Minutes of a Meeting held in the Conference Room, Riverside, Lowestoft on Tuesday, 12 January 2016 at 6.00pm

Members Present:
J Groom (Chairman), P Ashdown, N Brooks, A Cackett, G Catchpole, J Ceresa, M Cherry, G Elliott, J Ford, I Graham, L Harris-Logan, M Ladd and M Pitchers.

Officers Present:
R Amor (Principal Planner for Development Management), C Green (Area Planning and Enforcement Officer), P Perkin (Principal Planning Officer), P Ridley (Head of Planning and Coastal Management), P Rowson (Planning Development Manager) and S Carter (Democratic Services Officer).

In attendance:
Councillor D Ritchie, Cabinet Member for Planning and Coastal Management

Prior to the commencement of the meeting, the Chairman announced that the following items had been withdrawn from the Agenda:

Item 7 - DC/15/3135/FUL – Land at 237 Oulton Road, Lowestoft
Item 8 - DC/15/2338/FUL – Cliff House, 26 Ballygate, Beccles
Item 9 - DC/15/3307/FUL – Land off Kirkley Rise, Lowestoft

1 APOLOGIES / SUBSTITUTES
An apology for absence was received from Councillor Allen.
Councillor Ladd attended the meeting as a Substitute for Councillor Allen.

2 MINUTES

RESOLVED
That the Minutes of the meeting held on 15 December 2015 be confirmed as a correct record and signed by the Chairman.

3 DECLARATIONS OF INTEREST
No declarations of interest were made.

4 DECLARATIONS OF LOBBYING

Councillor Ashdown declared that he had received verbal contact in relation to Item 12 – DC/15/4398/RG3 – 5 The Green, Lowestoft.

5 ENFORCEMENT ACTION – CASE UPDATE

The report of the Head of Planning and Coastal Management provided Members with a summary of all outstanding enforcement cases sanctioned under delegated powers or through the Committee up until 23 December 2015. There were currently 10 cases.

The Principal Planning Officer updated Members with regard to:
Chalet 90 Seaview – breach of condition ceased as the chalet had been sold.
1 Seaview and 27 Kessingland Cottages – new breach of condition notices had been issued.
Holton Sawmills – with Legal Section for prosecution.

RESOLVED

That the report detailing the outstanding Enforcement Matters up to 23 December 2015 be received.

6 DC/15/2004/RH3 – FORMER SANYO SITE, SCHOOL ROAD, LOWESTOFT

The Principal Planning Officer presented the application which was part outline and part full application. The outline application was for the construction of up to 252 residential units (Class C3) and associated infrastructure. The full application was for the development of 48 residential units, two hectares of community open space including replacement dual-purpose football pitch, changing facilities and equipped play area, associated highway, engineering and landscaping works, including land raising, relocation of existing pumping station and temporary use of part of the site for surface level car park associated with the community open space.

The application sought to redevelop the former Sanyo factory site for residential purposes providing up to 300 houses including 100 affordable units, and a playing field with changing rooms and equipped play area together with associated highway, engineering and landscaping works. The site was immediately adjacent to the Brooke Peninsula and Jeld Wen site where outline planning permission had been granted for approximately 850 dwellings, a primary school and associated infrastructure.

The former Sanyo site had been identified in the Lowestoft Lake Lothing and Outer Harbour Area Action Plan for comprehensive redevelopment. It formed part of the land allocated under policy SSP3 of that Plan which identified some 59.8ha of land for comprehensive redevelopment as a Sustainable Urban Neighbourhood. The application was before Committee as it was a major application and because the Council was the Applicant.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the existing residential properties in Heath Road and School Road and a rear view of the properties fronting Victoria Road, the road leading into Brooke Peninsula, the current demolition on site and the view of the northern boundary. Further slides displayed visualisations of the proposed properties in the full application, which would extend to a maximum of 3-4 storeys, the changing rooms and an indicative plan of the outline application.

The Principal Planning Officer outlined details of the site itself and the two proposals. The detailed application was for 48 affordable dwellings on two separate parcels of land. Parcel 1 west of School Road would deliver 14 dwellings comprising two one-bedroomed flats and 12 two-bedroomed houses with vehicle access via School Road. Parcel 2, with a new access off Heath Road, would provide 34 dwellings comprising 11 one-bedroomed flats, 11 two-bedroomed duplexes, five two-bedroomed houses, three three-bedroomed houses and four four-bedroomed houses. The dwellings would be organised in a perimeter block with the majority of parking and both private and communal gardens being provided in the central area. The majority of the buildings would be three-storey with four-storey at the northern end, facing onto the open space. Heath Road itself would be extended in a straight northerly direction. This first phase would include the raising of land levels so that none of the site would be at risk of flooding.

In addition to the 2ha of community open space, there would be a single storey building providing changing rooms, a kitchen and store on the western side of the football pitch. A neighbourhood equipped area of play would also be provided on the eastern side of the
open space. A temporary car park was being provided to the east of Heath Road prior to the provision of the permanent car park as part of a subsequent phase of the development.

An indicative plan of the site, which had been divided into 12 parcels of land, had been submitted and showed how the 300 residential units might be distributed across the site, the network of streets, the two play areas and the relocation of the existing foul water pumping station. Raising ground levels in some parts of the site would address flood risk issues and the revised arrangements for the community open space would include the provision of the cycleway link to the north.

A site visit had taken place on 5 January 2016, the notes of which had been circulated to the Committee and were tabled at the meeting.

Although access and highways representations had been received that day relating to congestion through the town and the impact on the safety of the highway network, the Principal Planning Officer explained that the transport assessment accompanying the application had concluded that there would be no significant impact on the highway network as junctions would operate within designed capacity limits. In fact, the previous industrial use of the site had the potential to generate more traffic than the proposed residential use. Reducing car use was an important consideration and therefore contributions towards sustainable modes of transport including the pedestrian/cycle bridge across Lake Lothing and bus services would be necessary. These would be secured through a Section 106 agreement. The Highways Authority and Highways England raised no objections.

Concern had been expressed over additional cars parking along Heath Road. However, parking provision was within the specified County Council standards and therefore considered to be adequate. The Environment Agency had no objection subject to the mitigation measures in the Flood Risk Assessment as the proposed land raising would raise the site above the flood risk zone. The contemporary design, appearance and layout were considered acceptable and would improve the street scene; the separation distance from properties in Heath Road was considered not to give rise to harm to the residential amenity.

The Principal Planning Officer explained that, if planning permission was granted, the developer would need to make the necessary contributions to mitigate the impacts of the development. Normally these would be secured through a Section 106 agreement. However this was not possible as the Council did not own the site and it was proposed to have a condition requiring a S106 Agreement being entered into. Counsel’s opinion had been obtained which confirmed this approach was lawful. A late representation had been received from Suffolk County Council objecting to the use of a condition as opposed to a S106 Agreement. A revised condition 25 for the outline scheme and a more detailed S106 Heads of Terms was circulated at the meeting.

The Head of Planning and Coastal Management read out fully the contents of a letter of objection received the previous evening from Suffolk County Council, which stated that it was unconvinced that the relevant contributions towards the provision of the necessary local infrastructure associated with the application would be adequately and properly met. The County Council advised that a Section 106 agreement should be entered into prior to the grant on planning permission

The Head of Planning and Coastal Management advised Members of the Planning Committee that they should consider the approach to secure mitigation/contributions set out in the report as lawful. All work undertaken had been in accordance with clear guidance from Counsel including discussions subsequent to the receipt of Suffolk County Council’s objection. The Section 106 agreement could not be secured at the present time because the Applicant, the Council, was not yet the landowner. The County Council might wish for the Section 106 first, but that was not under discussion. Members were to consider the planning application before them. He reiterated that the revised condition 25 was appropriate and made specific reference, by reading out guidance on the matter in the National Planning
Practice Guidance. It was disappointing that the County Council was now objecting in this way, particularly as the development would play an important part in the regeneration of the town. The condition and proposed Heads of Terms would secure the necessary infrastructure. Additional advice from Counsel that day confirmed that the proposal was a sound legal mechanism.

Questions

Members asked specific questions relating to:

- Written comments from Counsel.
- Specific details of the County Council’s objections.
- The need to understand the conflicting advice.
- Ownership of the land.
- Revised condition 25 for the outline application.
- Provision and contributions for health and care services.
- Community Infrastructure Levy (CIL).

The Head of Planning and Coastal Management explained that Counsel had confirmed that the proposal was a sound legal mechanism. Legal advice had been shared with the County Council but that Council had chosen not to agree. The proposed development was entirely in accordance with the Council’s planning policy and mechanisms to secure the infrastructure would be in place. He confirmed again that National Planning Practice Guidance issued by the Government confirmed that using a negatively worded condition was appropriate in some cases. The proposed mechanism for securing the delivery of the whole development with its required infrastructure and mitigation was, therefore, considered to be lawful. If the application was approved, it would allow the Council to deliver 48 houses under the detailed consent.

The Head of Planning and Coastal Management further confirmed that the total financial contribution was detailed on page 2 of the proposed Heads of Terms and would be directly cross referenced in the condition 25. In making reference to that, he ensured the Committee was aware that Suffolk County Council would be party to the Section 106 agreement required by condition 25 and would be able to be satisfied itself that the required full level of contributions/infrastructure would be provided.

The comments made from the Clinical Commissioning Group relating to developer contributions for additional workforce would not meet the test of reasonableness on its own. At the invitation of the Chairman, the Agent advised the Committee that the provision of health facilities was included on the CIL Regulation 123 list and therefore could not be requested.

Following initial questions, Councillor Elliott proposed deferral to allow a full explanation of the County Council’s views. The Chairman stated this proposition would be held on the table to allow for public speaking and further questions.

Ward Councillor N Webb

Councillor Webb addressed the Committee as Ward Councillor and because of the concerns raised by residents and the impact the development would have on their lives. The design was not in keeping with the environment and the properties looked undesirable. The provision of only 13 car parking spaces for people coming to use the football pitch was totally inadequate for the number of players, officials and spectators. There were also grave concerns about the inadequacy of the road network and congestion at the road junctions.
with Heath Road and Victoria Road. There had been a lack of consultation with residents and although the County Council had been working with residents, no response had been received from the local MP. In the light of what the Committee had heard, Councillor Webb urged deferral so that residents could have the opportunity to respond and allow Members to give better consideration to the size and scale of the proposed development.

Mr S Jefferies - Objector

Mr Jefferies outlined the concerns of the residents of Heath Road. Whilst recognising the need for the industrial buildings to be demolished, the proposed development looked like a prison assembly. The three storey height and close location, at 19m, from their properties would cast afternoon shadow and result in early darkness and the need for extra electricity. On the other side of the site, the proposed buildings were only two storey and 55m from the building line. He referred to Members’ site visit where the need to address the sensitivity of the location had been identified. No consideration had been given to the need for adequate doctors and dentists; the sewers would be overloaded. The buildings looked like shoe boxes on end and the area could end up turning into a ghetto. There was absolutely no noteworthy development along the shores of Lake Lothing that would inspire investors. The proposed development needed major amendments now, before it was too late.

Ms S Hornbrook - Agent

Ms Hornbrook thanked Council Members for the opportunity to speak. The principle of the development was well established in the Lowestoft Lake Lothing and Outer Harbour Area Action Plan, which allocated the site for residential development. The site represented a sustainable location and the proposal would make efficient and effective use of a large area of previously developed land and act as a catalyst for the regeneration of the wider area.

The application had been prepared by working closely with the Council and key stakeholders. An indicative development plan had been provided for the outline element of the scheme, which demonstrated that the site could accommodate this amount of development without any adverse impacts on the amenity of the surrounding area, or the neighbouring residents. The full application would enable the early delivery of 48 affordable housing units and a new community open space, replacing the existing privately owned playing fields further along Waveney Drive. A contemporary style of architecture was proposed which sought to create a high quality urban environment. There would be no shading of nearby residential properties. Discussions had been undertaken with Suffolk County Council Highways; Highways England had had no objections to the scheme. The proposed residential use would generate less road trips than the former industrial use, thus reducing the impact on the local and wider highway network. Flooding and drainage had also been taken into account and ground levels would be raised to protect from flooding.

The proposal would allow the residential redevelopment of a large brownfield site in Lowestoft. If permission was not granted by the Committee, the Affordable Housing Grant would likely be lost.

Questions to the Agent

Members raised questions relating to:

- Flood risk and land raising.
- Impact on the neighbours.
- Affordable housing grants.
- 1/2 bedoomed properties being supported by a housing assessment.
- Age group and population likely to become residents.
- Impact on deliverability if a decision was delayed.
Ms Hornbrook explained that the strategy for clearing the site and raising ground level had been accepted by the Environment Agency and in fact flood plain storage would increase. The site proposals would not cause any risk of flooding on the site or elsewhere in the vicinity. The majority of the dwellings would be two-bedroomed and that was in response to housing need. There would be no control over the age of the occupants; the Housing Team would allocate according to their analysis of need. In addition to the private and communal gardens, roof gardens and balconies would also provide outside space.

In support, Mr Martin Aust from Pathfinder Development Consultants, advisor to Waveney District Council on affordable housing provision, was disappointed to hear of the County Council’s concerns and he commented on the legal acquisition of the site. Any additional delay at this stage would create both financial and delivery difficulties. He had genuine concerns for the Applicant; if the homes were not started and completed within a specified time, the £1m affordable housing grant from the Homes and Communities Agency (HCA) would be lost.

Questions by the Objector

Mr Jefferies made further reference to the shadow study of the proposed properties. The land level would be above the road and three storeys high at the building line. There would be only 19m between the existing residential properties in Heath Road and the new façade. Why was it stated that there would be no casting shadow? Were details of the finished roof height available so that the residents could analyse the figures themselves?

Ms Hornbrook explained that the land raising at the closest point to Heath Road was marginal. A 3D modelling of the site had created the shadow analysis and so it was therefore accurate. The elevations were to scale on the drawings so that information could be used for calculation purposes.

Questions

Members raised further questions:

- Similarities with the Brooke Peninsula site and the Section 106.
- Timing of the late response from Suffolk County Council.
- The need to have sufficient time to consider information.
- Costs of clearing the land.
- Design and flat roof buildings.
- Adequate car parking.

The Head of Planning and Coastal Management explained that the circumstances with this application were different to the Brooke Peninsula site but he was satisfied that, having taken appropriate advice, the mechanism being proposed here as set out in condition 25 was lawful. The latest letter from the County Council had only been received the previous evening; having met with County Council officers the previous week and shared the relevant legal advice, he anticipated that their concerns had been satisfactorily resolved. Notwithstanding the objection from the County Council, he asked the Committee to have confidence in the advice provided by its officers. In doing so the Applicant would deliver 48 council dwellings and have all necessary mechanisms in place to secure delivery of the mitigation/infrastructure for the whole proposal.

Car parking was in line with the County Council’s parking standards and, following discussions with Waveney Norse and Active Communities, the spaces associated with the football pitch were more than currently provided at the nearby pitch. There was also additional parking provision outside the development site. The design of the buildings had
been discussed with the Council’s Project Board and was based on an award winning design in Cambridge. Flat roofs reduced bulk and height and also enabled the provision of roof gardens. The full application, if approved, would set design code similarities for the whole site but there would not be total replication.

Mr Aust confirmed that the Council’s contract was conditional on the demolition of buildings, removal of debris and clearance of the site. The 48 Council houses being proposed would be for rent.

The Chairman referred to Councillor Elliott’s request to defer making a decision and hold an extra meeting in two weeks. Councillor Elliott confirmed this to be a formal proposal which was duly seconded by Councillor M Cherry.

There was some discussion on the difficulties in administering an additional meeting at short notice and the resulting impact on the proposed development.

On being put to the vote, the Motion “to defer making a decision for 2-3 weeks” was LOST.

Debate

Comment was made on the unenticing design and it was suggested that the architects review the design. However, it was pointed out the design approach was entirely in accordance with the planning documents for the site which the Council had unanimously agreed and endorsed. The Committee noted the contemporary approach and the fact that any impact on local residents had been overcome. Members welcomed the proposal on a brownfield site, particularly the provision of affordable housing; it was a new start to regenerating this part of Lowestoft and the good footpaths and cycle links were welcomed. The need to complete the proposed footbridge was an important factor and would compliment the development.

As Cabinet Member and a member of the Project Board, Councillor Ritchie addressed the Committee and confirmed the pedestrian footbridge was a top priority. It was critical for the regeneration of Lowestoft and an enhancement for this development.

There being no further discussion and with the acceptance of the revised condition 25 for the outline application, it was

RESOLVED

That the application be approved, subject to the following conditions and subject to any minor amendments considered necessary for clarification and approved by Officers under delegated powers:

Outline scheme:
The following conditions apply to the development covered by the Outline Permission (up to 252 residential units (Class C3) and associated infrastructure).

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development, other than that approved in detail as Phase 1 of the overall development, begins and the development shall be carried out as approved.

2. Application for the approval of Reserved Matters must be made within six years of the date of this permission.
3. The development hereby permitted shall be begun within either six years of the date of this outline permission, or within two years of the final approval of the Reserved Matters, whichever is the later.

4. The development shall be carried out in accordance with the approved Phasing Plans ref: 111 Rev C, 112, 113 and 114. There shall be no variation of the phased construction of development until a revised or alternative phasing plan has first been submitted to and agreed in writing by the local planning authority.

5. The development and all reserved matters applications submitted pursuant to this planning permission shall not, unless otherwise agreed in writing, materially depa...

6. There shall be no construction of any dwellings within any phase of development, until details of the colour and types of materials to be used on the roofs and external walls of the proposed buildings within that phase have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

7. Prior to the commencement of each phase of development, a scheme of landscaping for that phase of development, which shall include details of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, in the context of a site-wide masterplan, shall be submitted to and approved by the Local Planning Authority. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following first occupation of the dwellings or within such other period as may be agreed with the Local Planning Authority. Any trees or shrubs or other elements of landscaping dying within five years of planting shall be replaced with the same or similar species by the developers or their successors in title.

8. Prior to the commencement of each phase of the development, the following measures shall be undertaken in so far as it relates to that phase:

A written scheme of investigation for evaluation, and where necessary excavation, shall be submitted and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions, and:

a) The programme and methodology of site investigation and recording
b) The programme for post investigation assessment
c) Provision to be made for analysis of the site investigation and recording
d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
e) Provision to be made for archive deposition of the analysis and records of the site investigation
f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

8
9. No building within any phase of development shall be occupied until the site investigation and post investigation assessment for that phase of development has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 8 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

10. The recommendations of the Habitat and protected species ecological assessment dated October 2014, or an alternative scheme agreed in writing by the Local Planning Authority, shall be implemented in full.

11. No development shall take place within any phase of development until a site specific Construction Environmental Management Plan or construction method statement for that phase has been submitted to and approved in writing by the Local Planning Authority. The fugitive dust control mitigation scheme must demonstrate the adoption and use of best practical means and should be incorporated into the document.

12. The development site is within 15 metres of a sewage pumping station. There shall be no residential development or other development that is sensitive to noise or other disturbance, within 15 metres from the boundary of the sewage pumping station.

13. No development within any phase of development shall commence until a foul water strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. No dwellings within that phase shall be occupied until the works have been carried out in accordance with the approved strategy for that phase, unless otherwise agreed in writing by the Local Planning Authority. The scheme shall accord with the principles set out in the Flood Risk Assessment prepared by Canham Consulting Ltd, Rev P2 dated 27/03/15, unless otherwise agreed in writing by the Local Planning Authority.

14. No drainage works within any phase of development shall commence until a surface water management strategy for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The strategy shall accord with the principles set out in the Flood Risk Assessment prepared by Canham Consulting Ltd, Rev P2 dated 27/03/15, unless otherwise agreed in writing by the Local Planning Authority. No hard-standing areas within any phase of development shall be constructed until the works have been carried out in accordance with the approved surface water strategy for that phase unless otherwise agreed in writing by the Local Planning Authority.

15. The development shall be carried out in accordance with the approved Flood Risk Assessment (Canham Consulting, Issue P2, dated 27/03/2015), letter (204191/MAB) and cross sections (204191-327/8/9-P1 Site Sections-SECTION ½/3) and prior to the commencement of each phase of development, the following information for that phase shall be submitted and approved in writing by the LPA: Appropriate flow routing, calculations, cross sections and topographic level information to demonstrate that lost storage will be replaced at the same level at which it is lost and that flood water will return to Lake Lothing as water levels fall, without increasing flood risk elsewhere. This shall be in accordance with Section 6.1 and Table 4 of the Flood Risk Assessment and the proposed cross sections detailed on drawings ‘204191-327/8/9-P1 Site Sections-SECTION ½/3’, or an alternative strategy agreed in writing with the LPA.

16. Prior to the commencement of each phase of development, a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of that phase of development shall
be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.

17. Prior to the commencement of each phase of development, a scheme that includes the following components to deal with the risks associated with contamination of the site for that phase shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority.

The scheme shall be implemented as approved.

18. No occupation of each phase of the development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority, for that phase. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

19. No development on each phase of development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to and approved in writing by the Local Planning Authority, for that phase. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

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

21. Prior to the first occupation of any of the residential units within each phase, a Travel Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. This shall specify measures and targets to encourage residents to use travel modes other than the car and shall specify how the travel plan will be implemented, monitored and reviewed. The approved measures, methods and timescales shall be fully implemented on first occupation of the dwellings within that phase and shall thereafter be maintained and any variation subsequently approved in writing by the Local Planning Authority.

22. Prior to the commencement of each phase of development hereby approved the following details shall be submitted to and approved in writing by the Local Planning Authority:
   - Location of play areas and open space within that phased of development.

23. Prior to the commencement of each phase of development hereby approved, details of the siting and design of housings for Public Utilities (e.g. Electricity Sub Stations and Gas apparatus etc) for that phase shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

24. Prior to the commencement of each phase of development, a scheme for the provision of the affordable housing within that phase shall be submitted to and approved by the District Planning Authority. The affordable housing shall be provided entirely in accordance with the approved scheme. The scheme shall include the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and the occupancy criteria to be used for determining the identity of prospective and successive occupiers for the affordable housing, and the means by which such occupancy shall be enforced.

25. No development of the part of the site for which outline permission is granted shall commence until an agreement (made under s106 of the Town and Country Planning Act 1990 and any other statutory provisions) between the developer, Suffolk County Council and any other party necessary to secure the agreement’s enforceability, has been entered into providing for the infrastructure for the development of the whole site as detailed in the attached Heads of Terms (appended to the Minutes) which make the site’s development acceptable in planning terms.

26. Prior to the commencement of each phase of development, details of the estate roads and footpaths (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

27. 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 except with the written agreement of the Local Planning Authority.

28. Prior to the commencement of each phase of development, details of the alignment, height and materials of all wall and fences and other means of enclosure, for that phase shall be submitted to and approved in writing by the Local Planning Authority.

29. Prior to the commencement of each phase of development, details of the provision to be made for the storage and disposal of refuse, including bottle and clothing bank
facilities, for that phase shall be submitted to and approved in writing by the Local Planning Authority.

30. Finished floor levels shall be set no lower than 4.52m above Ordnance Datum (AOD). Access roads shall be set no lower than 4.23m above Ordnance Datum (AOD).

Full Scheme
The following conditions relate to the development for which Full Planning Permission is granted (48 residential units, 2 hectares of community open space including replacement dual-purpose football pitch, changing facilities and equipped play area, associated highway, engineering and landscaping works, including land raising, relocation of existing pumping station and temporary use of part of site for surface level car park associated with the community open space).

1. The development of the development granted full planning permission shall be begun within a period of three years beginning with the date of this permission.


3. Prior to the construction of the dwellings hereby granted full planning permission, details of the colour and types of materials to be used on the roofs and external walls of the proposed buildings shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4. Prior to the commencement of development for that part of the development for which full planning permission is granted, a scheme of landscaping which shall include details of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, in the context of a site-wide masterplan, shall be submitted to and approved by the Local Planning Authority. All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following first occupation of the dwellings or within such other period as may be agreed with the Local Planning Authority. Any trees or shrubs or other elements of landscaping dying within five years of planting shall be replaced with the same or similar species by the developers or their successors in title.

5. Prior to the commencement of development within the areas indicated on drawing 111 Rev C (Phase 1 plan), the following measures shall be undertaken:

A written scheme of investigation for evaluation, and where necessary excavation, shall be submitted and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions, and:

a) The programme and methodology of site investigation and recording
b) The programme for post investigation assessment
c) Provision to be made for analysis of the site investigation and recording

d) Provision to be made for publication and dissemination of the analysis and
records of the site investigation

e) Provision to be made for archive deposition of the analysis and records of the
site investigation

f) Nomination of a competent person or persons/organisation to undertake the
works set out within the Written Scheme of Investigation.

g) The site investigation shall be completed prior to development, or in such other
phased arrangement, as agreed and approved in writing by the Local Planning
Authority

6. No building within the part of the development granted full planning permission shall
be occupied until the site investigation and post investigation assessment has been
completed in accordance with the programme set out in the Written Scheme of
Investigation approved under condition 6 and the provision made for analysis,
publication and dissemination of results and archive deposition has been secured.

7. The recommendations of the Habitat and protected species ecological assessment
dated October 2014, or an alternative scheme agreed in writing by the Local
Planning Authority, shall be implemented in full.

8. No development within the part of the development for which full planning
permission is granted shall take place until a site specific Construction
Environmental Management Plan or construction method statement for that part of
the development has been submitted to and approved in writing by the Local
Planning Authority. The fugitive dust control mitigation scheme must demonstrate
the adoption and use of best practical means and should be incorporated into the
document.

9. No development within the part of the development for which full planning
permission is granted shall commence until a foul water strategy for that part of the
development has been submitted to and approved in writing by the Local Planning
Authority. No dwellings shall be occupied until the works have been carried out in
accordance with the approved strategy, unless otherwise agreed in writing by the
Local Planning Authority. The scheme shall accord with the principles set out in the
Flood Risk Assessment prepared by Canham Consulting Ltd, Rev P2 dated
27/03/15, unless otherwise agreed in writing by the Local Planning Authority.

10. No drainage within the part of the development for which full planning permission is
granted works shall commence until a surface water management strategy has
been submitted to and approved in writing by the Local Planning Authority for that
part of the development. The strategy shall accord with the principles set out in the
Flood Risk Assessment prepared by Canham Consulting Ltd, Rev P2 dated
27/03/15, unless otherwise agreed in writing by the Local Planning Authority. No
hard-standing areas shall be constructed until the works have been carried out in
accordance with the approved surface water strategy unless otherwise agreed in
writing by the Local Planning Authority.

11. The rating level of the noise emitted from the proposed pumping station shall not
exceed the existing background sound level during the daytime or night time
periods. The noise levels shall be determined at the nearest noise-sensitive
premises. The measurements and assessment shall be made according to BS
4142:2014 and be subject to the approval of the local planning authority.

12. Prior to the sports pitches being provided on this site a plan showing pitch layouts,
sizes, run-offs etc. shall be submitted to and approved in writing by the local
planning authority. Thereafter only the approved plan shall be implemented.
13. No development shall commence on the proposed new playing field until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could affect playing field quality; and

(ii) Based on the results of the assessment to be carried out pursuant to (i) above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

The approved scheme shall be carried out in full and in accordance with a timeframe agreed with the Local Planning Authority [after consultation with Sport England]. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

14. The development shall be carried out in accordance with the approved Flood Risk Assessment (Canham Consulting Ltd, Issue P2, dated 27/03/2015), letter (204191/MAB) and cross sections (204191-327/8/9-P1 Site Sections-SECTION 1/2/3), or an alternative scheme approved in writing by the Local Planning Authority, and the following mitigation measures detailed within the FRA:

1. Provision of level strategy in accordance with Section 6.1 and Table 4 of the FRA, the drawings within Appendix G and the proposed cross sections detailed on drawings ‘204191-327/8/9-P1 Site Sections-SECTION 1/2/3’. Appropriate flow routing, calculations, cross sections and topographic level information must be submitted to demonstrate that lost storage will be replaced at the same level at which it is lost and that flood water will return to Lake Lothing as water levels fall, without increasing flood risk elsewhere.

2. Finished floor levels are set no lower than 4.52m above Ordnance Datum (AOD). Access roads are set no lower than 4.23m above Ordnance Datum (AOD).

15. Prior to the commencement of development for that part of the development for which full planning permission is granted, a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of the development, for that part of the development, shall be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.

16. Prior to the commencement of development for that part of the development for which full planning permission is granted, a scheme that includes the following components to deal with the risks associated with contamination of that part of the site shall be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority.

The scheme shall be implemented as approved.

17. No occupation of the development for which full planning permission is granted shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation, for that part of the site, has been submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

18. No development within that part of the site for which full planning permission is granted shall take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority has been submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

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

20. Within one month of the first occupation of any of the first 48 dwellings, the occupiers of each of the dwellings shall be provided with a Sustainable Travel Information Pack (STIP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the STIP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, travel pass and other measures identified in the approved Interim Travel Plan. The STIP shall be maintained and operated thereafter.

21. The development shall not begin until a scheme for the provision of upgraded bus stops on Victoria Road has been constructed based on scheme details previously submitted to and approved in writing by the local planning authority. The scheme shall include raised accessible bus stop kerbs and real time passenger information screens at the existing pair of bus stops on Victoria Road to the east of Heath Road.
22. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

23. 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 except with the written agreement of the Local Planning Authority.

24. The new estate road junctions with Heath Road and School Road inclusive of cleared land within the sight splays to this junction must be formed prior to any other works commencing or delivery of any other materials.

25. Prior to the commencement of the development for which full planning permission is granted, details of the alignment, height and materials of all wall and fences and other means of enclosure, shall be submitted to and approved in writing by the Local Planning Authority.

26. Prior to the commencement of the development for which full planning permission is granted, details of the provision to be made for the storage and disposal of refuse, including bottle and clothing bank facilities, shall be submitted to and approved in writing by the Local Planning Authority.

27. Prior to the commencement of the development for which full planning permission is granted, a scheme for the provision of the affordable housing shall be submitted to and approved by the Local Planning Authority. The affordable housing shall be provided entirely in accordance with the approved scheme. The scheme shall include the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and the occupancy criteria to be used for determining the identity of prospective and successive occupiers for the affordable housing, and the means by which such occupancy shall be enforced.

NOTE: The meeting was adjourned from 7.50 to 7.55pm to allow a comfort break and for the public to leave the Conference Room.

7 DC/15/3135/FUL – LAND AT 237 OULTON ROAD, LOWESTOFT

This item had been withdrawn from the Agenda.

8 DC/15/2338/FUL – CLIFF HOUSE, 26 BALLYGATE, BECCLES

This item had been withdrawn by the Applicant.

9 DC/15/3307/FUL – LAND OFF KIRKLEY RISE, LOWESTOFT

This item had been withdrawn from the Agenda.

10 DC/15/4082/RG3 AND DC/15/4083/LBC – THE HALL, CROWN STREET WEST, LOWESTOFT

The Area Planning and Enforcement Officer presented a report on applications for both planning and listed building consent to convert a historic building owned by the Council from community to residential use.

The report stated that the building itself was listed and had been built as a Fisher Theatre around 1812, with a frontage of late Victorian stuccoed appearance; the main hall was
located to the rear and the basement had been enlarged from an area that had been the under-stage area and orchestra pit. The proposal would divide the site into four dwellings; one three-bedroomed maisonette, one two-bedroomed unit and two one-bedroomed units.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including an example of floating floor space that was proposed to be introduced in the hall and external views of the building showing the condition. All internal fittings including, for example, the balustrade would be retained. Both scaffolding and netting were currently in place on the exterior.

The Area Planning and Enforcement Officer commented on the low usage of the premises as a hall which was outlined in Appendix 1 to the report and Appendix 2 gave details of other facilities in close proximity. Any attempt to continue with the community use of this Building at Risk would result in a high probability of further decay, to the point where any ongoing use would become unviable. While the Council as landowner had a duty to maintain the building in a weathertight condition, only minimal care and maintenance was currently being undertaken. That would result in further deterioration.

Whilst the relevant planning policies raised concerns relating to the loss of a community facility and the impact of the adaptation on the fabric of a listed building, it was considered that on balance permission should be granted for both planning permission and listed building consent, with the conditions suggested, but in addition a clarification on condition 7 of the recommended conditions for the listed building consent where “hidden historic features” might be encountered within “the whole building”.

Questions

Members raised questions relating to:

- Natural light in the basement.
- Bin storage areas.
- Access for the disabled.
- The lack of parking facilities.

The Area Planning and Enforcement Officer confirmed that the basement had two windows on ground level and the installation of an additional window was proposed. There would be sufficient space for covered storage for bins and for secure cycle storage. The proposed Units 1 and 2 had level access while Units 3 and 4 featured stepped access, the retaining of these features being necessary if undesirable alteration to the fabric of the listed building was to be avoided. The site was located near to the unrestricted parking on Factory Street.

Debate

Members commented on the state of the building which was deteriorating and noted that condition 7 for the listed building consent referred to the whole building. There being no further discussion, it was

**RESOLVED**

That permission reference DC/15/4082/RG3 be granted subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with drawings submitted 8th October
2015 and amended drawing reference 01-01-15-2-1219 05A received 7th December 2015, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

3. No development shall take place within the area indicated [the site of the application] until the implementation of a programme of historic building recording and analysis to Historic England Level 2 has been secured, in accordance with a Written Scheme of Investigation which has been submitted to approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:
   a. The programme and methodology of site investigation and recording
   b. Provision to be made for analysis of the site investigation and recording.
   c. Provision to be made for reporting, publication and dissemination of the analysis and records of the site investigation
   d. Provision to be made for archive deposition of the analysis and records of the site investigation
   e. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
   f. The scheme of investigation shall be completed as agreed and approved in writing by the Local Planning Authority.

That listed building consent reference DC/15/4083/LBC be granted subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with drawings submitted 8th October 2015 and amended drawing reference 01-01-15-2-1219 05A received 7th December 2015, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

3. Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before any of the work is begun, including any removal of fixtures or fittings. The work shall be carried out in accordance with such approved details:
   - The design of the upper floor studwork and bathroom enclosure walls and ceiling demonstrating how these respect the form of the original ceiling, down-stand beams and light-well, and are contrived to be physically separate from the original structure.
   - The design of the second floor flat kitchen (unit 4) such that original cupboards are retained and refurbished.
   - Details of the impact of any structural repair works necessary to convert the building.

4. Any variation or extension of the works shown on the approved plan which may be necessary to satisfy the requirements of the Building Regulations shall not take place until also approved by the Local Planning Authority.

5. Before work on site is commenced a site meeting shall be held between the Local Planning Authority and the persons responsible for undertaking the works, to ensure that the Conditions attached to the Listed Building Consent are understood and can
be complied with in full. Notification of the date and time of a meeting shall be made in writing to the Local Planning Authority.

6. Before any works are commenced, details of the following shall be submitted to and agreed, in writing, by the Local Planning Authority:
   - a sample of the type of brick proposed, for the new side boundary wall;
   - a sample panel of brickwork;
   - the face bond of brickwork;
   - description of the joints proposed;
   - mortar mix, profile and finish.

7. In the event that any hidden historic features are revealed during the course of the works, work shall be suspended in the relevant area of the building and the Council shall be notified immediately. Provision shall then be made for their retention and/or proper recording as required by the Council. Particular regard should be given to the following areas:
   - the whole building.

11 DC/15/4654/VOC – SOLAR FARM, BONNERS FARM, MILL ROAD, WISSETT, HALESWORTH

The Principal Planning Officer presented the application which sought permission for a variation to conditions relating to a solar farm.

The application proposed two amendments to the permission granted in 2013 for a solar farm; one was for the provision of a composting toilet and one was for extending the permitted life of the site from 25 to 30 years. The application was before Committee as it was considered a major application.

The site extended to 24.9 hectares to the west of Mill Lane in Wissett and 1.5km north west of Halesworth. The solar farm, comprising approximately 50,400 panels, was in operation and generated up to 12.3MW of electricity, fed into the electricity grid network.

Members were shown an aerial view of the site prior to the installation of the panels, photographs and location plans of the site and its surrounds including the boundary hedging, together with plans of the elevations of the composting toilet.

The Principal Planning Officer explained the proposed variation to the conditions. The proposed minor material amendment to Condition 1 was to add an additional drawing to the list of approved plans showing the provision of a composting toilet on the site. The proposed toilet would be waterless, chemical free and self-composting; the dehydration process would result in odour free compost which would be collected annually for further processing off-site. The planning permission for the solar farm had been granted for 25 years after which time the solar panels were to be removed and the site restored. The proposal to vary that condition was to allow a 30 year lifetime, which was until May 2043. The Management and Operations Maintenance Teams who monitored the solar farm had indicated that these solar panels would have a viable operational life of at least 30 years. Any visual impact was mitigated by the surrounding woodland and hedges around the site, which would mature during the lifetime of the solar farm.

Questions

Members raised questions relating to:
- Replacement panels.
- Alternative energy sources being available in 30 years.
The Principal Planning Officer explained that the main issue for consideration was the acceptability of extending the life of the permission from 25 years to 30 years. Solar farms had been operating in Europe for a number of years and panels could be replaced if they failed. A 30 year operational life could be achieved with regular maintenance and still produce a worthwhile amount of electricity.

There being no further discussion, it was

RESOLVED

That permission be granted subject to the following conditions:


2. The planning permission is for a period from the date of this permission until the date occurring 30 years after the date of commissioning of the development. Written confirmation of the date of commissioning of the development shall be provided to the Local Planning Authority no later than 1 calendar month after that event. ("Commissioning" is defined as the point at which the solar farm is put into active service or becomes "active", or is in use or useable condition).

3. If the solar farm hereby permitted ceases to operate for a continuous period of 6 months then, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the decommissioning and removal of the panels and any other ancillary equipment, shall be submitted to and agreed in writing by the Planning Authority within 3 months of the end of the cessation period. The scheme shall include details for the restoration of the site. The scheme shall be implemented within 12 months of the date of its agreement by the Local Planning Authority.

4. The recommendations of the Biodiversity Management Plan received 2 January 2013 shall be implemented in full within 12 months of the commencement of development.

5. In accordance with advice set out in British Standard BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials; proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

6. In accordance with advice set out in British Standard BS5837:2012 Trees in relation to design, demolition and construction - Recommendations. The landscaping scheme shall be completed within six months from the date when the solar farm is brought into use, or such other date as may be agreed in writing with the Local
Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.

7. Notwithstanding the submitted details, no lighting shall be provided on site with the exception of two security lights on the DNO station. The use of these lights shall be limited to when an operative needs to attend the site in relation to either a safety or security matter and will be turned off at any other time.

12 DC/15/4398/RG3 – 5 THE GREEN, LOWESTOFT

The Principal Planning Officer presented the application which sought permission for a change of use from an office to a café and mixed use.

The property was located within the Whitton Estate located within the local shopping centre. The Council owned the office which had been used by the Housing Team; it was now currently vacant. It had been agreed to offer a long-term lease to the charity community café at No. 4 and the proposal was for No. 5 to be integrated through an internal archway and then be used by the community as a café/office/mixed use. The application was before Committee as the Council was both the applicant and the site owner.

Members were shown an aerial view, photographs and location plans of the site and its surrounds including the precise location within the row of shops.

The Principal Planning Officer explained that the proposed change of use was considered appropriate and complied with policy DM14. The proposal would create a useful small local facility and it was well served with car parking spaces and children’s play equipment in the vicinity. It would be a better use of the building and approval was therefore being recommended.

Questions

Members raised questions relating to:

- Accommodation above the premises.
- Extractor fans in the kitchen.

The Principal Planning Officer explained that separate flats were located on the first floor. The café was likely to be providing tea and coffee; the provision of a flue would require a separate planning permission.

Members welcomed the proposal and comment was made that it was an excellent use for the premises.

RESOLVED

That permission be granted subject to the following condition:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

The meeting concluded at 8.27p.m.
Outline Scheme Condition 25.

**Sanyo s106 Heads of Terms**

The provision of the following infrastructure is considered necessary to make the development acceptable in planning terms.

<table>
<thead>
<tr>
<th>Infrastructure</th>
<th>Contribution</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contribution towards a new primary school which includes early years provision.</td>
<td>£1234 per 1-bed&lt;br&gt;£3672 per 2+ bed flat&lt;br&gt;£6110 per 2+ bed house</td>
<td>Contribution to be made payable to Suffolk County Council. Suffolk County Council to only use contribution towards the provision of a new primary school which includes early years provision which serves the site.</td>
</tr>
<tr>
<td>Contribution towards a new library on the Oswalds Boat Yard site (see plan in appendix a)</td>
<td>£198 per dwelling</td>
<td>Contribution to be made payable to Suffolk County Council. Suffolk County Council to only use contribution towards the provision of a new library on the Oswalds Boatyard site.</td>
</tr>
<tr>
<td>Contribution towards a new pedestrian and cycle bridge crossing Lake Lothing and landing at the Pedestrian Bridge Landing Area identified in the section 106 agreement on DC/13/3482/OUT (see plan in appendix a)</td>
<td>£2533 per dwelling</td>
<td>Contribution to be made payable to Suffolk County Council. Suffolk County Council to only use contribution towards the provision of a new pedestrian and cycle bridge crossing Lake Lothing and landing at the Pedestrian Bridge Landing Area.</td>
</tr>
<tr>
<td>Travel Plan Evaluation and Support Contribution and Travel Plan Bond / Security</td>
<td>To be confirmed with respect to each market housing phase based on details of market housing.</td>
<td>Contribution to be made payable to Suffolk County Council.</td>
</tr>
<tr>
<td>Bus Service Contribution</td>
<td>£250 per dwelling</td>
<td>Contribution to be made payable to Suffolk County Council.</td>
</tr>
<tr>
<td><strong>Total Contribution from development based on 300 dwellings and mix&lt;sup&gt;1&lt;/sup&gt; included in the application.</strong></td>
<td><strong>£2,083,668.00</strong></td>
<td></td>
</tr>
</tbody>
</table>

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<sup>1</sup> 114 1 bed flats, 36 2 bed flats, 55 2 bed houses, 68 3 bed houses, and 27 4 bed houses