

SHADOW PLANNING COMMITTEE (NORTH) – 16 April 2019

APPLICATION NO DC/18/4947/OUT REP47(SH)

LOCATION

Town Farm
Harrisons Lane,
Halesworth
IP19 8EZ

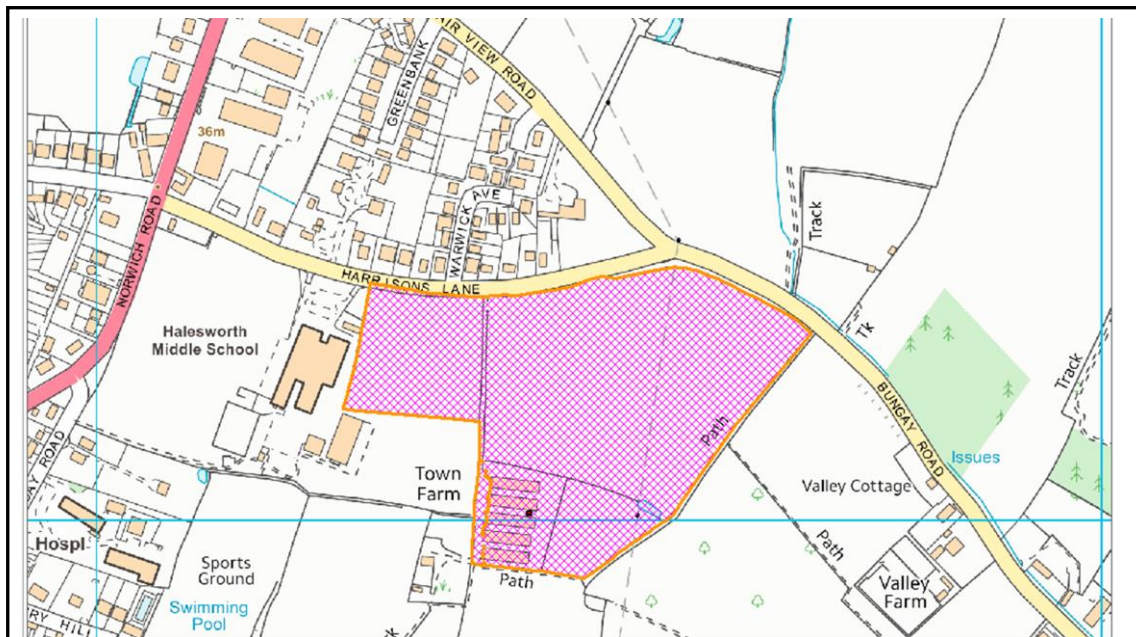
EXPIRY DATE 5 March 2018

APPLICATION TYPE Outline Application

APPLICANT Richborough Estates & Nicky Barrett

PARISH Halesworth

PROPOSAL Outline Application – (Some Matters Reserved) – for up to 190 dwellings (Class C3) with associated access, landscaping, open space and drainage infrastructure at land south of Harrisons Drive, Halesworth. All matters are reserved, save for access.



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1 SUMMARY

- 1.1 This application seeks outline planning permission for the residential development of up to 190 dwellings with associated access, landscaping, open space and drainage infrastructure (the proposal) on land south of Harrisons Lane, Halesworth.
- 1.2 The proposal forms part of a wider overall Masterplan with the adjacent Halesworth Campus site. As part of this wider Masterplan, it has been agreed with Halesworth Campus to gift a section of land to the Campus to provide state of the art sports facilities in the form of a 3G football pitch to the south of the campus site.
- 1.3 The site forms part of an allocation in the Waveney Local Plan (March 2019) under Policy WLP4.1 – Halesworth/Holton Healthy Neighbourhood. The Local Plan was adopted on 20 March 2019.
- 1.4 The proposed development will also include measures to mitigate the impact of development on designated sites.
- 1.5 The proposal is considered to constitute sustainable development in conformity with the NPPF.
- 1.6 The application is recommended for approval. The application is referred to the Planning Committee as it is a major application.

2 SITE DESCRIPTION

- 2.1 The application site is located to the north east of Halesworth and covers an area of approximately 8.55 ha of agricultural land to the south of Harrisons Land and Bungay Road. To the west of the site is the former Halesworth Middle School site and the North Suffolk Skills Centre. In the southern part of the site is an operational poultry farm comprising of five large single storey buildings. Adjacent to the poultry farm, but outside the application site, is Town Farm, a Grade II listed building. Beyond Town Farm to the south west are the Dairy Hill Playing Fields.
- 2.2 To the north of Harrisons Lane is established residential development of primarily detached bungalows and houses in generous grounds. A public footpath runs through the site and public footpaths are adjacent to the site. The western part of the site is generally flat but to the east the land slopes down to towards Bungay Road. There are mature trees and hedges on the site boundaries and within the site.
- 2.3 The site forms part of a wider allocation for mixed use development in the East Suffolk Council - Waveney Local Plan. Policy WLP4.1 (Halesworth Healthy Neighbourhood) allocates some 22ha for residential use, health care facility and retirement community, sports facilities and education/training facilities.

3 PROPOSAL

- 3.1 This application seeks outline consent for up to 190 dwellings together with associated access, landscaping, open space and drainage infrastructure on a site of 8.55ha. All matters are reserved for later consideration except for the access into the site from Harrisons Lane.

An internal spine road would serve the minor roads within the site. The site will provide access to a further area of land behind the existing Skills Centre that could be developed for approximately 25 units at some future date.

- 3.2 The proposed development would provide a range of properties from bungalows and smaller properties to larger family style dwellings. 30% of the houses within the site would be affordable properties.
- 3.3 Pedestrian/cycle links are proposed to link the development to the town and provide easy access to the sports facilities adjacent to the site, the train station to the south west of the site and the town centre beyond.
- 3.4 A Masterplan of the proposed development accompanies the application for illustrative purposes only. The area subject to residential development proposals measures some 6.27ha and an area to the eastern edge of the site is proposed as an area of public open space with some structural planting measuring 2.6ha. Assuming a net developable area of 6.27ha and an average housing density of 30 dph, the site could deliver about 190 dwellings.
- 3.5 The illustrative masterplan also shows an area of single storey dwellings in the southernmost part of the site and the retention of existing hedges and trees within and on the boundaries of the site.
- 3.6 The application is supported by a number of documents including:
 - Planning Statement
 - Design and Access Statement
 - Illustrative Masterplan
 - Parameter Plan
 - Transport Assessment
 - Travel Plan
 - Flood Risk Assessment
 - Phase 1 Contaminated Land Assessment
 - Archaeological Survey
 - Shadow Habitats Regulations Assessment
 - Ecology Assessment
 - Built Heritage Statement
 - Landscape and Visual Appraisal
 - Arboricultural Survey
 - Sustainable Drainage Statement

4 CONSULTATIONS/COMMENTS

4.1 **Halesworth Town Council:-** The Council considered the comments made and after due consideration it was RESOLVED that Halesworth Town Council recommended refusal of the application DC/18/4947/OUT on the following grounds:

- i. The traffic data used to determine the suitability is flawed as it did not account for the future application for Sport facilities and/or the Nursing Home in its calculations, which

were already in the Local Plan, and where at least one of these developments would also use Harrisons Lane for access.

ii. There was inadequate parking facilities for visitors or for allowing for additional vehicle ownership on the site.

iii. The play areas were poorly positioned and located away from the houses and would not meet the requirements of the Development Management Policy 3.6 regarding safety and effective natural surveillance.

iv. The applicant should reassess the network of stone pedestrian links as currently one route was shown crossing private land and the Dairy Hill Playing Fields football pitch.

v. Holton Parish Council had not been consulted by the District Council even though a significant section of the site was within Holton's parish boundary.

vi. There were many conflicting and erroneous statements in the presentation documents such as walking distances, footpaths and traffic counts and the applicant should be asked to correct the information and re-present the documentation.

vii. With regard to contamination, although this was not strictly a matter to be considered, the Council wished to point out historically that Town Farm had been known as 'Pest House Farm' as buildings had been used for isolating patients with smallpox and other diseases and this should at least be considered in any survey.

The link is as follows:

[https://www.halesworth.net/history/Economic and Social History of Halesworth.pdf](https://www.halesworth.net/history/Economic_and_Social_History_of_Halesworth.pdf)

4.2 Holton Parish Council:- Holton Parish Council fully endorse the comments expressed by Halesworth Town Council and object to the application on similar grounds. Additionally the provision for waste/surface water should be over rather than under engineered given recent history of flooding in our village. It is also felt that at the moment the existing infrastructure of schools and doctors surgery cannot support further development of the scale contemplated.

4.3 Halesworth Community Sport and Leisure:- Object on the following two grounds:

1. The plan fails to take into account the football pitch at Dairy Hill which is situated to the south of the Campus Ltd's 'Healthy Campus Proposal' as outlined in WLP4.1. This pitch is independent of the Campus Ltd project and no recognition is given to this independence. On looking at the proposed site photographs the application appears to indicate the sports field containing the football pitch is a part of the Campus Ltd 'Healthy Campus Proposal'. This is not the case. There appears to be a failure to properly recognise the areas adjacent to the proposed development site. However, on several occasions the proposals mentions the tennis courts and bowls green which are also a part of the independent Dairy Hill sports complex. HCSL feels this misrepresents the true nature and picture of sports provision in Halesworth.

2. The plans propose the inclusion of a 'strong networks of pedestrian links'. One of these path 'links' is shown as leading south and away from the Campus Ltd 'Healthy Campus' site and is indicated as a 'Proposed Link Towards Halesworth Town Station.' This proposed route crosses private land belonging to Halesworth Community Sport and Leisure (HCSL). It is enclosed private land. The area on which it is proposed to lay out this path is a football pitch. HCSL has not been approached about such a path and has taken no part in any discussions with the developer regarding this or any other of their proposals. HCSL does not authorise the laying of such a path on its private land which is a part of a well-used football pitch by Halesworth Town Football club.

It would be far more sensible if such a path was situated down Loam Pit Lane which will run directly south from the proposed Town Farm development.

4.4 **Neighbour consultation/representations** Nine objections have been received raising the following matters:

- The number of properties is out of keeping with the size of this small town
- Harrisons Lane is already a busy road
- Halesworth has no good employment possibilities
- Dairy Farm next to the co-op is ideal for redevelopment
- Parking in the town will be inadequate and new residents will shop elsewhere
- Bungay Road at the bottom of Harrisons Lane regularly floods
- Is there sufficient capacity in the foul sewerage system
- traffic travelling north on Norwich Road and turning right onto Harrison's Lane will 'stack up' on Norwich Road
- Given the increase in dwellings proposed in Halesworth the local infrastructure (schools, doctors surgeries, shops, entertainment) needs to be improved before any such increase.
- Insufficient width along Harrisons Lane for pedestrian and vehicles.
- Why build on good arable land when there are acres of waste land
- The Harrisons Lane/Norwich Road junction is already very dangerous and the proposed access is also dangerous.
- Increased traffic, noise and fumes
- The lives of those living on Harrisons Lane would be blighted
- An access could be made onto Bungay Road
- The density is too high, fewer dwellings would reduce the amount of traffic
- Where are visitors going to park
- Where are these extra people going to work
- Parked cars will make it difficult for buses to pass
- Bus services are due to end over the next six weeks making the travel plan irrelevant
- Are the routes through Holton ready for the extra traffic

One representation in general support of the application and the adjacent Halesworth Healthy Campus has been received but considers the density to be too high and subject to no additional vehicle access along Loam Pit Lane and appropriate landscape screening around the listed Town Farm.

4.5 **Suffolk County Council - Highways Authority:** No objection subject to a number of conditions including proposed road widening, and associated highway improvements (including Cycle Route provision), implementation of Travel Plan and provision of residents travel pack. The Highway Authority also request Section 106 contributions towards existing bus stops.

4.6 **Suffolk County Council Flood and Water Management:** Recommend approval of this application subject to conditions.

- 4.7 **Suffolk County Council Archaeology:** Any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.
- 4.8 **Suffolk County Council S106 Manager:** Suffolk County Council's expected infrastructure requirements associated with this proposal are a new early years provision on the Dairy Farm site, primary, secondary and sixth form education, libraries and household waste recycling. Apart from contributions towards a new early years setting, which is requested through S106 contribution, the contributions sought in this case by Suffolk County Council are to be requested through CIL.
- 4.9 **Suffolk County Council Public Rights of Way:** No objection.
- 4.10 **Suffolk County Council Fire and Rescue Service:** Recommends the installation of fire hydrants.
- 4.11 **Head of Environmental Health:** Recommends the imposition of contaminated land conditions and conditions for a construction management plan and electric vehicle charging points.
- 4.12 **Natural England:** The development provides significant green infrastructure but there are no details of semi-natural areas, off-lead areas, signage and maintenance provisions. In addition we would expect green infrastructure provision to include biodiversity net gain, through the creation of natural habitats. Further information around the quality of the green infrastructure would therefore be required.

In addition, the development would need to provide a proportionate financial contribution to the Suffolk RAMS. Provided these mitigatory requirements were satisfied it would be possible to conclude that the proposal would not result in an adverse effect on any designated site.

Suffolk recreational disturbance RAMS: Acceptable mitigation and/or Appropriate Assessment Record

Natural England agrees with the conclusion of the appropriate assessment that this proposal is not likely to result in an adverse effect on any international site from recreational disturbance effects.

- 4.13 **Suffolk Wildlife Trust:** It appears from the information provided in the Illustrative Layout Plan and Parameter Plan the majority of the habitats of conservation importance will be retained as part of the layout of the proposed development. It must therefore be ensured that, should permission be granted, the layout at any Reserved Matters stage continues to retain these features.

We recommend that the necessary ecological mitigation and enhancement measures and long-term habitat management requirements, are secured through the production and implementation of a Construction Environment Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP).

A contribution towards the emerging Recreational Disturbance Avoidance Mitigation strategy (RAMS) should be secured should consent be granted.

4.14 **NHS England:** No comments received

4.15 **Anglian Water:** There is available capacity available for the foul drainage from this development.

4.16 **Suffolk Constabulary Designing Out Crime Officer:** recommend that an application for Secured by Design (SBD) approval is made for this development.

4.17 **Sport England:** The proposed development does not fall within either our statutory remit or non-statutory remit therefore Sport England has not provided a detailed response in this case. General advisory comments have been provided.

5 PUBLICITY

5.1 The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Major Application, Departure from Local Plan	14.12.2018	09.01.2019	Beccles and Bungay Journal
Major Application, Departure from Local Plan	14.12.2018	09.01.2019	Lowestoft Journal

6 SITE NOTICES

6.1 The following site notices have been displayed:

General Site Notice	Reason for site notice: Major Application, Departure from Local Plan posted 19.12.2018 Expiry date 14.01.2019
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7 PLANNING POLICY

7.1 National Planning Policy Framework (February 2019).

7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

7.3 The East Suffolk Council - Waveney Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:

WLP8.1 Housing Mix

WLP4.1 Halesworth Healthy Neighbourhood

WLP8.2 Affordable Housing
WLP8.3 Self Build and Custom Build
WLP8.21 Sustainable Transport
WLP8.24 Flood Risk
WLP8.28 Sustainable Construction
WLP8.29 Design
WLP8.30 Design of Open Spaces
WLP8.31 Lifetime Design
WLP8.32 Housing Density and Design
WLP8.34 Biodiversity and Geodiversity
WLP 8.35 Landscape Character
WLP8.36 Coalescence of Settlements
WLP8.37 Historic Environment
WLP8.40 Archaeology.

8 PLANNING CONSIDERATIONS

Principle of Development and Development Plan policies

- 8.1 The site forms part of land allocated under Policy WLP4.1 of the recently adopted East Suffolk Council - Waveney Local Plan (2019). The Policy allocates the site for a comprehensive mixed-use development comprising, 215 homes as well as health care facility, retirement community and sport and education facilities. The policy makes clear that the housing element should be located in northern and eastern parts of the site. An indicative masterplan is included within the supporting text of the policy showing where the broad uses should be accommodated. This proposal fits in within this masterplan and meets the locational criterion of the policy. The policy requires the delivery of the sports facilities to be enabled by the residential development. The supporting statement to the planning application makes clear that within three months land for the provision of a 3G pitch will be transferred to Halesworth Campus or the Council. This will need to be secured through a Section 106 planning obligation. The transfer of land will enable the delivery of the wider facilities in line with Policy WLP4.1. Given that the site form part of an allocation in the Local Plan the principle of the proposal is acceptable.
- 8.2 Policy WLP8.1 requires a mix of house sizes and types. As this is an outline application with all matters reserved (except access) the mix of houses is not known. The submitted Design and Access Statement states it is anticipated that the mix would accord with the identified housing demand as indicated in the Council's published Strategic Housing Market Assessment. There will be a range of house types to include smaller 2 and 3 bedroom properties to cater for the local market.
- 8.3 Policy WLP8.2 requires the provision of affordable housing. The planning statement indicates that the proposal will provide 30% affordable housing which is compliant with this policy.

- 8.4 Policy WLP8.3 requires 5% of plots on developments over 100 dwellings to be made available for self-build or custom build unless demonstrated to be unfeasible. The application makes no reference to self-build or custom build plots. To ensure conformity with this policy the provision of 5% of the plots as self-build or custom build could be secured by condition.
- 8.5 Policy WLP8.28 on Sustainable Construction requires applications of 10 or more homes to be accompanied by a sustainability statement which demonstrates how various energy efficiency and sustainable construction measures have been considered and where possible incorporated. The policy also requires all new residential development to achieve the optional technical standard in terms of water efficiency of 110 litres/person/day unless it can be demonstrated that it is not viable or feasible to do so. A sustainability statement has not been submitted but one could be secured by condition.
- 8.6 Policy WLP8.29 on Design states that development proposal will be expected to demonstrate high quality design which reflects local distinctiveness and that proposals which fail to do so will be refused. It also states that major residential development proposals will be supported where they perform positively when assessed against Building for Life 12 Guidelines which is a Government backed standard for well designed homes and neighbourhoods. Whilst the detailed design and layout is not for consideration in this application any reserved matters applications will be expected to demonstrate how Building for Life 12 Guidelines have been applied.
- 8.7 Policy WLP8.31 requires development to demonstrate principles of life time design and for 40% of dwellings to meet requirements of M4(2) of Part M of the Building Regulations (adaptable homes). The Planning Statement indicates that the development is fully compliant with this policy. A condition would ensure that 40% of the dwellings meet this standard.

Landscape

- 8.8 The site falls within the Blyth Tributary Valley Farmland Landscape Character Area as defined by the Waveney Landscape Character Assessment. Policy WLP8.35 states that proposals for development should be informed by, and be sympathetic to the distinct character of such areas. This is regarded as a sensitive landscape both in terms of its character in its own right, and also because of visual sensitivities to the north east. Policy WLP8.35 recognises these issues and it is considered that the indicative layout responds accordingly.
- 8.9 Policy WLP4.1 also requires existing trees and hedgerows to be retained and the provision of a tree planting area totalling 2.5 hectares to minimise the impact of the site on the landscape. The landscape and visual study submitted with the application proposes to retain and enhance tree and hedgerow features across the site indicative layout shows a slightly larger area of landscaping than required by the policy (2.6ha). This generous allocation of open space to the north east, east and south is welcomed. Such deployment of open space recognises the need to maintain separation between Halesworth and Holton, and also to maintain the valley farmland character of the rural landscape in this locality. As such the proposal is considered to accord with Policy WLP8.36 which seeks to prevent the coalescence of settlements. It is considered that the application responds positively to landscape issues. Any approval of the outline application will need to ensure

that a high quality landscape planting scheme is submitted as part of any subsequent reserved matters application and this could be secured by condition.

- 8.10 The application is supported by a Tree Survey & Constraints Advice Report. The most important arboricultural feature on the site is the green lane that runs along the eastern margins of the site. The Councils Arboriculture and Landscape Manager considers that the coppiced trees that are associated with this lane would benefit from some management. A programme of landscape management to include existing and proposed landscaping could be secured by condition.

Highway Considerations

- 8.11 The main vehicular access and emergency access into the site are proposed from Harrisons Lane. In response to comments made by the Highway Authority revised drawings have been received showing Harrisons Lane widened to 5m to allow a bus and a car to pass and widened to 5.5m in the vicinity of the site access. The Highway Authority has confirmed that these revisions are acceptable subject to conditions being imposed on any grant of outline consent.
- 8.12 Policy WLP4.1 requires existing rights of way to be retained along with improved connectivity within the site and to other locations in Halesworth. The parameter plan submitted with the application shows proposed pedestrian and cycle routes connecting with Loam Pit Lane which provides access to the town centre and connecting to the adjacent campus proposals. The improvements to Harrisons Lane referred to above (and indicated on the parameter plan) include footway widening to provide an extended shared footway/cycleway facility.
- 8.13 Policy WLP8.21 – Sustainable Transport, requires proposals to include measures identified in the Waveney Cycle Strategy (2016) where possible. The proposed footway/cycleway improvements along Harrisons Lane would help to deliver action H2 from the Cycle Strategy and are therefore to be welcomed.
- 8.14 As will be noted above a number of local residents have expressed concern about the safety and adequacy of Harrisons Lane to accommodate the traffic that would be generated by the proposal. Whilst these concerns are acknowledged it will be noted above that the Highway Authority are satisfied with the proposed revised access arrangements. As such it is considered that the proposal deals satisfactorily with highway and pedestrian safety issues and that an objection to the proposal on these grounds could not be justified.
- 8.15 It will also be noted above that the Town Council have raised some highway related issues. In response to the concern that the traffic data is flawed and did not account for future applications the Highway Authority have confirmed that the traffic impact of this site was reviewed with the Transport Strategy team who utilise their county wide transport model that includes the Local Plan sites. The Highway Authority acknowledge that junctions remote from the site within Halesworth do experience additional pressure but not to a level where they could object or require mitigation. The Town Council's concern about inadequate parking facilities for visitors is noted but as this is an outline application the parking arrangements would be a matter to be considered at the reserved matters stage when detailed layout plans will be submitted. As such the Highway Authority did not comment on the parking arrangements. Notwithstanding this the submitted Design and

Access Statement states that the car parking provision has been shown on the illustrative layout with reference to the Suffolk Guidance for Parking Technical Document (2015).

- 8.16 The Highway Authority has a pair of bus stops at the junction with Warwick Avenue which would be ideally placed for the new homes if improved. As such the Highway Authority has requested a financial contribution for improvements to provide shelters and real time screens. This contribution could be secured by S106 Agreement.

Sustainable Development

- 8.17 The NPPF states that there are three dimensions to sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent.
- 8.18 Paragraph 19 of the National Planning Policy Framework states that the Government is committed to ensuring that the planning system does everything it can to support economic growth. The development of the site will bring economic development to Halesworth during the build period and will help to support/extend local services and businesses. It will deliver short/medium term employment in construction.
- 8.19 This application will help deliver the vision of the Halesworth Campus and Halesworth Health to provide additional sporting and health facilities in the town. The proposed housing will have excellent access to these new facilities. The housing will also have good access to existing facilities in the town centre, Cutlers Hill Surgery, the railway station and employment facilities.
- 8.20 The proposal will also deliver a proportion of affordable housing and a mix of dwellings that will assist in retaining and bringing young people and families into the town, thereby creating a more vibrant mixed community.

Habitats Regulations Assessment (HRA)

- 8.21 The application site lies within the 13km zone of influence for recreational disturbance affecting the Minsmere to Walberswick Heaths & Marshes SAC and the Benacre to Easton Bavents Lagoons SAC/SPA. At this distance, Natural England were of the view that the proposal could have potential significant effects on Minsmere- Walberswick SAC, SPA, and Benacre to Easton Bavents SAC, SPA. Natural England requested a Habitat Regulations Assessment which considers the potential for recreational disturbance impacts on these sites.
- 8.22 The Habitats Regulations require the impacts of development on European Sites to be assessed in combination with other plans and projects. The Waveney Local Plan has been subject to a Habitats Regulations Assessment which recommends that Waveney joins the already established Suffolk HRA Recreational Disturbance Avoidance and Mitigation (RAMS) Strategy. This mitigation strategy will include financial contributions from new dwellings towards the implementation of the recreational mitigation measures.
- 8.23 In commenting on the planning application Natural England are of the view that the proposal provides significant green infrastructure but no details have been submitted at this stage. In addition, the development would need to provide a proportionate financial

contribution to the Suffolk RAMS. Further details around the quality of the green infrastructure could be conditioned to be provided at reserved matters stage.

- 8.24 The submitted 'shadow' Habitats Regulations Assessment concludes that on site walking routes and green space will be sufficient to mitigate an adverse impact on European sites. Whilst reference is made to a contribution towards the RAMS strategy this is not explicit in the conclusions but nevertheless could be secured by S106 Agreement.
- 8.25 An Ecological consultant, on behalf of the Council, has undertaken an Appropriate Assessment (AA) of the proposal which considers the potential impacts on European sites and whether such impacts could lead to adverse affects on European site integrity. The AA concludes that the proposal, in combination with all residential development within 13km of the protected sites, could lead to additional recreational pressure on the protected sites. However as each European site is several kilometres away from the site it is concluded that there are no recreation concerns over and above those that can be mitigated for by adherence to the Recreational Avoidance Mitigation Strategy. The Appropriate Assessment has been sent to Natural England seeking confirmation that they are satisfied with its conclusions.
- 8.26 As will be noted above Natural England has confirmed that they are satisfied with the conclusions of the Appropriate Assessment. As such, the Council as the Competent Authority can conclude that subject to the provision of a full financial contribution towards the Recreational Avoidance Mitigation Strategy and the provision of on site green infrastructure, adverse effects on the Minsmere to Walberswick Heaths & Marshes SAC and Benacre to Easton Bavents Lagoons SAC/SPA would be avoided. A full contribution towards the RAMS could be secured by S106 legal agreement.

Residential Amenity

- 8.27 As this is an outline application with all matters apart from access reserved for future consideration there are no details of the proposed houses although the illustrative masterplan shows where dwellings might be located.
- 8.28 The submitted parameter plan also indicates that dwelling heights across the site will vary from single storey in the southern part of the site to 3 storeys in height towards the western end of the site. Along Harrisons Lane, but set back from the frontage, the dwellings are indicated as being up to two storeys in height. The separation distances between existing properties along Harrisons Lane and proposed dwellings should ensure that the amenities of existing properties are not adversely affected by overlooking or loss of privacy.

Flood Risk

- 8.29 A Flood Risk Assessment (FRA) accompanies the application. The site is shown to be located entirely within Flood Zone 1 (low probability) land considered to be at low risk of fluvial flooding as classified by the Environment Agency Flood Map for Planning, therefore the risk of flooding to the site from rivers is very unlikely.
- 8.30 Suffolk County Council Flood and Water Management have reviewed the FRA, the Sustainable Drainage Statement and Infiltration testing and recommend approval of the

application subject to conditions including the submission of a surface water drainage scheme. It can be concluded therefore that the site can be satisfactorily drained and the concerns of residents expressed in paragraph 4.4 shouldn't be realised. It can be further concluded that the proposal is in conformity with Policy WLP8.4.

Heritage Considerations

- 8.31 Town Farm located off Loam Pit Lane close to the south western corner of the site, is a Grade II Listed building. The building is recorded as Pest house (Small pox hospital) on Hodkinson's map of 1783 and on 1884 OS map of Halesworth. On approaching and at Town Farm itself, (together with the associated poultry unit) the farmstead is perceived as being in a rural/agricultural location. This is still appreciable despite the fact that buildings of the town are visible in the distance across the surrounding farmland. It is this relationship with the land which adds significance to the Listed building by giving direct and strong connection between the agricultural land and the farmstead, which supported its existence over time.
- 8.32 It is considered that the development will have an effect on the significance of the listed building by the change it will have on its setting. This is considered to be less than substantial harm as referred to in paragraph 196 of the NPPF. In order to minimise the impact of the proposal on the setting of the listed building the illustrative layout has been amended to show single storey development only in the southern part of the site closest to the listed building. Other amendments include the retention of existing hedges and creation of a strong new hedge planting added to the southern aspect of the development. The Senior Design and Conservation Officer is of the view that these amendments will reduce the impact of the development on the setting of the listed building and are acceptable.
- 8.33 Paragraph 196 of the NPPF advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. As will be noted above the site is included within the Local Plan allocation Policy WLP4.1 to provide the Halesworth Healthy Neighbourhood and the significant public benefits that arise from it, including housing, care facilities, sport and education facilities. It is considered therefore that the benefits of the proposal outweigh the harm caused to the setting of the listed building.

Biodiversity and Geodiversity

- 8.34 The application is supported by an ecological survey report and 'Shadow' Habitats Regulations Assessment (HRA) report. The wider site supports a number of features of conservation interest, in particular the hedgerows, trees and a pond. Also of note are the breeding birds recorded, especially the record of 'Probable' breeding turtle dove.
- 8.35 No bat roosts have been identified but are potentially present in boundary trees as activity was observed by a small number of bats. There is a small pond in the south eastern part of the site but no great crested newts have been recorded by manual survey and no reptiles have been recorded on the site. The ecological report makes recommendations to mitigate any impact on nesting birds. It also identifies soft landscaping as the most appropriate site-wide enhancement, using appropriate native species and species of known wildlife value.

- 8.36 Suffolk Wildlife Trust's comments on the ecological report are summarised in paragraphs 4.13 above. They agree with the findings of the report and are of the view that the necessary ecological mitigation and enhancement measures that have been identified are secured. With the proposed on site open space and conditions to secure the ecological mitigation and enhancement measures, there is an opportunity to enhance the value of the site for wildlife, resulting in a net gain for biodiversity. It is therefore considered that the proposal complies with the requirements of policy WLP8.34.

Environmental Impact Assessment (EIA)

- 8.37 A screening opinion was issued on 11 July 2017 (Ref. DC/17/2068/SCO). It was concluded that the proposed development of this site is not EIA development.

Community Infrastructure Levy (CIL)

- 8.38 The proposed development will be liable for CIL. The 2019 Indexed CIL rate per square metre is £87.57. The affordable housing element would however be liable for CIL relief. The Town Council would receive a proportion of any CIL receipts that could be spent on anything that deals with the demands that development places on their area, such as open space, school places, cycle / pedestrian routes, strategic transport infrastructure and community facilities.
- 8.39 As will be noted in Paragraph 4.8 above Suffolk County Council have requested a contribution towards a new pre-school provision on the Dairy Farm site to be secured by a section 106 planning obligation. The need for this pre-school is generated by multiple proposed developments within the Halesworth area. Policy WLP1.4 of the Waveney Local Plan sets out the Council's strategic approach to securing infrastructure. The supporting text makes clear that infrastructure which serves multiple developments will generally be secured by CIL. Appendix 1 to the Waveney Local Plan indicates that the type of developer contribution to secure the pre-school on Dairy Farm will be the Community Infrastructure Levy. Furthermore Policy WLP4.5 of the Local Plan states that the community centre and pre-school on the Dairy Farm site should be secured through CIL. It would not therefore be policy compliant to require this contribution to be made by section 106 planning obligations.

Benefits

- 8.40 A significant benefit of the proposal is the provision of housing including the provision of 30% of the dwellings as affordable homes (compliant with Policy WLP8.2) of which 75% would be rented and 25% shared ownership. In doing so, the proposal would support both the social and economic objectives of sustainability by providing housing to meet local need and by ensuring land is available to support growth. The proposed development will also provide bus stop improvements, a contribution towards habitat mitigation and significant on site open space.
- 8.41 The construction of the proposed development would also generate some economic benefits, albeit temporary, as would the addition to the local economy of the additional spending power of new residents.

- 8.42 The site forms part of land allocated under Policy WLP4.1 of the recently adopted Waveney Local Plan. The Policy allocates the site for a comprehensive mixed-use development comprising, 215 homes as well as health care facility, retirement community and sport and education facilities. The policy requires the delivery of the sports facilities to be enabled by the residential development and therefore a significant benefit of this proposal is that it will help to deliver the vision of the Halesworth Campus and Halesworth Health to provide additional sports and health facilities for the benefit of the local community.
- 8.43 In terms of location the site will have excellent access to these new facilities. The housing will also have good access to existing facilities in the town centre, Cutlers Hill Surgery, the railway station and employment facilities.

The Planning Balance

- 8.44 To conclude on Development Plan issues, the proposed is in accordance with the recently adopted Waveney Local Plan Policy WLP4.1 as it will deliver the majority of the 215 dwellings proposed within the allocation and will enable the delivery of sports facilities by transferring land for 3G pitches to the Halesworth Campus.
- 8.45 With regards to highway issues the Highway Authority raise no objection to the development subject to the inclusion of conditions and a Section 106 agreement to satisfactorily mitigate the impacts of the development. The proposed highway conditions consider provision of access roads, details of road construction, road widening and associated highway improvements including cycle route provision and bus stop improvements.
- 8.46 A further issue is the impact on European designated sites. As will be noted above in paragraphs 8.22, the Council as the Competent Authority can conclude no adverse impact on designated sites subject to the provision of green infrastructure and a full financial contribution towards the Recreational Avoidance Mitigation Strategy. The proposed green infrastructure will also secure biodiversity net gain.
- 8.47 There will be some impact on the setting of the listed Town Farm although this impact can be reduced by limiting development to single storey only in the southern part of the site. It is considered that the public benefits of the proposal outlined above, outweigh the harm to the setting of the listed building.
- 8.48 Other matters, including archaeological evaluation, surface water disposal and land contamination can be dealt with by conditions, should planning permission be granted.
- 8.49 The NPPF states that there are three dimensions to sustainable development: economic, social and environmental. These roles should not be undertaken in isolation, because they are mutually dependent. As noted above the site is close to the town centre and is considered to be sustainably located. There have been no objections from stakeholders subject to suitably worded conditions or a section 106 Agreement. It is therefore considered that the proposal constitutes sustainable development in conformity with the NPPF.

9 CONCLUSION

- 9.1 This application is in accordance with Waveney Local Plan Policy WLP4.1 which is a mixed use allocation comprising housing, health facilities, sports and education facilities. It will deliver the majority of the proposed housing and will also help deliver some of the sports facilities by transferring land for 3G pitches.
- 9.2 The site is located close to Halesworth town centre and easily accessible by sustainable modes of transport. There have been no objections to the proposed development or impacts that cannot be satisfactorily mitigated by the imposition of conditions and requirements in a Section 106 Agreement.
- 9.4 Taking all the material planning considerations into account it is considered that the proposal represents sustainable development. The application is therefore recommended for approval subject to controlling conditions and a Section 106 Agreement.

10 RECOMMENDATION:

That the application be **APPROVED** subject to the completion of a section 106 agreement covering:

- Affordable housing
- Provision and future management of the open space
- Land to be transferred to Halesworth Campus
- RAMS Payments
- Highways: bus stop improvements and Travel Plan

and subject to the following conditions.

Alternatively, if the S106 is not completed within six months from the date of resolution then permission be refused for non completion of S106 Agreement.

1. a) Application for approval of any reserved matters must be made within three years of the date of this outline permission and then
b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

2. Details relating to the layout, scale, appearance and landscaping of the site (the "reserved matters"), and measures to minimise water and energy consumption and to provide for recycling waste shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason: To comply with Sections 91 and 92 of the 1990 Act.

3. The submission of all Reserved Matters pursuant to condition 2 above, and the implementation of the development hereby permitted shall be carried out in accordance with the approved Parameter Plan n1142 003 D

Reason: to secure a properly planned development.

4. The new vehicular and emergency accesses shall be laid out and completed in all respects in accordance with Drawing Nos. T18549 009 and 012; and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

5. No part of the development shall be commenced until details of the proposed road widening, and associated highway improvements (including Cycle Route provision) indicatively shown on Drawing Nos. T18549 003, 004 and 0011 have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to occupation.

Reason: To ensure that the necessary improvements are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

6. No part of the development shall be commenced until details of the proposed improvements to Loam Pit Lane within the site (which it has been agreed would be acceptable as a Hoggin type surface) have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to occupation.

Reason: To ensure that the necessary improvements are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of creating a sustainable link between the site and the centre of Halesworth.

7. 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.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

8. 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.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

9. The new estate road junction(s) with Harrison's Lane 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.

Reason: To ensure a safe access to the site is provided before other works and to facilitate off street parking for site workers in the interests of highway safety.

10. Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

11. Before the access is first used visibility splays shall be provided as shown on Drawing No.T18549 012 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action

12. Prior to the occupation of any dwelling the Travel Plan dated January 2019 and its requirements must be implemented in full.

Reason: In the interest of sustainable development.

13. 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 requirements in the Travel Plan (dated January 2019). Not less than three months prior to the first occupation of any dwelling, the contents of the RTP 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, personalised Travel Planning and a multi-modal travel voucher.

Reason: In the interest of sustainable development.

14. On occupation of the 100th dwelling a revised (or Full) Travel Plan must be submitted for the approval in writing by the local planning authority in consultation with the highway authority, which is based on the Travel Plan (dated January 2019). This Travel Plan must contain the following:

- Baseline travel data based upon the information provided in the Transport Assessment and the residents living on the site, with suitable measures, objectives and targets identified targets to reduce the vehicular trips made by residents across the whole development, with suitable remedial measures identified to be implemented if these objectives and targets are not met
- The full contact details of a suitably qualified Travel Plan Coordinator to implement the Travel Plan

- A commitment to monitor the Travel Plan annually on each anniversary of the approval of the Full Travel Plan and provide the outcome in a revised Travel Plan to be submitted to and approved in writing by the Local Planning Authority for a minimum period of five years, or one year after occupation of the final dwelling (whichever is the longest duration) using the same methodology as the baseline monitoring
- A suitable marketing strategy to ensure that all residents on the site are engaged in the Travel Plan process
- A Travel Plan budget that covers the full implementation of the Travel Plan
- A copy of a residents travel pack that includes a multi-modal voucher to incentivise residents to use sustainable travel in the local area

The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan.

Reason: In the interest of sustainable development

15. No development shall take place until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The statement shall provide details of:
- proposed hours of work
 - proposed piling methods
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - the erection and maintenance of security hoarding and acoustic screens
 - wheel washing facilities
 - measures to control the emission of dust and noise during construction
 - a scheme for the recycling/disposing of waste resulting from construction works
 - Hours of delivery of materials
 - Details of a banksman to control development
 - Details of any external lighting as may be required
- The approved Statement shall be adhered to throughout the construction period.

Reason: In the interests of amenity and to ensure a safe development.

16. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:
- 1) A desk study and site reconnaissance, including:
 - a detailed appraisal of the history of the site;
 - an inspection and assessment of current site conditions;
 - an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
 - a conceptual site model indicating sources, pathways and receptors; and
 - a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

2) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- explanation and justification for the analytical strategy;
- a revised conceptual site model; and
- a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including BS10175:2011+A1:2013 and CLR11.

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.

17. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:

- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
- an explanation, including justification, for the selection of the proposed remediation methodology(ies);
- proposed remediation objectives and remediation criteria; and
- proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.

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.

18. Prior to any occupation or use of the approved development the RMS approved under condition 14 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

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.

19. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:
- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
 - evidence that the RMS approved under condition 18 has been carried out competently, effectively and in its entirety; and
 - evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

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.

20. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

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.

21. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in

accordance with a Written Scheme of Investigation which has been submitted to 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.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS 17 of Waveney District Council Core Strategy Development Plan Document (2009) and the National Planning Policy Framework (2012).

22. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 18 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy CS 17 of Waveney District Council Core Strategy Development Plan Document (2009) and the National Planning Policy Framework (2012).

23. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 1. Dimensioned plans and drawings of the surface water drainage scheme;
 2. Modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA. Any brownfield runoff allowance must be reduced by at least 30%, ideally returned to greenfield rate;
 3. Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1 in 100 year rainfall event including climate change;
 4. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change

- rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
5. Topographical plans depicting all exceedance flowpaths 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;
 6. Prove connectivity of the watercourse adjacent to the site (proposed to receive surface water discharge) with the watercourse on the eastern side of Bungay Road;

The scheme shall be fully implemented as approved.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

24. Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

25. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

26. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:

Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-

- i. Temporary drainage systems
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses
- iii. Measures for managing any on or offsite flood risk associated with construction

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan

27. Before the development hereby permitted is occupied full details of electric vehicle charging points to be installed in the development shall have been submitted to the Local Planning Authority and approved in writing.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles.

28. Prior to the commencement of development full details of the design of green infrastructure within the site, including informal semi-natural areas, dedicated off-lead areas, signage and information to householders, long term maintenance provisions and the creation of natural habitats for biodiversity net gain shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In order to mitigate the impact of the development on designated sites.

29. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- 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.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the necessary ecological mitigation and enhancement measures.

30. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to first occupation of the development. The content of the LEMP shall include the following.

- 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.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. 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. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the necessary ecological mitigation and enhancement measures.

31. Prior to the commencement of development full details of fire hydrant provision within the site shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure the adequate provision of water for fire fighting.

32. Detailed plans of the Reserved Matters pursuant to condition 2 shall show that 40% of the dwellings within the site will meet the requirements of part M4(2) of Part M of the Building Regulations unless otherwise agreed in writing by the local planning authority. The development shall be carried out strictly in accordance with those approved details.

Reason: To ensure that adequate provision is made for adaptable and accessible homes in accordance with Policy WLP8.31.

33. Detailed particulars of the Reserved Matters pursuant to condition 2 shall include a Sustainability Statement which demonstrates how all the dwellings within the site shall achieve sustainable construction including the optional technical standard in terms of water efficiency of 110 litres/person/day unless otherwise agreed in writing by the local planning authority. The development shall be carried out strictly in accordance with those approved details.

Reason: To ensure new housing meets sustainable construction measures in accordance with Policy WLP8.28.

34. As part of the first submission of a reserved matters application a scheme for the provision of self build/custom build dwellings within the site shall be submitted to and agreed in writing by the local planning authority. The scheme shall include:
- An area of land sufficient to accommodate at least 5% of the total number of dwellings as self build/custom build dwellings;
 - Arrangements to ensure the self build /custom build plots will be adequately accessed and serviced within an agreed timescale;

- Arrangements for the marketing of the serviced self build/custom build plots for a period of not less than 12 months;
- A set of design principles for the self build/custom build dwellings and requirements for the construction of the said dwellings
- Arrangements for the development of any self build/custom not taken up after a minimum of 12 months marketing

Reason: To ensure adequate provision of self build/custom build dwelling plots in accordance with Policy WLP8.3

35. The approved scheme under condition 34 shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate provision of self build/custom build dwelling plots in accordance with Policy WLP8.3

36. No open market housing shall be developed on any of the plots identified for self build/custom build dwellings by the scheme approved under condition 34 unless evidence that the plots have been marketed in accordance with the agreed marketing requirements has been submitted to and approved in writing by the local planning authority.

Reason: To ensure sufficient opportunity for the provision of self build/custom build dwelling plots in accordance with Policy WLP8.3.

BACKGROUND INFORMATION:

See application ref: DC/18/4977/OUT at www.eastsuffolk.gov.uk/public-access

CONTACT

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