

APP/R3515/W/24/3350674

IBC Suggested Conditions- HDL Appeal 24.2.25

The Inspector is respectfully requested to dismiss this appeal. However, if the Inspector is minded to allow this Appeal, the Local Planning Authorities suggest the following conditions in relation to the Full Planning Permission and the Outline Planning Permission.

Application Reference: IP/24/00172/OUTFL

Proposal: *Hybrid Application - Full Planning Permission for the means of vehicle, cycle and pedestrian access to and from the site. Outline planning application (all matters reserved) for a mixed use development for up to 660 dwellings (Use Class C3), up to 400 sq m (net) of non-residential floorspace falling within Use Class E and/or Use Class F2(b), an Early Years facility, and associated vehicular access and highway works, formal and informal open spaces, play areas, provision of infrastructure (including internal highways, parking, servicing, cycle and pedestrian routes, utilities and sustainable drainage systems), and all associated landscaping and engineering works. (THE APPLICATION IS A CROSS-BOUNDARY APPLICATION AND IS LOCATED IN BOTH IPSWICH BOROUGH COUNCIL AND EAST SUFFOLK COUNCIL).*

NOTE: The conditions have been colour coded as follows:

Green – Condition agreed

Red - Wording to condition not agreed. Only conditions 3, 21, 25 and 27 are not agreed.

No.	Wording and reason
The below conditions relate to the Full Planning Permission	
1.	Timeframe for Commencement The development to which this approval relates (full element as defined by the extent of the works shown on the approved plans listed in Condition [2] below) must be begun no later than the expiration of three years beginning with the date of this notice. <i>Reason: By virtue of Section 91 of the Town and Country Planning Act 1990.</i>
2.	Compliance with approved plans The development hereby approved shall be carried out in accordance with the following approved plans save for the specific matters listed in Condition [3], and in accordance with Condition [14] in respect of visibility splays.

	<ul style="list-style-type: none"> Proposed Access Strategy Sheet 1 890695-RSK-ZZ-XX-DR-C-0001-P02 Proposed Access Strategy Sheet 2 890695-RSK-ZZ-XX-DR-C-0002-P02 Proposed Access Strategy Sheet 3 890695-RSK-ZZ-XX-DR-C-0003-P02 Proposed Access Strategy Sheet 4 890695-RSK-ZZ-XX-DR-C-0004-P02 Proposed Access Strategy Sheet 5 890695-RSK-ZZ-XX-DR-C-0005-P02 Proposed Access Strategy Sheet 6 890695-RSK-ZZ-XX-DR-C-0006-P01 Parameter Plan- Site Location Plan- HDL-PRP-XX-XX-DR-A-08200 REV P01 <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>
3.	<p>Prior to commencement - accesses</p> <p>Notwithstanding the plans approved under Condition [2] above, development shall not commence on the accesses listed below until the further details set out below have been submitted to and approved in writing by the Local Planning Authority.</p> <ol style="list-style-type: none"> Tuddenham Road Priority Junction (890695-RSK-ZZ-XX-DR-C-0002-P02) – inclusion of the transition onto the highway of the 2m footways and the provision of a 3.0m shared facility for cycling onto the highway. Humber Doucy Lane Main Access Signal Control (890695-RSK-ZZ-XX-DR-C-0003-P02) – Provision of additional tactile paving, reduction in the width of the central island to 4m, and provision of cycle transition on Inverness Road. Humber Doucy Lane Bus Access (890695-RSK-ZZ-XX-DR-C-0004-P02) – Details of the means by which the bus access is to be limited to 3.25m, whether through physical means, road marking, or other enforcement measures. Humber Doucy Lane Pedestrian/Cycle Crossing (890695-RSK-ZZ-XX-DR-C-0004-P02) – Details showing the width of the crossing increased from 5.0m to 5.8m and laid out as a parallel crossing. Humber Doucy Lane Priority Junction and Bus Stop Access (890695-RSK-ZZ-XX-DR-C-0005-P02) – Details for the integration of the internal segregated walking and cycling facility into the design to ensure crossing of the access junction is level with the facility, provision of additional pedestrian/cycle connectivity to Seven Cottages Lane and provision of bus shelter off the carriageway on the northern side of Humber Doucy Lane to the north of Seven Cottages Lane. <p>The accesses listed above shall thereafter be constructed and completed in all respects in accordance with the approved details pursuant to this condition and in accordance with the construction programme approved under condition [4] below.</p>

	<p>The accesses shall be made available prior to first occupation of any residential or non-residential area to be served by that access and thereafter retained in their approved form.</p> <p><i>Reason: To ensure that the accesses are designed and constructed to an appropriate specification in the interests of highway safety. A Section 278 Agreement with the Local Highway Authority is required to carry out these works. This is required prior to commencement as it is necessary to have the design of the accesses approved prior to works on such matters commencing.</i></p> <p>Comments</p> <p>Councils: The following clause ‘<i>and thereafter retained in their approved form</i>’ is not agreed with by the Appellant. The Councils position is there needs to be a clause to retain the accesses in the approved form and this relates to all the works associated with the new access point not just the works on-site. The Councils are not involved in the S278 Agreement and any alterations agreed with the Highway’s Authority would not be considered against the approved planning permission and by the Local Planning Authority. Any changes could have wider implications on the development.</p> <p>SCC (Rule 6): Any part of the access within the public highway will be subject to an agreement and need to be retained by the Highway Authority – not at the responsibility of the developer. The condition is to ensure suitable accessibility to the development site is retained.</p> <p>Appellant: Not agreed for the reasons discussed at the RTS session i.e. once delivered under a s278 agreement, the developer has no ability to maintain works in the highway, or to do works without the highway authority’s consent. Future maintenance is part of the s278 process.</p> <p><i>NB. Same comments as ESC Suggested Conditions to the related appeal APP/X3540/W/24/3350673.</i></p>
4.	<p>Prior to commencement - construction programme for accesses</p> <p>Development shall not commence on any of the accesses approved under condition [3], until a construction programme detailing the timeframes for the construction and completion of all the accesses approved under condition [3] has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The accesses shall thereafter be completed in accordance with the approved construction programme pursuant to this condition.</p> <p><i>Reason: To ensure the accesses are brought into use prior to any part of the development hereby approved and served by that access being first brought into use or first occupied, in the interests of highway safety and to promote sustainable travel. This is required prior to commencement to ensure the accesses are provided at the appropriate times in relation to the wider development site.</i></p>

5.	<p>Prior to commencement- Traffic Control Measures to Inverness Road</p> <p>Development shall not commence on the Humber Doucy Lane Main Access Signal Control (890695-RSK-ZZ-XX-DR-C-0003-P02), until details of a scheme of traffic control measures to reduce and limit movements on Inverness Road has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The traffic control measures shall thereafter be constructed and completed in all respects in accordance with the approved details pursuant to this condition and made available prior to first use of the Humber Doucy Lane Main Access Signal Control by vehicles entering or exiting the development site.</p> <p><i>Reason: To ensure that any traffic impacts which would arise from the intensification of motorised traffic on Inverness Road resultant of the development are suitably mitigated.</i></p>
6.	<p>Prior to commencement- cycle and pedestrian route</p> <p>Development shall not commence on the on-site shared cycle and pedestrian path (as shown on drawing 890695- RSK—ZZ-XX-DR-C-0001 rev. P02 – Proposed Access Strategy Sheet 1 of 6), until precise design details of the shared pedestrian and cycle path have been submitted to and approved in writing by the Local Planning Authority. The details shall include suitable pedestrian and cycle crossing facilities, surface materials, signage, street lighting, gradients, visibility splays and a timeframe for construction and completion of the path.</p> <p>The pedestrian and cycle path shall thereafter be constructed and completed in all respects in accordance with the approved details pursuant to this condition and made available for public use. The pedestrian and cycle path shall thereafter be retained in its approved form.</p> <p><i>Reason: To ensure that the pedestrian and cycle path is designed and constructed to an appropriate specification and brought into use at the appropriate time, in the interests of highway safety and to promote sustainable travel. A Section 38 Agreement with the Local Highway Authority may be required to carry out these works. This is required prior to commencement as it is necessary to have the design of these aspects approved prior to works on such matters commencing.</i></p> <p>Comments</p> <p>Councils: This condition differs from ECS's condition 6. ESC's condition 6 relates to the pedestrian and cycle accesses onto Tuddenham Lane and Seven Cottages Lane which are solely within the boundary of ESC. IBC's condition refers only to the on-site shared cycle and pedestrian path along Humber Doucy Lane which is solely within the boundary of ESC.</p> <p><i>NB: Same comments as IBC Suggested Conditions to the related appeal APP/X3540/W/24/3350673.</i></p>

7.	<p>Prior to commencement- Arboricultural Method Statement</p> <p>Development shall not commence on any of the accesses and the on-site shared pedestrian and cycle path, until a detailed Arboricultural Method Statement for those works has been submitted to and approved in writing by the Local Planning Authority. The Statement should expand on the submitted Arboricultural Impact Assessment (received 26.03.2024) to ensure:</p> <ul style="list-style-type: none"> a) appropriate tree and hedge retention and new replacement planting; b) specifications for tree protection barriers including any revisions to barrier locations; c) a schedule of tree and hedgerow works; d) phasing of work; safeguarding procedures for development with RPAs (Root Protection Areas); and e) a scheme for auditing tree protection and subsequent reporting to Ipswich Borough Council Arboricultural Officers. <p>Detailed Tree Protection Drawings should be prepared to 1:500 scale to support the Arboricultural Method Statement with detail given of proposed ground levels and service routes.</p> <p>The development shall only be implemented in full accordance with the details as approved.</p> <p><i>Reason: To safeguard existing trees and other natural features within and adjoining the site in the interest of amenity and to also ensure adequate replacement and compensation for any trees or hedgerows to be removed. This is required prior to commencement to ensure the tree protection measures are approved and installed prior to construction works commencing as to avoid any harm to trees and other natural features.</i></p>
8.	<p>Prior to Commencement: Construction and Environmental Management Plan</p> <p>Development shall not commence on any of the accesses and the on-site shared pedestrian and cycle path until a Construction and Environmental Management Plan ('CEMP') for those works have been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following matters:</p> <ul style="list-style-type: none"> a) parking and turning for vehicles of site personnel, operatives and visitors. b) loading and unloading of plant and materials. c) piling techniques (if applicable). d) storage of plant and materials. e) provision and use of wheel washing facilities. f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works. g) site working and delivery times. h) a communications plan to inform local residents of the program of works. i) details of security fencing, boundary hoarding and lighting. j) details of proposed means of dust suppression.

	<ul style="list-style-type: none"> k) details of measures to prevent mud from vehicles leaving the site during construction. l) haul routes for construction traffic on the highway network. m) monitoring and review mechanisms. n) Details of deliveries times to the site during the construction phase. <p>Development shall be carried out in accordance with the approved CEMP.</p> <p><i>Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. Also to protect the amenities of neighbouring occupiers and to ensure the relevant mitigation measures identified in the Air Quality Assessment are satisfactorily accommodated. This is required prior to commencement because an approved Construction and Environmental Management Plan must be in place at the outset to ensure construction is carried out appropriately.</i></p>
9.	<p>Prior to commencement- CEMP: Biodiversity</p> <p>Development shall not commence on any of the accesses and the on-site shared pedestrian and cycle path (including ground works or vegetation clearance), until a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) for those works have been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:</p> <ul style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities, including those in relation to reptiles, great crested newts, breeding birds and bats. b) Identification of “biodiversity protection zones”. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. <p>Development shall be carried out in accordance with the approved CEMP: Biodiversity.</p> <p><i>Reason: To ensure that ecological receptors are adequately protected and to minimise impacts on biodiversity. This is required prior to commencement because an approved CEMP: Biodiversity must be in place at the outset to ensure construction is carried out appropriately to protect and conserve ecological receptors.</i></p>

10.	<p>Prior to commencement- Archaeological Investigation</p> <p>Development shall not commence on any of the accesses and the on-site shared pedestrian and cycle path until the completion of a full programme of archaeological work for those works has been completed in accordance with a Written Scheme of Investigation which has previously been submitted to and approved in writing by the Local Planning Authority.</p> <p>The Written Scheme of Investigation shall include:</p> <ul style="list-style-type: none"> 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. <p><i>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This is required prior to commencement because the archaeological investigation must be carried out to ensure that any below ground heritage assets that exist are not damaged or destroyed by the construction works.</i></p> <p>Comments</p> <p>Councils: This condition could be drafted to cover both the full and outline parts of this appeal. However, for the purposes of this exercise of providing the Inspector with suggested conditions, the Councils have applied conditions separately in order to clearly set out which conditions apply to the full part, and which apply to the outline part. ¹</p> <p><i>NB: Same comments as IBC Suggested Conditions to the related appeal APP/X3540/W/24/3350673.</i></p>
11.	<p>Prior to commencement- Construction Surface Water Management</p> <p>Development shall not commence on the accesses and on-site shared pedestrian and cycle path until a Construction Surface Water Management Plan ('CSWMP') for the relevant access and on-site shared pedestrian and cycle path have been submitted to and approved in writing by the Local Planning Authority.</p>

¹ Should the Inspector be minded to allow both the Full and the Outline parts of the application, then the following conditions could be combined to reduce the number of conditions: Condition 8 and 36 (CEMP), 10 and 34 (Archaeological Investigation), 17 and 53 (Unexpected Contamination) 18 and 48 (Archaeological Post Investigation) and 19 and 54 (Surface Water Verification). This could be done with the following wording 'Development shall not commence on any of the accesses, on-site shared pedestrian and cycle path, and in a phase (or part thereof) until....' Or, where appropriate, 'Development shall not commence on the whole development'. In addition, conditions relating the BNG and HMMP (13, 20, 33 and 56) could become overarching conditions relating to the full and the outline parts of the development.

	<p>The CSWMPs shall detail how surface water and storm water will be managed on the site during construction (including any site clearance operations) and shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:</p> <ul style="list-style-type: none"> a) Temporary drainage systems. b) Measures for managing pollution / water quality and protecting controlled waters and watercourses. c) Measures for managing any on or offsite flood risk associated with construction. <p>The CSWMPs shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of the works to which it relates and until connection is made to the approved drainage under the Outline Application.</p> <p><i>Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater during construction. This is required prior to commencement to ensure an acceptable strategy is in place to manage surface water during construction.</i></p>
12.	<p>Prior to commencement: Surface Water Drainage</p> <p>Development shall not commence on any of the accesses until details of the permanent disposal of surface water for all the accesses have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of the future maintenance and management of the drainage features.</p> <p>The development shall be carried out, managed, and maintained in full accordance with the approved details.</p> <p><i>Reason: To ensure the proposed development can be adequately drained, and to prevent hazards caused by flowing water or ice on the highway. To also ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage. This is required prior to commencement to ensure an acceptable strategy is in place to manage surface water and delivered accordingly to avoid any abortive works.</i></p>
13.	<p>Prior to commencement- Habitat Management and Monitoring Plan</p> <p>Development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), has been submitted to and approved in writing by the Local Planning Authority. The created and/or enhanced habitat specified in the approved HMMP shall be implemented, retained, managed and monitored in accordance with the approved HMMP for a minimum of 30 years.</p> <p>The HMMP shall be prepared in accordance with the Overall Biodiversity Gain Plan and include:</p> <ul style="list-style-type: none"> • a non-technical summary; • the roles and responsibilities of the people or organisation(s) delivering the HMMP;

	<ul style="list-style-type: none"> the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a minimum period of 30 years from the completion of development; and the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, <p><i>Reason: To ensure that habitats created or enhanced to meet the Biodiversity Gain objective are appropriately managed and monitored for a minimum of 30 years in accordance with the requirements of the Environment Act (2021).</i></p>
14.	<p>Visibility splays</p> <p>Before the relevant access junctions are first used the following visibility splays shall be provided:</p> <ul style="list-style-type: none"> Tuddenham Road Priority Junction - 82m to the south and 136m to the north; Humber Doucy Lane Main Access Signal Control – 52m in either direction from the signal heads; Bus Access – 43m in both directions; Humber Doucy Lane Priority Junction – 43m in both directions. <p>Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.</p> <p><i>Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely, including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action if necessary.</i></p>
15.	<p>Security Measures</p> <p>Following completion of each of the accesses and on-site shared pedestrian and cycle path, security measures shall be installed in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The security measures shall prevent motorised vehicles accessing the application site and shall be retained thereafter until such time as the accesses and path are connected to the development under the Outline Application and made available for public use.</p> <p><i>Reason: To ensure the site remains secure from potential anti-social behaviour and noise nuisance in the event the accesses are completed prior to the ongoing road or path within the wider development.</i></p>

16.	<p>Soft landscaping</p> <p>Prior to completion of each access, soft landscaping details for that access shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> a) a planting specification with details of the quantity, size, species, and position of any tree pit details; b) the proposed time of planting of any trees and hedging / shrubs to be planted; and c) details of the future management and maintenance of the soft landscaping. <p>The soft landscaping proposal shall have regard to the mature size and anticipated routine maintenance of the tree and hedging/shrubs to be planted.</p> <p>Soft landscaping shall be provided in full accordance with the approved details.</p> <p>If any plants or trees which have been planted pursuant to this condition, dies, are removed, or become seriously damaged or diseased within the period of 15 years from the date on which they were planted, they shall be replaced in the next planting season with other trees or plants (as appropriate) of a similar size and species.</p> <p><i>Reason: In the interest of both highway safety and the character of the development. To also ensure the new landscaped areas are properly maintained in the interest of safeguarding the amenity of the area. For the avoidance of doubt the areas for soft landscaping relate to the coloured areas of the plans approved under condition 2 and/or 3. Any white areas of the site on those plans fall within the outline application.</i></p>
17.	<p>Unexpected Contamination</p> <p>The development shall be carried out in accordance with a watching brief for any previously undiscovered contamination. If, during development, contamination not previously identified is found to be present at the site then no further works in the immediate vicinity of the contamination source (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 unexpected contamination shall be dealt with and obtained written approval from the Local Planning Authority.</p> <p>The remediation strategy shall be fully implemented as approved. The extent of the area surrounding the contamination source where works shall be placed on hold will be determined by a suitably qualified person acting on behalf of the developer in consultation with the Local Planning Authority.</p> <p><i>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.</i></p>
18.	<p>Archaeological Post Investigation</p> <p>The accesses and on-site shared pedestrian and cycle path shall not be made available for public use until the post investigation assessment for that access or path has been completed and submitted to and approved in writing by the Local Planning Authority, in accordance with the programme</p>

	<p>set out in the Written Scheme of Investigation approved under condition [10] and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p> <p><i>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.</i></p>
19.	<p>Surface Water Drainage Verification Report</p> <p>Within 28 days of practical completion of the development approved under the full planning permission, a surface water drainage verification report shall be submitted to and approved in writing by the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and confirms if it has been built and functions in accordance with the approved designs and drawings.</p> <p>The Report shall include details of all SuDS components and piped networks for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.</p> <p><i>Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation. Also to ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the Lead Local Flood Authority's statutory flood risk asset register, as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk.</i></p>
20.	<p>Biodiversity Gain Plan</p> <p>The Overall Biodiversity Gain Plan and subsequent Biodiversity Gain Plans for each phase and parts of the development submitted to discharge the pre-commencement Biodiversity Gain condition shall be prepared in accordance with the Biodiversity Net Gain Assessment: Design Stage report (CSA Environmental, March 2024).</p> <p><i>Reason: To ensure that the Overall Biodiversity Gain Plan and Biodiversity Gain Plans for each phase and part of the development are in accordance with the Biodiversity Gain information submitted with this application.</i></p>

The below conditions relate to the Outline Planning Permission

21.	<p>Time Frame for Commencement</p> <p>Any Reserved Matter Application for approval must be made not later than the expiration of three years beginning with the date of this permission and the development to which this permission (Outline Planning Permission) relates must be begun not later than the expiration of two years from the final approval of the Reserved Matters, or in the case of approval on different dates, the final approval of the last of such matters to be approved.</p> <p><i>Reason: To comply with the provision of section 92 of the Town and Country Planning Act (1990) as amended.</i></p>
	<p>Comments</p> <p>Councils: The timeframe for submission of all the Reserved Matters within 3 years of the decision is not agreed with the Appellant. The Appellant requested an extended timeframe of 5 years based on a broad programme set out below. This is to be extended to 6 years if the Design Code (condition 25) requires submission prior to the First Reserved Matters:</p> <ul style="list-style-type: none">• Within 12 months of approval – Design Code/Condition Discharge/Technical Approvals and 1st RM application (potentially infrastructure).• Within 18 months – submission of Phase 1/Phase 2 RMs (approximately 50% of the residential units).• Within 42 months – submission of Phase 3/Phase 4 RMs (remaining 50% of residential units).• Additional 18 months for final RMs in case of slippage/revisions to phasing. <p>PPG para 027 states ‘a longer time period may be justified for very complex projects where there is evidence that 3 years is not long enough to allow all the necessary preparations to be completed before development can start.</p> <p>Considering the scale of the development and that the landowners are two housebuilders who will develop the site; it is not considered to be a very complex project. Additionally, the evidence is to build in flexibility rather than demonstrating 3 years is not long enough.</p> <p>The Council’s therefore do not agree the extension to submission of the last Reserved Matters within 5 or 6 years is justified.</p> <p>SCC (Rule 6): No comments.</p> <p>Appellant: Not agreed, as timescale given is 4 years even without the contingency. Also, this timescale is based on the Design Code being capable of approval concurrently with the first RM, rather than prior to. If Design Code requires ‘prior to’, then would need 5 years (plus a contingency), so back to 6 years. Disagree that there are not elements of complexity e.g. having 2 LPAs for discharge of conditions/RMs.</p> <p><i>NB. Same comments as ESC Suggested Conditions to the related appeal APP/X3540/W/24/3350673.</i></p>

22.	<p>Approval of Reserved Matters</p> <p>Approval of the details of access (internal accesses), appearance, landscaping, layout and scale (hereinafter called "the Reserved Matters") for each phase shall be obtained from the Local Planning Authority in writing before development within that phase is commenced. Plans and particulars of the Reserved Matters shall be submitted to and approved in writing by Local Planning Authority and the development shall be carried out as approved.</p> <p><i>Reason: No such details have been submitted and these items have been reserved for future consideration, in order to comply with the provisions of section 92 of the Town and Country Planning Act, as amended.</i></p>
23.	<p>Limits for Development</p> <p>The submission of Reserved Matter Applications pursuant to the development hereby approved shall together provide for no more than 660 dwellings, up to 400sqm (net) of non-residential floorspace falling within Use Class E and/or Use Class F2(b), and an Early Years Facility. The cumulative area of the development parcels shall not exceed 19.19ha.</p> <p>The Reserved Matters shall demonstrate compliance with the following approved parameter plans:</p> <ul style="list-style-type: none"> • HDL-PRP-XX-XX-DR-A-08201_P01 Parameter Plan - Land Use • HDL-PRP-XX-XX-DR-A-08202_P02 Parameter Plan - Green and Blue Infrastructure • HDL-PRP-XX-XX-DR-A-08203_P02 Parameter Plan - Access and Vehicular Movement • HDL-PRP-XX-XX-DR-A-08204_P02 Parameter Plan - Public Transport • HDL-PRP-XX-XX-DR-A-08205_P03 Parameter Plan - Pedestrian Movement • HDL-PRP-XX-XX-DR-A-08206_P02 Parameter Plan - Cycle Movement • HDL-PRP-XX-XX-DR-A-08207_P01 Parameter Plan - Maximum Density • HDL-PRP-XX-XX-DR-A-08208_P01 Parameter Plan - Maximum Height • Parameter Plan- Site Location Plan- HDL-PRP-XX-XX-DR-A-08200 REV P01 <p>No access roads serving the proposed development shall take place within the areas marked as Public Open Space on the approved Land Use Parameter Plan and the Green and Blue Infrastructure Parameter Plan, other than in the locations and for the purposes shown on the approved Access and Vehicular Parameter Plan.</p> <p><i>Reason: To determine the scope of this permission in accordance with the submitted documents.</i></p>

24.	<p>Phasing Strategy</p> <p>Prior to the submission of the first Reserved Matters Application, a programme of phasing across the entire site of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority (herein referred to as the 'Phasing Strategy'). The Phasing Strategy shall include:</p> <ul style="list-style-type: none"> a) A plan defining the extent of the area of each Phase; b) The order and timing of the proposed Phases; c) The intended number and mix of residential units, expressed as a range, within each phase (or part thereof), including any self-build and affordable units in accordance with obligations in the associated S106 Agreement; d) Details of the minimum area of land to accommodate the Early Years Facility and the Commercial Uses; e) The phasing of access and connections through and into the site including routes for a bus service; f) The details of the order and timing of strategic infrastructure consisting of public realm, infrastructure works, cycle hub, highway works and pedestrian and cycle works; and g) Details of the quantum and type of strategic open space, play, and outdoor sports facilities to be provided in each Phase and a timetable for its provision for use by the public. h) Details of the HRA Mitigation Measures and a timetable for their provision and use by the public. <p>Development will be carried out in accordance with the approved Phasing Strategy.</p> <p>Each Reserved Matters Application shall include details to demonstrate compliance with the approved Phasing Strategy.</p> <p><i>Reason: The approved details will provide necessary background information regarding the planned sequence for key features across the development site and will be used in the consideration of subsequent conditions to ensure that the development is comprehensively designed and phased. This is required prior to submission of the first Reserved Matters Application as it will inform the design approach for the detailed design stage.</i></p>
25.	<p>Overarching Design Code</p> <p>Prior to the submission of the first Reserved Matters Application, an Overarching Design Code shall be submitted to and approved in writing by the Local Planning Authority. The Overarching Design Code shall cover the entire development site and shall be broadly consistent with the submitted Design and Access Statement. The Overarching Design Code shall address the following matters: -</p> <ul style="list-style-type: none"> a) Character areas and design principles; b) Green framework including drainage, ecology and biodiversity; c) Movement hierarchy including streets, cycle routes, footways and parking typologies; d) Built form and place making features including lighting; e) Non-residential uses – Early Years and Commercial Uses

	<p>f) Relationship with existing residential properties.</p> <p>The Reserved Matter Applications shall include details to demonstrate compliance with the approved Overarching Design Code.</p> <p><i>Reason: To inform the Reserved Matters Application and ensure a high quality and co-ordinated design for the development. This is required prior to submission of the first Reserved Matters Application as it will inform the design approach for the detailed design stage.</i></p> <p>Comments:</p> <p>Councils: Condition is not agreed with the Appellant due to the trigger being ‘<i>Prior to submission of the first Reserved Matters Application</i>’. The Appellant’s suggested trigger ‘<i>Prior to or concurrent with the submission of the first...</i>’ is not agreed by the Councils. The trigger needs to be precise, either before the RM submission or concurrent with the RM submission.</p> <p>Councils consider it necessary for the overarching design code to be approved prior to the submission of the first reserved matters. The overarching design code is to be used to inform the detailed design proposal and therefore it is important to have this Code in place in advance of the RM submission. This is the same as the approach to the Phasing Strategy (Condition 24) and Site Wide Drainage Strategy (Condition 26). IBC have found that when such documents like this are required concurrent with the first RM or prior to approval of the first RM, they can; a) cause delays to the determination of the RM when the design code is not accepted; b) require amendments to the RM to accord with changes to the design code; and c) the design code is not used to inform the design stage of the RM before submission.</p> <p>Appellant: Not agreed for reasons discussed at RTS. A requirement for the Design Code to be submitted ‘prior to’ rather than ‘prior to or concurrent’ is not necessary.</p> <p><i>NB. Same comments as ESC Suggested Conditions to the related appeal APP/X3540/W/24/3350673.</i></p>
26.	<p>Site Wide Foul and Surface Water Drainage Strategy</p> <p>Prior to the submission of the first Reserved Matters Application, a Site Wide Foul and Surface Water Drainage Strategy, which covers the entire development site shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be in accordance with the principles shown on the Drainage Strategy Plan referenced 890695 RSK ZZ XX DR C 0007 P03 (Appendix C of the Rebuttal evidence of Mr Fillingham dated January 2025) and include site wide design guidance indicating the technical specifications and overarching strategy for the implementation, maintenance responsibilities and management (in accordance with the obligations in the associated S106 Agreement) of the strategy including:</p> <p>a) Dimensioned plans and drawings of the strategic surface water drainage scheme (being all elements of the drainage network outside of the development parcels shown on the approved Land Use Parameter Plan);</p>

	<ul style="list-style-type: none"> b) Modelling to demonstrate that the peak flows and volumes of surface water runoff discharged to the receiving watercourse will be limited in accordance with the National standards (Peak flow and volume of runoff not to exceed green field rate for all events up to the critical 1% AEP rainfall event including climate change); c) Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1% AEP rainfall event including climate change; d) Modelling of the strategic surface water network in the 3.33% AEP rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the network in a 1% AEP rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows; e) Demonstration that runoff from the first 5mm of rainfall will be intercepted in Accordance with the current CIRIA SuDS Manual (C753) and Appendix A of the Suffolk Flood Risk Management Strategy - Sustainable Drainage Systems (SuDS) - a Local Design Guide f) Demonstration that water treatment measures are included within the proposed strategy. The treatment measures should be designed following the requirements set out in Appendix A of the Suffolk County Council Sustainable Drainage Systems (SuDS) a Local Design Guide and the CIRIA SuDS Manual (C753) for 1 in 1-year return period storm event. g) Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system; h) Proposals for maintaining or replacing the existing ditches on the site, including indicative access points; i) Phasing plan for implementation of the strategy (including temporary and permanent drainage); j) A description of each Sustainable Drainage Systems (SuDS) component and its relationship with other SuDS components to include storage volumes and interception areas in each phase, and a catchment plan showing estimated flow rates between phases; A management and maintenance plan for the lifetime of the development to secure the effective operation of the SuDS scheme throughout its lifetime. k) Locations and capacity of foul sewage pumping stations, foul sewers, rising mains and catchments which need to be incorporated into each phase. <p><i>Reason: To ensure that the development is provided with a comprehensive and well-designed means of drainage, as well as to reduce the risk of creating or exacerbating a flooding problem, to minimise the risk of pollution and to ensure that all phases of the development accord with common standards and design principles. This is required prior to submission of the first Reserved Matters as it will inform the detailed design stage.</i></p>
27.	<p>Ecological Enhancement Strategy</p> <p>Concurrent with each Reserved Matters Application, an Ecological Enhancement Strategy for the development within that application site shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be based on the ecology details in the approved Overarching Design Code under Condition [25] above and shall include details of the design, location and specification of the ecological measures and features and a timeframe for when the features and measures will be installed or planted within the construction and occupation of the development.</p> <p>Ecological enhancement measures will be delivered and retained in accordance with the approved Strategy.</p>

	<p><i>Reason: To ensure that the development delivers ecological enhancements and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).</i></p>
	<p>Comments</p> <p>Council: The Appellant's do not agree to the trigger for submission to be concurrent with each Reserved Matters Application. The Council's do not agree to the trigger suggested by Appellant 'prior to or concurrent'. To be precise it should be one or the other.</p> <p>The Councils consider it is unnecessary to have this Strategy prior to the submission and approval of the RM. Some of the ecological enhancements are going to be relevant to the detailed design of buildings and/or residential curtilage boundaries so will need to be considered with other relevant matters of detail. Therefore, it is reasonable and necessary to approve concurrently with the relevant Reserved Matters Application. Submission and approval prior to the RM could result in the need to amend the Strategy following consideration of the detailed design. Since the RTS additional text was included to refer to the overarching design code which is accepted by the Appellant.</p> <p>Appellant: Not agreed for reasons discussed at the RTS. An earlier submission should not be precluded.</p> <p><i>NB. Same comments as ESC Suggested Conditions to the related appeal APP/X3540/W/24/3350673.</i></p>
28.	<p>Compliance with Building Regulations M4(2)</p> <p>For housing located within the administrative area of Ipswich Borough Council, any Reserved Matters Application which includes residential development shall include details to demonstrate 25% of this housing will be built in accordance with Building Regulations standard M4(2) (or any replacement Building Regulation standards in each case addressing the same topic as M4(2) prevailing at the time the details are submitted).</p> <p><i>Reason: To meet the need for accessible and adaptable dwellings in accordance with Ipswich Local Plan Policy DM12 and to ensure the Reserved Matter Applications comply with this requirement.</i></p> <p>Comments:</p> <p>Councils: Condition differs from ESC suggested conditions (related appeal APP/X3540/W/24/3350673) as it refers to different policy and requirements.</p>
29.	<p>Reserved Matters - Foul and Surface Water Drainage</p> <p>Each Reserved Matters Application shall demonstrate how the development accords with the Site Wide Foul and Surface Water Drainage Strategy as approved under condition [26]. To demonstrate compliance with the Site Wide Foul and Surface Water Drainage Strategy within the Reserved Matters Applications, the following information shall be included:</p>

	<p>a) Detailed development layout;</p> <p>b) Detailed flood and drainage design plans and sections showing SuDS storage capacities, controls, interception and treatment areas consistent with the approved site wide foul and surface water strategy;</p> <p>c) Full structural, hydraulic modelling and drainage design calculations;</p> <p>d) Plan showing exceedance flow paths and storage areas and proposed levels;</p> <p>e) Detailed landscaping details (within and in the vicinity of the SuDS);</p> <p>f) Geotechnical reports;</p> <p>g) Detailed modelling of the reserved matter site drainage including phasing; risk assessments and control measures for SuDS;</p> <p>h) Foul water strategy;</p> <p>i) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption, including the body / organisation responsible for the maintenance and management by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime, in accordance with obligations in the associated S106 Agreement.</p> <p>No part of the development shall be first occupied or first brought into use until the drainage system serving that part of the development has been implemented in accordance with any approval under the associated Reserved Matters Application and in accordance with the approved phasing plan. The drainage system shall be retained thereafter.</p> <p><i>Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.</i></p>
30.	<p>Reserved Matters- Noise and Vibration Mitigation</p> <p>In accordance with the Noise and Vibration Assessment by 24 Acoustics dated 20th February 2024, each Reserved Matter Application which includes residential uses shall provide an updated Noise and Vibration Assessment based on the proposed detailed design and provide the full acoustic specifications for any noise mitigation that may be required. This shall include location of any air source heat pumps to buildings and plant equipment to non-residential uses. The assessment shall account for any changes in the baseline data.</p> <p>The development shall thereafter be constructed and completed in accordance with the details approved.</p> <p><i>Reason: In the interest of protecting the amenity of future occupants of the development.</i></p>
31.	<p>Reserved Matters- Lighting Design Strategy</p> <p>Each Reserved Matters Application shall be accompanied by a Lighting Design Strategy for Biodiversity for the development covered by that Application. The strategy shall:</p>

	<p>a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed and maintained in accordance with the specifications and locations set out in the approved Strategy.</p> <p><i>Reason: In the interest of nature conservation, improving the ecological value of the site and protecting and conserving priority and protected species and habitats. To ensure that impacts on ecological receptors from external lighting are prevented.</i></p>
32.	<p>Prior to commencement - Habitat Management and Monitoring Plan</p> <p>No development within a phase shall commence until a Habitat Management and Monitoring Plan (the HMMP) for that phase, has been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The HMMP shall be prepared in accordance with the Overall Biodiversity Gain Plan and include:</p> <ul style="list-style-type: none"> • a non-technical summary; • the roles and responsibilities of the people or organisation(s) delivering the HMMP; • the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; • the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a minimum period of 30 years from the completion of development; and • the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority. <p>The created and/or enhanced habitat specified in the approved HMMP shall be implemented, retained, managed and monitored in accordance with the approved HMMP for a minimum of 30 years.</p> <p><i>Reason: To ensure that habitats created or enhanced to meet the Biodiversity Gain objective are appropriately managed and monitored for a minimum of 30 years in accordance with the requirements of the Environment Act (2021).</i></p>

33.	<p>Prior to commencement- Archaeological Investigation</p> <p>Development shall not commence within any phase of the development until the commencement of a full programme of archaeological work for that phase has been completed in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The Written Scheme of Investigation shall include:</p> <ul style="list-style-type: none"> 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. <p><i>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This required prior to commencement to ensure archaeological investigation must be carried out in order to ensure that any below ground heritage assets are not damaged or destroyed by the construction works.</i></p>
34.	<p>Prior to commencement- Arboricultural Method Statement</p> <p>Development shall not commence within a phase or part thereof, until a detailed Arboricultural Method Statement for that phase or part thereof has been submitted to and approved in writing by the Local Planning Authority. The Statement should expand on the submitted Arboricultural Impact Assessment (received 26.03.2024) to ensure:</p> <ul style="list-style-type: none"> a) appropriate tree and hedge retention; b) specifications for tree protection barriers including any revisions to barrier locations; c) a schedule of tree and hedgerow works; d) phasing of work; e) safeguarding procedures for development within Root Protection Areas; and f) a scheme for auditing tree protection and subsequent reporting to Ipswich Borough Council Arboricultural Officers. <p>Detailed Tree Protection Drawings should be prepared to 1:500 scale to support the Arboricultural Method Statement with detail given of proposed ground levels and service routes.</p> <p>The development shall be implemented in full accordance with the details as approved.</p>

	<p><i>Reason: To safeguard existing trees and other natural features within and adjoining the site in the interest of amenity. This is required prior to commencement because it is necessary to have the tree protection measures approved and installed prior to construction works commencing to avoid any harm to trees and other natural features.</i></p>
35.	<p>Prior to commencement- Construction and Environmental Management Plan</p> <p>Development shall not commence within a phase or part thereof until a Construction and Environmental Management Plan ('CEMP') for that phase or part thereof has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following matters:</p> <ul style="list-style-type: none"> a) The control of noise and vibration during hours of noisy activities; b) Details of hours and days when construction activity will take place; c) Include the measures for the control and monitoring of dust as detailed in Table A6.1 of the Air Quality Assessment dated February 2024 by Air Quality Consultants including a Dust Management Plan. d) Construction traffic routing through the locality and the development site and an enforcement system for breach of its provisions; e) Details of the Construction Site Layout including site compounds, welfare areas, storage areas for plant and material, lighting, fencing and off-road parking for site operatives; f) Details of the arrangements for public notification and liaison during construction work. g) Details of loading and unloading of plant and materials. h) Piling techniques (if applicable). i) Provision and use of wheel washing facilities. j) Programme of site works and all associated works such as utilities including details of traffic management necessary to undertake these works. k) Provision of boundary hoarding and lighting. l) Details of measures to prevent mud from vehicles leaving the site during construction. m) Monitoring and review mechanisms. n) Details of deliveries times to the site during construction phases. <p>Development shall be carried out in accordance with the approved CEMP.</p> <p><i>Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. Also to protect the amenities of neighbouring occupiers and to ensure the mitigation measures identified in the Air Quality Assessment in relation to the effects of the construction of the development are satisfactorily accommodated. This required prior to commencement as an approved Construction and Environmental Management Plan must be in place at the outset to ensure construction is carried out appropriately.</i></p>

36.	<p>Prior to commencement- CEMP: Biodiversity</p> <p>Development shall not commence within a phase or part thereof (including ground works or vegetation clearance) until a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) for that phase or part thereof, has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:</p> <ul style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities, including those in relation to great crested newts, breeding birds and bats. b) Identification of “biodiversity protection zones”. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. <p>Development shall be carried out in accordance with the approved CEMP: Biodiversity.</p> <p><i>Reason: To ensure that ecological receptors are adequately protected and to minimise impacts on biodiversity. This is required prior to commencement because an approved CEMP: Biodiversity must be in place at the outset to ensure construction is carried out appropriately to protect and conserve ecological receptors.</i></p>
37.	<p>Prior to commencement- Reptile Mitigation Method Statement</p> <p>Development shall not commence within any phase or part thereof (including any ground works or vegetation clearance) until a Reptile Mitigation Method Statement for the whole site has been submitted to and approved in writing by the Local Planning Authority. The Reptile Mitigation Method Statement shall include:</p> <ul style="list-style-type: none"> a) purpose and objectives for the proposed works; b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used); c) extent and location of proposed works shown on appropriate scale maps and plans; d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;

	<p>e) persons responsible for implementing the works;</p> <p>f) initial aftercare and long-term maintenance (where relevant);</p> <p>g) disposal of any wastes arising from works.</p> <p>The works shall only be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.</p> <p>Reason: To ensure that ecological receptors are adequately protected and to minimise impacts on biodiversity. This required prior to commencement as an approved Reptile Mitigation Method Statement must be in place at the outset to ensure construction is carried out appropriately to protect ecological receptors.</p>
38.	<p>Prior to commencement- Fire Hydrants</p> <p>Development shall not commence within a phase or part thereof until details of the fire hydrants to be installed within that phase or part thereof have been submitted to and approved in writing by the Local Planning Authority.</p> <p>The fire hydrants shall be provided in accordance with the approved details and prior to occupation of any dwelling within that phase or part thereof.</p> <p><i>Reason: To create safe communities and development. This is required prior to commencement to ensure that the suitable groundworks and utilities associated with the hydrants can be carried out at the appropriate time.</i></p>
39.	<p>Prior to commencement- Site Waste Management Plan</p> <p>Development shall not commence within a phase or part thereof, until a Site Waste Management Plan for that phase or part thereof has been submitted to and approved in writing by the Local Planning Authority. The Site Waste Management Plan shall be based on the Site Waste Management Plan by Barratt David Wilson and Hopkins Homes and shall include details concerning the management of soil, transportation and disposal of waste including targets for waste minimisation and re-use of materials.</p> <p>Construction of the development shall thereafter be carried out in strict accordance with the approved Site Waste Management Plan.</p> <p><i>Reason: To maintain and retain soil quality and manage waste arisings in accordance with the waste hierarchy.</i></p>
40.	<p>Prior to commencement- Construction Surface Water Management Plan</p> <p>Development shall not commence within a phase or part thereof until a Construction Surface Water Management Plan ('CSWMP') for that phase or part thereof detailing how surface water and storm water will be managed on the site during construction (including site clearance operations) has been submitted to and approved in writing by the Local Planning Authority.</p>

	<p>The CSWMP shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-</p> <ul style="list-style-type: none"> a) Temporary drainage systems b) Measures for managing pollution / water quality and protecting controlled waters and watercourses c) Measures for managing any on or offsite flood risk associated with construction. <p>The CSWMP shall thereafter be implemented, managed and maintained in accordance with the approved plan for the duration of construction.</p> <p><i>Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site during construction. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage. This is required prior to commencement to ensure an acceptable strategy is in place to manage surface water during construction.</i></p>
41.	<p>Habitat Regulation Assessment</p> <p>The hereby approved development shall be completed in full accordance with the mitigation measures detailed within paragraph 4.27 (points 1-3) of the <i>Information to inform Habitats Regulations Assessment</i> by CSA Environmental dated February 2024. The mitigation measures will be delivered in accordance with the Phasing Strategy to be approved pursuant to Condition 4, and thereafter shall be maintained.</p> <p><i>Reason: To ensure the development will have no likely significant effect on the integrity of any European designated site, either alone or in combination with other plans or projects in accordance the Suffolk Recreational Disturbance Avoidance and Mitigation Strategy.</i></p> <p>Comments: Appellant: No objection, but as per discussion at the RTS, the Appellant considers cross reference to the seven bullet points set out in Natural England's response to the application would provide greater clarity.</p> <p><i>NB. Same comments as ESC Suggested Conditions to the related appeal APP/X3540/W/24/3350673.</i></p>
42.	<p>Prior to occupation- Walking and cycling infrastructure</p> <p>Prior to first occupation of any residential or non-residential unit, details of pedestrian and cycle improvements at the following locations, including a programme for construction and completion of the works, shall be submitted to and approved in writing by the Local Planning Authority.</p> <ul style="list-style-type: none"> (a) Humber Doucy Lane – <ul style="list-style-type: none"> (i) Crossing points in the vicinity of Inverness Road and Sidegate Lane, as shown on plan 890695-RSK-ZZ-XX-DR-C-0001-P02. (ii) Pedestrian footway widening between Sidegate Lane and Ayr Road.

	<ul style="list-style-type: none"> (iii) Provision of a 3m shared use facility between the main site access and Sidegate Lane as shown on plan 890695-RSK-ZZ-XX-DR-C-0001-P02. (b) Ayr Road - provision of tactile paving at the junction of Renfrew Road and footway widening between Humber Doucy Lane and Renfrew Road. (c) Renfrew Road - <ul style="list-style-type: none"> (i) footway widening between Ayr Road and Lanark Road and between Ayr Road and Selkirk Road. (ii) Tactile paving to the existing crossing points between Ayr Road and Selkirk Road. (d) Lanark Road – <ul style="list-style-type: none"> (i) Tactile paving to the existing crossing points at junction of Renfrew Road (ii) Footway widening between Sidegate Lane and Rushmere Hall Primary School. (e) Roxburgh Road – <ul style="list-style-type: none"> (i) Tactile paving to the existing crossing point at junction of Humber Doucy Lane (ii) Tactile paving to the existing crossing points between Humber Doucy Lane and Renfrew Road (iii) Footway widening between Humber Doucy Lane and Renfrew Road (f) Selkirk Road <ul style="list-style-type: none"> (i) Tactile paving to the existing crossing points between Renfrew Road and Selkirk Local Centre (ii) Footway widening between Renfrew Road and Selkirk Road Centre. <p>The walking and cycling infrastructure will be constructed and completed in accordance with the approved details including the programme for construction and completion.</p> <p><i>Reason: In the interests of road safety, traffic capacity and accessibility to the town centre and other key locations in Ipswich by sustainable modes. A Section 278 Agreement may be required to carry out these works.</i></p>
43.	<p>Landscape and Ecological Management Plan</p> <p>Prior to any works above slab level within a phase or part thereof, a Landscape and Ecological Management Plan ('LEMP') for that phase or part thereof, shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following.</p> <ul style="list-style-type: none"> a) Description and evaluation of features to be managed. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). g) Details of the body or organization responsible for implementation of the plan. h) Ongoing monitoring and remedial measures.

	<p>The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>The approved LEMP shall thereafter be implemented in accordance with the approved details.</p> <p><i>Reason: In the interest of nature conservation, improving the ecological value of the site and protecting and conserving priority and protected species and habitats. Furthermore, to ensure there is no net loss of biodiversity.</i></p>
44.	<p>Carriageways and footways</p> <p>No building shall be first occupied or brought into use until the carriageways and footways serving that building, as approved under the relevant Reserved Matters Application, have been constructed to at least base course level or better.</p> <p><i>Reason: To ensure that satisfactory access is provided for the safety of residents and the public.</i></p>
45.	<p>Travel Plans for residential uses</p> <p>Three months prior to the first occupation of the first residential unit or dwelling hereby approved, a Residents Travel Plan based on the Framework Travel Plan by RSK dated March 2024 shall have been submitted to and approved in writing by the Local Planning Authority. The Residents Travel Plan shall include details of a new cycle hub (including location, size, and future management) and the contents of a Residents Travel Pack.</p> <p>Thereafter, the approved Residents Travel Plan shall be implemented prior to the first occupation of any residential unit and thereafter operated and monitored in accordance with the approved Resident Residents Travel Plan.</p> <p>Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP) in accordance with the approved Residents Travel Plan.</p> <p><i>Reason: In the interests of promoting sustainable travel.</i></p>
46.	<p>Resident Welcome Pack</p> <p>Prior to occupation of the first residential unit on the site a 'new resident's welcome pack' shall be submitted to and approved in writing by the Local Planning Authority. The residents welcome pack shall be in an easily understandable and engaging format and include detail relating to:</p> <ol style="list-style-type: none"> Sustainable travel measures, including travel planning details, public transport details, cycle hub, walking and cycling routes to reach surrounding communities, services and facilities. Information relating to on-site recreational opportunities, on-site biodiversity enhancement measures, habitat creation, and the manner in which the LEMP approved pursuant to condition [43] is to be delivered.

	<p>c) Information on walking, dog walking, cycling and recreational routes within and around the site. It shall include a detailed map of the site and the area.</p> <p>d) Information regarding the management body responsible for the open spaces and non-residential uses (when available).</p> <p>e) Detail on the history of the site and interpretation information in relation to designated and non-designated heritage assets on the site.</p> <p>f) Detail on the phasing of the development.</p> <p>g) When it becomes available, information on the proposed early years and non-residential uses.</p> <p>h) Details on site security and safety and the construction management plan.</p> <p>The welcome pack shall thereafter be made available in printed and/or digital format to all new residents who are the first occupiers of the residential units hereby approved. A copy of the document will be placed on the relevant development webpage and updated as necessary.</p> <p><i>Reason: In the interests of delivering a sustainable development and community and to ensure that the new residents are appropriately informed of the design principles of the development, the requirements of the SANG and its purpose to mitigate impacts on European sites, to provide beneficial information to residents on the heritage of the site, to ensure that updates are provided on the delivery of the site and community, and to support resident's safety and security during development.</i></p>
47.	<p>Archaeological Post Investigation</p> <p>No open space, building or dwelling within a phase shall be first used or occupied until the post investigation assessment for the phase has been completed, submitted to, and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition [33] and the provision made for analysis, publication and dissemination of results and archive deposition.</p> <p><i>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.</i></p>
48.	<p>Travel Plans for non-residential uses</p> <p>Prior to the first use of the Early Years Facility and any Commercial Unit (Use Classes E and/or F2(b)) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) hereby approved, details of the travel arrangements to and from the respective buildings in the form of a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Thereafter, the approved Travel Plan shall be implemented in full prior to the buildings being first bought into use. The approved Travel Plan shall be operated at all times and the annual monitoring provisions shall be implemented as approved.</p> <p><i>Reason: In the interests of promoting sustainable travel.</i></p>

49.	<p>Servicing, Operational Times and Delivery Management Plan</p> <p>A Servicing, Operational Times and Delivery Management Plan for each of the following premises shall be submitted and approved in writing by the Local Planning Authority prior to the respective premises being first occupied;</p> <ul style="list-style-type: none"> a) Commercial Units b) Early Years Facility <p>The Plan shall include the delivery arrangements and operational times for the respective premises. Operational times shall include details of times when premises are open to the public and times when employees will be working at the premises. The premises shall be operated in accordance with the approved Plan in perpetuity.</p> <p><i>Reason: To ensure a suitable strategy for servicing and delivering for all non-residential uses alongside residential uses can be achieved.</i></p>
50.	<p>Replacement planting</p> <p>If any plants or trees (excluding any new trees or plants in rear gardens) which have been planted pursuant to a condition of this permission, dies, are removed or become seriously damaged or diseased within the period of 15 years from the date on which the last building within the relevant Reserved Matters phase is occupied (or if no building is located within the relevant Reserved Matters phase the date on which the relevant Reserved Matters phase is first used for its intended purpose), they shall be replaced in the next planting season with other trees or plants (as appropriate) of a similar size and species.</p> <p><i>Reason: To ensure the new landscaped areas are properly maintained in the interest of safeguarding the amenity of the area.</i></p>
51.	<p>Ventilation, air handling and fume extraction</p> <p>Details of any ventilation or air handling and/or fume extraction equipment to be installed on any non-residential premises, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The details submitted shall include the position and finish of any external flues and a programme of operation and equipment maintenance, in accordance with the manufacturer's recommendations.</p> <p>The approved scheme shall be installed in its entirety as approved and thereafter it shall be retained, operated and maintained in accordance with the manufacturer's recommendations and as approved in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of local amenity and visual appearance.</i></p>
52.	<p>Unexpected Contamination</p> <p>The development shall only be carried out in accordance with a watching brief for any potential asbestos containing materials and other previously undiscovered contamination. If, during development, contamination not previously identified is found to be present at the site then no further works in the immediate vicinity of the contamination source (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until</p>

	<p>a Remediation Strategy detailing how this unexpected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The Remediation Strategy shall be fully implemented as approved. The extent of the area surrounding the contamination source where works shall be placed on hold will be determined by a suitably qualified person acting on behalf of the developer in consultation with the Local Planning Authority.</p> <p><i>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.</i></p>
53.	<p>Sustainable Drainage System Verification Report</p> <p>Within 28 days of practical completion of the development approved under the Outline planning permission, a surface water drainage verification report shall be submitted to and approved in writing by the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and confirms if it has been built and functions in accordance with the approved designs and drawings.</p> <p>The Report shall include details of all SuDS components and piped networks for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.</p> <p><i>Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation. To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the Lead Local Flood Authority's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk within the county of Suffolk.</i></p>
54.	<p>Updated Ecology Surveys</p> <p>If any phase of the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 2 years from the date of the planning consent, the approved ecological measures secured through the submitted Ecological Impact Assessment (EclA) (CSA Environmental, May 2024) shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to; i) establish if there have been any changes in the presence and/or abundance of protected and/or UK Priority species; and ii) identify any likely new ecological impacts that might arise from any changes.</p> <p>Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant phase of the development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p><i>Reason: To ensure that ecological mitigation measures are appropriately delivered based on up-to-date evidence. To conserve and enhance protected and priority species and their habitats and providing net gains in biodiversity. Also to allow the Local Planning Authority to discharge its</i></p>

	<i>duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).</i>
55.	<p>Biodiversity Gain Plan The Overall Biodiversity Gain Plan and subsequent Biodiversity Gain Plans for each phase of the development submitted to discharge the pre-commencement Biodiversity Gain condition shall be prepared in accordance with the Biodiversity Net Gain Assessment: Design Stage report (CSA Environmental, March 2024).</p> <p><i>Reason: To ensure that the Overall Biodiversity Gain Plan and Biodiversity Gain Plans for each phase and part of the development are in accordance with the Biodiversity Gain information submitted with this application.</i></p>
56.	<p>Public Art Prior to the installation of any Public Art, details including the piece(s) of art, location(s) and their proposed maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The Public Art shall thereafter be installed and maintained in accordance with the approved details.</p> <p><i>Reason: In the interest of good design and good quality public realm to promote sustainable development in accordance with Ipswich Local Plan Policy DM12.</i></p>
57.	<p>Blank</p> <p>Comments: Councils: Condition included on ESC's suggested condition (related appeal APP/X3540/W/24/3350673) which is not relevant to IBC. Retained to keep numbering the same.</p>
58.	<p>Sustainable Construction- Water Consumption Rate The residential development hereby approved shall be designed and built to achieve a water consumption rate of no more than 110 litres/person/day. All required water conservation measures installed to achieve this rate shall be retained/upgraded to ensure the required water consumption rate is not exceeded for the lifetime of the development.</p> <p><i>Reason: To ensure the finished development implements the approved sustainable measures to comply with policy DM1 of the Ipswich Local Plan and to ensure Building Control Officers and Independent Building Inspectors are aware of the water efficiency standard for the dwellings.</i></p>
59.	<p>Skylark Mitigation Strategy Prior to the commencement of development, a Skylark Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Skylark Mitigation Strategy shall include provision of the evidenced number of Skylark nest plots.</p>

	<p>The content of the Skylark Mitigation Strategy shall include the following:</p> <ul style="list-style-type: none"> a) Purpose and conservation objectives for the proposed Skylark plots; b) detailed methodology and works for creation and maintenance of the Skylark plots; c) locations of the Skylark plots by appropriate maps and/or plans; d) persons responsible for implementing the compensation measure; e) timeframes for implementing and maintaining these measures; and f) The legal mechanism and framework with the landowner to secure the implementation and retention of the plots. <p>The approved mitigation measures shall be implemented and maintained in accordance with the approved Strategy for a minimum period of 10 years.</p> <p><i>Reason: In the interest of protecting and conserving priority and protected species and habitats and to ensure there is no net loss of biodiversity in accordance with Local Plan Policies CS16, DM8 and DM9. Also, to comply with the Council's duty under Section 40 of the Natural Environment and Rural Communities Act to conserve and enhance Biodiversity.</i></p>
60.	<p>Active travel improvements to Sidegate Lane</p> <p><u>SCC (Rule 6 Party) Option A:</u></p> <p>Prior to any works above slab level, details of the works to Sidegate Lane to provide a shared footway and cycleway of up to 3.2m on the northern side of the carriageway between the junction of Sidegate Lane and Humber Doucy Lane and the entrance of Northgate High School shall be submitted to and approved in writing by the Local Planning Authority. The details shall include tactile paving at side road junctions.</p> <p>The works shall be carried out in accordance with the approved details prior to the first occupation of any residential or non-residential unit.</p> <p><i>Reason: In the interests of road safety, traffic capacity and accessibility to the town centre and other key locations in Ipswich by sustainable modes. A Section 278 Agreement will be required to carry out these works.</i></p> <p><u>Appellant Option B:</u></p> <p>Prior to any works above slab level, details of the works to Sidegate Lane West to provide a 2m footway on the northern side of the carriageway between the junction of Sidegate Lane and Humber Doucy Lane and Sidegate Lane West and Colchester Road shall be submitted to and approved in writing by the Local Planning Authority. The details shall include tactile paving at side road junctions.</p> <p>The works shall be carried out in accordance with the approved details prior to the first occupation of any residential or non-residential unit.</p>

	<p><i>Reason: In the interests of road safety, traffic capacity and accessibility to the town centre and other key locations in Ipswich by sustainable modes. A Section 278 Agreement will be required to carry out these works.</i></p>
	<p>Comments: Councils: The condition to be applied (Option A or Option B) is subject to the decision the Inspector takes on the improvements to Sidegate Lane. <i>NB. Same comments as ESC Suggested Conditions to the related appeal APP/X3540/W/24/3350673.</i></p>
61.	<p>Humber Doucy Lane and Tuddenham Road Junction Improvements</p> <p>Prior to any development above slab level, details of works to the junction of Tuddenham Road and Humber Doucy Lane, showing a reduction in the radius of the junction at the intersection, and the achievement of a 43m x 2.4m visibility splay to the south-west, shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be implemented and constructed in full accordance with the approved details prior to first occupation of any residential or non-residential unit.</p> <p>Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility within the application site shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the area of the visibility splays.</p> <p><i>Reason: In the interests of road safety, traffic capacity and accessibility to the town centre and other key locations in Ipswich. A Section 278 Agreement is required to carry out these works.</i></p> <p>Comments: Councils: Following the RTS on 13.2.25, it was identified that the redrafting of condition 42 (previously outline condition 23) had removed these off-site highways improvements. SCC (Rule 6) have advised that they require this to be re-instated as a separate condition. The wording has been derived from the initial draft of outline condition 23 as recommended by SCC (Documents date 16.1.25 which the Inspector provided initial comments on). The need for such a condition is addressed in SCC PoE document SC3.1 paragraphs 7.8-7.10 (PDF pg. 25). <i>NB. Same comments as ESC Suggested Conditions to the related appeal APP/X3540/W/24/3350673.</i></p>

END