Authority. In the event that it is demonstrated to be not technically feasible to deliver new bus stops, a scheme for improvements to existing bus stops within the vicinity of the development shall be submitted to the Local Planning Authority and agreed in writing. The scheme shall be implemented prior to the first occupation of the new development.

Reason: To promote and facilitate access to sustainable transport modes and to provide safe and suitable access for all users in accordance with National Planning Policy Framework (Dec 2023) Para. 114 and Para. 116, 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.

25. Compliance with LEMP

The Landscape and Ecology Management Plan as already submitted shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure the protection of important species and those protected by legislation, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

26. Implementation of surface water strategy

The strategy for the disposal of surface water dated June 2024 and the Flood Risk Assessment (FRA) dated November 2018 reference 2163/RE/10-18/01 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 ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

27. Drainage verification report

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

28. Construction surface water management plan

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. 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 or groundwater, in accordance with policy DM6 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 14 of the National Planning Policy Framework and all relevant Core Strategy Policies.

And, it is further recommended that planning permission be approved subject to the completion of a S106 to secure the following:

Term	Description
Affordable Housing	30% Tenure mix as follows: 1B shared ownership 1B affordable/social rent 2B shared ownership 2B affordable/social rent
Public right of way	£19,250
Open space/parks	£13,260
Secondary school expansion including forward funding @ £29,095 per place	£58,190
Sixth form expansion including forward funding @ £29,095 per place	£29,095

Early years expansion, improvement and enhancement @ £21,153 per place	£42,306
Libraries improvements @ £216 per dwelling	£2,808
Household waste @ £141 per dwelling	£1,833

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online [DC/23/1777/FUL](https://www.dorsetcouncil.gov.uk/DC/23/1777/FUL)