



St Edmundsbury
BOROUGH COUNCIL

DEV/SE/15/046

Development Control Committee

6 August 2015

Planning Application DC/14/1361/VAR

Land East of Hamlet Road, Haverhill

Date: 8 September **Expiry Date:** 8 December 2014
Registered: 2014

Case Officer: Gemma Pannell **Recommendation:** Grant

Parish: Haverhill **Ward:** Haverhill South

Proposal: Planning Application - Erection of 91 dwellings together with drainage, access onto Hamlet Road, garaging, parking, landscaping and all ancillary works (following demolition of existing football club facilities) without compliance with conditions No. 4, 5, 6, 9 and 10 of SE/11/1443 to enable alterations to landscaping and boundary treatment.

Site: Land East of Hamlet Road, Haverhill

Applicant: Bloor Homes Eastern

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.

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Background:

This application is referred to the Committee because the application is a Major Application and the Town Council have objected to the application, contrary to the Officers' recommendation of approval.

The original application (SE/11/1443) was considered by Development Control Committee, following a site inspection, in August 2012.

This application was deferred by the Development Control Committee on 8th January as set out below :

Consideration of this application be deferred to enable further investigations being made into:

- (1) the effectiveness of the surface water drainage system, including seeking clarification from the Environment Agency and Anglian Water as to whether they were aware of the apparent surface water run-off issue affecting Croft House; and**
- (2) whether the planting of trees were in accordance with the approved design, including seeking comments from the Highway Authority in respect of the potential impact on the adjacent highway.**

Proposal:

1. Planning permission is sought for a variation of conditions 4, 5, 6, 9 and 10 of SE/11/1443/VAR.
2. **Condition 4** required that within 3 months of the commencement of the development, a landscape management plan relating to the landscaped areas types nos 1 to 5, identified on csa/1837/100 rev E dated and received 30 May 2012 including long term design objectives, management responsibilities and maintenance schedules for the amenity grass/woodland/pond areas, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing with the Local Planning Authority.
3. **Condition 5** states that all planting and seeding comprised in the approved details of landscaping along the site boundaries and within the site, including the water features all shown on drawing nos. csa/1837/100 rev E dated and received 30 May 2012 and Csa/1837/103 received 12 June 2012 shall be carried out in the first planting and seeding season following the completion of the ground works and prior to the first use of the access road hereby approved to serve any residential dwelling. Any trees or plants which within five years from the completion of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to

any variation.

4. **Condition 6** relates to the woodland at the rear of the site and requires that within 3 months of the commencement of the development, a woodland management plan relating to the existing woodland belts that are identified on plan csa/1837/100 rev E dated and received 30 May 2012 to be retained including long term design objectives, management responsibilities and maintenance schedules for the amenity grass/woodland/pond areas, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing with the Local Planning Authority.
5. **Condition 9** refers to the list of approved drawings attached to the decision notice (SE/11/01443). These will need to be varied in order that the amended plans form part of the list of approved drawings.
6. **Condition 10** requires the implementation of a surface water drainage scheme and states that development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- Evidence that infiltration drainage will not function satisfactorily at this site;
- Details of the location and sizing of the drainage systems to dispose of the surface water;
- Details of pollution prevention measures to be installed;
- Discharge of surface water to sewer, will be restricted to 6l/s at the request of Anglian Water;
- Attenuation storage shall be provided to cater for the 1 in 100 year critical storm plus allowance for climate change;
- Details of how surface water will be conveyed to the proposed system and calculations demonstrating that conveyance networks are appropriately sized;
- Details of the future adoption and maintenance of the proposed surface water scheme for the lifetime of the proposed development.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

7. The application has arisen as work has commenced on site and further investigations have taken place with regard to the surface water drainage ponds which were to be a central feature of the public open space. It has become apparent that the arrangement of the ponds would not physically receive enough surface water runoff to provide an attractive area of public open space and it is considered therefore that the scheme should be amended to remove the ponds and introduce a central landscaped feature which would provide a more attractive centre piece.

Application Supporting Material:

8. Information submitted with the application as follows:
 - Woodland Management Plan
 - Landscape Plans
 - Surface Water Drainage Details

Site Details:

9. The site comprises 3.85 hectares. 2.5ha of the site is allocated for residential development in the Replacement St. Edmundsbury Borough Local Plan 2016. The 2.5ha comprises the former football ground. The redundant buildings and floodlighting have been demolished and cleared away. The site is within the Haverhill Housing Settlement Boundary to the rear of dwellings fronting the north side of Hamlet Road, south east of the town centre.
10. Access to the site is via the existing access road that is located between no.16 and 18 Hamlet Road. The access road serves the application site, the 3 dwellings that comprise Tudor Close and give access to the rear of no.16 to 38 and Croft House Hamlet Road, which have parking to the rear of their dwellings accessed via a private access road that links to Croft Lane. The private access road between Croft Lane and the site access (marking the northern site boundary) is in private ownership and does not form part of this application. An existing public footpath runs along the eastern boundary of the site.
11. Residential dwellings bound the site on three sides (north) – nos 16 to 38 Hamlet Road, (east) – 1 to 3 Croft Lane and 43 to 48 Beaumont Court and (west) 1 to 3 Tudor Close and 28 to 33 Vanners Road.
12. The 1.35 ha of land to the south, immediately adjoining the light industrial buildings off Holland's Road was formerly a railway goods yard, part of which has been used as allotments. It is now largely a woodland belt. There is also a Tree Preservation Order on the site (No. 519) which includes a run of mature trees located to the site's north boundary of the site, but also refers to the woodland belt.
13. The woodland belt and land running along the eastern side of the pitch are designated as 'Amenity Open Space' (AOS) under policy L5 of the Replacement St Edmundsbury Borough Local Plan 2016 and is therefore safeguarded from development. The AOS is also located just outside the

Haverhill Housing Settlement Boundary. Policy HAV1c does not include AOS. However in an effort to provide a more centrally located open space that would act as a focal point for the development the proposed layout shows development on the amenity open space located to the eastern side of the football ground, with alternative open space located centrally within the site.

14. The Hamlet Road Conservation Area is located close to the development site, principally on the far side of Hamlet Road, but also comprising a number of buildings adjacent to the application site and part of the vehicle access off Hamlet Road. The local conservation area has been fully appraised within the Hamlet Road, Haverhill Conservation Area Appraisal and Management Plan (September 2008).
15. There is a significant change in levels across the site, with the land rising from Hamlet Road towards the employment area to the rear. The access to the site is from Hamlet Road. The football club that formally used this site has been relocated to improved facilities off Chalkstone Way.

Planning History:

16. SE/11/1443 – Regulation 4 Application – Erection of 91 dwellings together with drainage, access onto Hamlet Road, garaging, parking, landscaping and all ancillary works (following demolition of existing football club facilities) amended scheme revised by plans received 11th April and supported by transport assessment received 17th April 2012 and further amended by plans received 31.5.12 showing alterations and details in respect of open space, flood routing, fencing, walls, railings, sheds and cycle stores, substation, highway works, plot 88 and landscape strategy as supported by Reptile presence/absence survey date 20.6.12 and Bat Surveys received 06.07.12 and 10.07.12. Granted 28.08.2012

Consultations:

17. Landscape and Ecology Officer: No objection:

ORIGINAL COMMENTS:

Land to the north of Croft House - I am content that removal of the trees away from the boundary will allow the trees more room to mature without impacting significantly on the adjacent property. I would recommend that *Carpinus betulus* is not used in this location and that this tree is substituted with one of the other species.

Northern boundary - I would also suggest that any trees along the northern boundary that have not yet been planted are pulled away from the boundary into the site to reduce nuisance to neighbours.

Central POS - I would prefer to see a more substantial tree in the centre of the labyrinth such as an oak. Also *Carpinus betulus* is a heavy canopied tree and would be better located within the grass areas rather than overhanging the labyrinth and shrubs – perhaps a juggle of the tree species could sort this out. The other aspects of this redesign seem acceptable.

FURTHER COMMENTS:

Central POS

The plans have been amended and the new proposal is to place a Liquid amber tree in the centre of the labyrinth. The other trees have also been amended to address my previous concerns.

We are still awaiting confirmation regarding the other aspects above however the developer has confirmed that the changes will be acceptable to them.

Woodland management plan

A number of changes to the woodland management plan have been proposed and preliminary drawings submitted; namely the utilisation of the existing concrete base to form the main link through the site. This will provide a continuation of the existing railway walk to the east through to POS immediately to the west of this site. The principal of the changes is agreed subject to the submission of revised details which could be dealt with by condition.

18. Sport England: Sport England raises no objection as this application merely seeks variations to the previous scheme which was considered to meet exception E4 of our playing fields policy (provision of replacement facilities).
19. Environment Agency: No objection to the proposed Variation of Condition 10 – Surface Water drainage. However, the discharge of surface water to sewer appears to be 6.4l/s during the 1 in 100 critical rainfall event, including allowances for climate change (PN 1.013). This is slightly in excess of the 6l/s conditioned rate.
20. Environmental Health (Public Health & Housing): No objection
21. County Archaeological Service: All required archaeological works at this site have been completed. I have no objection to the proposal and do not believe any archaeological mitigation is required.
22. County Minerals & Waste: No further comment
23. Suffolk Fire & Rescue Service: Additional fire hydrants may be required for this development
24. Suffolk County Council Rights of Way: I can see the merit of connecting Croft Lane (public footpath 14) to the public open space footpath in the north east corner of the new estate, which would require the creation of an additional area of public footpath. The powers exist under the Highways Act 1980 S.26 to create a public footpath by order, where "... it appears to a local authority that there is need for a footpath or bridleway over land in their area and they are satisfied that, having regard to—

(a) the extent to which the path or way would add to the convenience or enjoyment of a substantial section of the public, or to the convenience of

persons resident in the area, and

(b)the effect which the creation of the path or way would have on the rights of persons interested in the land, account being taken of the provisions as to compensation contained in section 28 below..." etc. Read more here: <http://www.legislation.gov.uk/ukpga/1980/66/section/26>. I believe both of our authorities have the power to make an order under S.26.

Representations:

25.Haverhill Town Council: Strong objection to the variations being requested. The application had been given planning permission subject to important conditions to address concerns such as those we raised for SE/11/1443 and the developers should be held to them. There is insufficient detail made available to justify these conditions not being complied with.

26.Neighbours: Representation received from the occupiers of Croft House, Croft Lane making the following summarised comments:

- The above application clearly shows the close boarded fence to be erected to the left hand side of our property (Croft House, Croft Lane) which is in line with the existing chain link fence and in line with the boundary of our building. Therefore why has this fence been allowed to be built some 26" from that boundary? Is that to be removed and put back to its correct position? The present chain link fence belongs to Bloor Homes, is it to remain so?
- Clearly the plan shows that there are no trees adjacent to our property so why have Bloor Homes planted trees there?
- There is also no mention of drainage on the open land between our property and Bloor Homes development.
- The public access into Croft Lane crosses land that Bloor Homes nor the Council own. This also represents a danger to pedestrians entering Croft Lane from the site. There doesn't seem a need for this access when there is access further up the lane.

Policy: The following policies of the Joint Development Management Policies Document and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

- DM2 Creating Places
- DM11 Protected Species
- DM12 Mitigation, Enhancement, Management and monitoring of biodiversity
- DM22 Residential Design
- DM42 Open Space, Sport and Recreation Facilities
- DM44 Rights of Way
- DM45 Transport Assessments

- DM46 Parking Standards
27. St Edmundsbury Core Strategy December 2010
- CS1 St Edmundsbury Spatial Strategy
 - CS2 Sustainable Development
 - CS3 Design and Local Distinctiveness (as supported by Supplementary Planning Document – Development Design and Impact)
 - CS4 Settlement Hierarchy and Identity
 - CS5 Affordable Housing
 - CS7 Sustainable Transport
 - CS12 Strategy for Haverhill
 - CS14 Community Infrastructure capacity and tariffs
28. Haverhill Vision 2031
- HV1 Presumption in Favour of Sustainable Development
 - HV2 Housing Development with Haverhill
 - HV6b Housing on Brownfield Sites (Hamlet Croft)

Other Planning Policy:

29. National Planning Policy Framework (2012) core principles and paragraphs 56 – 68

Officer Comment:

30. The issues to be considered in the determination of the application are:
- Principle of Development
 - Landscaping and Public Open Space
 - Surface Water Drainage
31. The site has the benefit of planning permission for the redevelopment of the site for 91 dwellings and therefore the principle of development has already been established.
32. This current application merely seeks to amend the proposed strategic landscaping of the central open space, including the reconfiguration of the surface water drainage and includes amendments to the proposals for the woodland belt at the rear of the site.
33. One of the changes has been brought about as a result of the developer selling a small portion of land to the adjoining land owner at Croft House. This has been to the benefit of Croft House which now will be able to maintain the windows of the property and will no longer have the development boundary along the external wall of their property.
34. Whilst there have been some issues between the developer and the owner of Croft House, many of these are civil matter between the two parties, for example the position of the fence and the nature of its construction. However, due the Local Planning Authority's consideration of this application we have sought to aid negotiations between the two parties and Bloor Homes have confirmed that they will reposition the fence so that it is in the correct position. Since the consideration of the application

in January, Bloor Homes have agreed a programme of work with Mr Oakley and this work took place in July.

35. It has also been agreed that trees planted along the boundary with Croft House will be repositioned elsewhere on the site to ensure that they do not cause any future problems to the occupiers of Croft House.
36. The second element to the proposal is the re-design of the central public open space. This has been brought about as a result of changes to the sustainable urban drainage system which have taken place as further consideration was given to the engineering of the system. It was considered that the use of ponds in the central public open space as part of the SUD's system would create an attractive feature whilst having the capacity to deal with storm events. However, it has now been ascertained that the "ponds" would not hold water during normal use and as such would be a bare feature which would not enhance the public open space or provide any level of visual amenity to residents.
37. Therefore alternative underground holding tanks have been proposed which will cope with storm events and therefore the central public open space can be re-planned. The alternative proposal is in the form of a landscaped feature which is a planted labyrinth with a central tree to provide a focal point.
38. The Environment Agency are satisfied that the new arrangements would be acceptable and will enable the site to effectively manage surface water drainage from within the site. Anglian Water have confirmed that they have no objection to the slight increase in the rate of discharge from 6 l/s to 6.4 l/s. Therefore it is considered that the concerns raised by the residents have been adequately addressed. The County Flood Officer has also reviewed the proposals, following the deferral of the application in January and is of the view that as the S104 agreement is in place with Anglia Water for their adoption of the scheme that the drainage scheme is sufficient for its purpose and Anglian Water have adopted it as sufficient for the development.
39. The third element for consideration is the area of woodland to the rear of the site which was subject to condition 6 which required details of a woodland management plan. Discussions have been on-going with regard to the best and most appropriate way to manage this area to the rear, which is to remain in the applicants control and management. Initial plans had included informal paths across the site but this had disregarded the existence of an existing concrete path which runs along the rear boundary of the site and, once cleared will provide a strong link from public footpath FP14 to link through the site to the open space that St Edmundsbury owns and maintains which adjoins the site which then provides good access to the town centre.
40. Therefore the woodland management plans have been amended as work has begun to clear the debris and rubbish from the site which has led to a greater understanding of the site's context and connectivity. It is considered that by utilising the existing concrete path this will provide a

more usable link for pedestrians and once clearance of scrub and rubbish has taken place the woodland will form an attractive part of the wider open space on the site.

41. The only other issue that has arisen during the consideration of the application is the introduction of a footpath link onto Croft Lane. The original application approved a footpath within the site which stopped at the boundary to the site. There is then a small area of unregistered land outside of the applicants' control which abuts public footpath 14. Concerns had been raised that the construction of the footpath on site would then stop at the boundary to the site and there would be no ability for this to be connected to the public footpath, leaving an unsatisfactory arrangement. However, Suffolk County Council Public Rights of Way have confirmed that they are able to make an order across unregistered land to create the link to the public footpath and they welcome this proposal which improves connectivity across the entire site. Therefore, officers remain of the opinion that the footpath should be constructed as originally approved and the applicant is happy that this would also have been the case and will be looking to construct the footpath on the land within their control.
42. Officers are satisfied that a mechanism exists such that the new footpath can be connected to the existing public network and therefore it is a desirable proposal which should remain within the application. There is not considered to be any detrimental impact on the highway itself as a result of these proposals and the Highway Authority remain satisfied with the proposals outlined.

Conclusion:

43. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

It is **RECOMMENDED** that planning permission be **Approved** subject to the following conditions:

1. The development hereby permitted shall be begun not later than 3 years from the date of this permission.
2. The materials used on the construction of the development shall be in accordance with S230-05 Rev B including Marley Garsdale Fibre Cement Slate – colour blue/black & drawing no. S230-14.
3. The existing trees and hedges on the site as detailed on plan number csa/1837/100 rev E dated and received 30 May 2012 shown to be retained shall be adequately fenced as described below in accordance with a details that shall have first been submitted to the Local Planning Authority and approved in writing, (and the Local Planning Authority shall be advised in writing that the fencing has been erected) before any

equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from the site. All trees to be felled shall be soft felled.

The fencing shall be erected outside the outermost spread of the tree canopy and shall consist of Heras fencing (or similar). Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior consent in writing of the Local Planning Authority.

4. Within 3 months of the date of the decision, a landscape management plan relating to the landscaped areas types nos 1 to 5, identified on csa/1837/100 rev E dated and received 30 May 2012 including long term design objectives, management responsibilities and maintenance schedules for the amenity grass/woodland/pond areas, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing with the Local Planning Authority.
5. All planting and seeding comprised in the approved details of landscaping along the site boundaries and within the site, including the water features shall be carried out in the first planting and seeding season following the date of this decision. Any trees or plants which within five years from the completion of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
6. Within 3 months of the date of this decision, a woodland management plan relating to the existing woodland belts that are identified on plan csa/1837/100 rev E dated and received 30 May 2012 to be retained including long term design objectives, management responsibilities and maintenance schedules for the amenity grass/woodland/pond areas, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing with the Local Planning Authority.
7. The approved Construction Method Statement, submitted under SE/11/1443 shall be adhered to throughout the construction period.
8. Within 21 days of the date of this decision, details of the estate roads and footpaths, (including layout, levels, street lighting, gradients, surfacing, street signs and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out as approved before the occupation/use of any of the dwellings/units it serves first commences. The approved details

shall be retained unless any variations are agreed in writing with the Local Planning Authority.

9. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans.
10. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- Evidence that infiltration drainage will not function satisfactorily at this site;
- Details of the location and sizing of the drainage systems to dispose of the surface water;
- Details of pollution prevention measures to be installed;
- Discharge of surface water to sewer, will be restricted to 6l/s at the request of Anglian Water;
- Attenuation storage shall be provided to cater for the 1 in 100 year critical storm plus allowance for climate change;
- Details of how surface water will be conveyed to the proposed system and calculations demonstrating that conveyance networks are appropriately sized;
- Details of the future adoption and maintenance of the proposed surface water scheme for the lifetime of the proposed development.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

11. The verification plan provided within the Supplemental Site Investigation Report, ref GN15861_SSI prepared by Harrison Group Ltd dated November 2012 and Verification Report ref GN15861 Ver 1 prepared by Harrison Group Ltd dated February 2013 shall be implemented as approved.
12. The long term monitoring and maintenance plan provided within the Supplemental Site Investigation Report, ref GN15861_SSI prepared by Harrison Group Ltd dated November 2012 and Verification Report ref GN15861 Ver 1 prepared by Harrison Group Ltd dated February 2013 shall be implemented as approved.
13. 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, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this

unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

14. Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.
15. Fire hydrants shall be provided as set out in drawing no. 10284857 received on 17th Feb 2014.
16. Demolition, site clearance/preparation, earth works, deliveries or construction works etc shall not take place outside 0800 and 1830 Mondays to Fridays and 0800 to 1300 on Saturdays and at no time on Sundays or Bank Holidays.
17. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least base course level or better, in accordance with the approved details except with the written agreement of the Local Planning Authority.
18. No other part of the development shall commence until the existing vehicular access has been improved, laid out and completed in all respects in accordance with Drawing No. S230-SK7 Rev A received 11 April 2012. Thereafter the access shall be retained in the approved form.
19. None of the dwellings hereby approved shall be occupied until the area(s) within the site shown on drawing no. S230-02 Rev C received 6 July 2012 for the purpose of loading, unloading, manoeuvring and parking of vehicles has been provided. Thereafter the area(s) shall be retained and used for no other purpose.
20. The approved works to the existing listed wall adjacent to the access off Hamlet Road shall be carried out in accordance with drawing no. S230 SK12AI unless otherwise agreed in writing by the Local Planning Authority.
21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order) or the details shown on drawing number S230-40 A hereby approved no internal walls shall be constructed and no other works shall be undertaken/implemented to subdivide the triple garage located on the ground floor of plot 88.
22. The development shall be served by a high speed broadband connection.

23. The detailed design scheme including a method statement for all foundation and other works involving ground disturbance (including service trenches) set out within plans received on 12th September 2014, shall be carried out in precise accordance with the approved scheme and method.
24. The development hereby approved shall be implemented in full accordance with the schemes of ecological mitigation submitted with the application contained in the following documents unless prior written consent of the Local Planning Authority is obtained for any variation:
- Revised Bat Assessment and Roost Survey Report by Eco Planning 17th July 2012
 - Bat Roost trees Survey Report by Eco Planning 11th July 2012
 - Bat Roost Assessment Report by Eco Planning 13th December 2011
 - Reptile Translocation Letter by J Wragg of Bloors 5th July 2012
 - Reptile Presence & Absence Survey Eco Planning UK 22th June 2012
 - Reptile Survey & Mitigation Survey by Eco Planning UK 6th December 2011
 - Ecological Assessment Survey by Eco Planning UK 6th December 2011
 - Badger Survey by Eco Planning UK 6th December 2011
25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that Order) the floorspace shown within the curtilage of any dwelling for the purpose of garaging and/or car parking shall be retained solely for the garaging and/or parking of private motor vehicles and for ancillary domestic storage incidental to the enjoyment of the associated dwelling and shall be used for no other purpose.
26. Before any part of the development is commenced, precise details of the existing site levels and the proposed finish floor slab levels and roof heights of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the submission of a street scene elevation drawn to a scale of not less than 1:100 indicating the relationship of the proposed development to Hamlet Road and Tudor Close. The development shall be carried out in full accordance with the approved details.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

<http://planning.stedmundsbury.gov.uk/online-applications/simpleSearchResults.do;jsessionid=8DA5A3F443C9F9AA381735C1CE6082F0?action=firstPage>

Alternatively, hard copies are also available to view at Planning, Planning and Regulatory Services, Forest Heath District Council, District Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY (or West Suffolk House details as applicable)

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