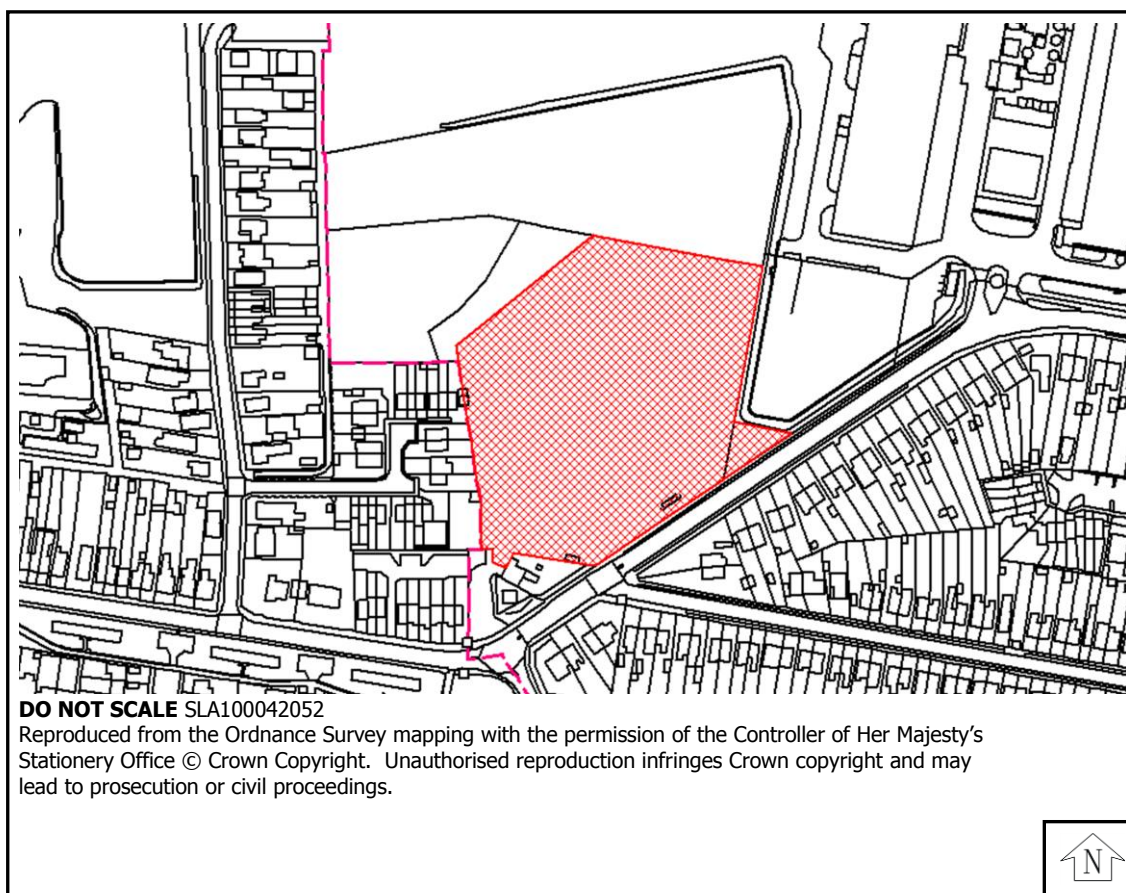


**PLANNING COMMITTEE – 17 JULY 2018****APPLICATION NO** DC/18/1728/ARM**LOCATION**Brook Peninsula and Jeld Wen Site,  
Waveney Drive, Lowestoft**EXPIRY DATE** 2 August 2018**APPLICATION TYPE** Approval of Reserved Matters**APPLICANT** Mr Michael Stannard**PARISH** Oulton Broad

**PROPOSAL** Approval of Reserved Matters for Phase 1 of DC/13/3482/OUT - Planning application for the demolition of the existing industrial units and residential-led mixed use redevelopment for residential use (use class C3) of up to 850 dwellings or 950,000sqft (whichever is the greater) up to 1774sqm commercial (use classes A1-A5), marina building (sui generis), 1.5 form entry primary school, together with associated infrastructure including a new spine road access and open space (as amended) - Reserved matters relating to conditions 4, 5, 16, 31, 36 and 44 of DC/13/3482/OUT (details of the appearance, layout and scale of the buildings, the means of access thereto, and the hard and soft landscaping)



## **1 SUMMARY**

- 1.1** Outline planning permission was granted on 17 August 2015 for up to 850 dwellings and a primary school together with associated infrastructure on the Brooke Peninsula site and part of the former Jeld Wen site. This application seeks approval of reserved matters for Phase 1 of the development comprising 69 houses on the Jeld Wen playing field site. The reserved matters for which approval is sought relate to the appearance, layout and scale of the buildings, the access and the hard and soft landscaping.

## **2 SITE DESCRIPTION**

- 2.1** The Brooke Peninsula and Jeld Wen sites are located on the south west bank of Lake Lothing. To the east is the Kirkley Waterfront and the outer harbour. To the south is the low rise residential area of Kirkley. To the west is Oulton Broad Railway Bridge and the Mutford Bridge. To the north on the other side of Lake Lothing is Normanston Park. The application site lies at the southern extremity of the whole Brooke Peninsula site and is generally flat and low lying ranging from 5.35m to 7.25m above ordnance datum (aod). The site itself consists of the private Jeld Wen playing field edged by a designated County Wildlife Site to the north and Waveney Drive with two story dwellings to the south. To the east is the main Jeld Wen site that is now vacant and to the west are two storey dwellings along Sunnyfields.

## **3 PROPOSAL**

- 3.1** Approval of reserved matters is sought for Phase 1 of the Brooke Peninsula development consisting of 69 houses ranging in size from 1 bedroom flats to 2, 3 and 4 bedroom houses. Phase 1 provides the gateway to the new development including key corners and key frontages leading to the heart of Brooke Peninsula.
- 3.2** Phase 1 will consist of 2 and 3 storey dwellings. It will also include the main site access point, a section of the primary route and footpaths and cycle routes. With regards to parking 109 parking bays (including garages) are proposed for the 69 dwellings. 9 affordable houses are proposed within Phase 1.
- 3.3** There are seven different house types proposed within Phase 1 as follows:
- House Type F1 – a two storey building providing one bed flats at ground and first floor. Proposed materials are a mix of knapped flint, buff brick walls and vertical timber cladding, slate roof and charcoal aluminium window frames and doors.
  - House Type H1 – This is the ‘gateway house’ either side of the main avenue at the junction with Waveney Drive. It is a 4 bed three storey property with a pitched roof. Materials are as House Type F1.
  - House Type H2 – These properties front onto Waveney Drive. They are 4 bed two storey houses with pitched roof. Materials are as House Type F1.
  - House Type H3 – These properties front onto the main avenue. They are 3 bed three storey properties with a roof terrace on the fourth floor. Materials are as House Type F1.

- House Type H4 – These properties front the County Wildlife Site. They are 3 bed three storey properties with a flat roof. Solar panels and a gull nesting area are on the roof. Materials are knapped flint and timber cladding with charcoal aluminium window frames and doors.
- House Type H6 - These properties are located in the eastern part of the site behind properties fronting the main avenue. They are 2 bed two storey properties. They have a flat roof that includes a part green roof and a roof terrace. Materials are knapped flint and vertical timber cladding with charcoal aluminium window frames and doors.
- House Type H7 – These are terraced properties located in the western part of the site. They are 2 bed two storey properties with a pitched roof. Materials are as House Type F1.

3.4 A planting strip incorporating trees is proposed either side of the main access road. Parallel to this is proposed a segregated cycle path and footpath.

3.5 Following the original submission and consideration of comments made, including those of local residents and the Highway Authority the initial submission has been amended as follows :

1. Repositioning of 2 x house type H 6 and car parking (North – West corner of Phase 1 ) to create further distance from adjacent existing neighbouring properties ;
2. Repositioning of proposed flats (along West boundary of the site) and car parking, further distance from adjacent existing neighbouring properties made possible by the omission of 1 x 2 x house type H 6 (reducing the total number of homes from 70 To 69 ) ;
3. Increased width of central Avenue Driveway to 6 . 7 m ;
4. Increased car parking bay widths along main Avenue to 2 . 4 m
5. Removal of 1 x car parking bay along the North West area of the Avenue to allow for compliant access to waste collection services, and provision of similar access opposite ;
6. Cycle lane filter added to proposed junction as recommended by the Highways Department
7. Updated new junction design as recommended by the Highways Department ;
8. Updated landscaping design to reflect the above points including for amended surfacing along the Avenue's driveway in accordance with the Highways Department's requirements.

3.6 The amended submission is currently subject to a consultation period expiring 17 July 2018.

## 4 CONSULTATIONS/COMMENTS

### 4.1 Neighbour consultation/representations

Approximately 400 neighbouring properties were consulted on the application. 8 representations have been received making the following points:

- How will this proposal affect my property
- Concerned about the extra traffic onto Waveney Drive
- Victoria Road is grid locked in the mornings and evenings
- Headlights will shine directly into my property causing disturbance
- The access will increase the risk of accidents outside my property
- Why is the existing roundabout at the junction of Kirkley Run not utilised
- Turn the Kimberley Road/Waveney Drive junction into a roundabout
- The value of my house is likely to be reduced
- Loss of green field and children's play area
- Affect on protected species and wildlife
- Impact on public services including doctor and dentist surgeries
- The infrastructure of the neighbouring roads- particularly Victoria road and Kirkley Run is hugely deficient.
- I am alarmed at the close proximity of the building on Plot 28 of the development to my home blocking sunlight and outlook.
- The Brooke site is in use by shipping and buildings should not be demolished
- I object to the application because of the lack of pre-application consultation and the failure to follow Council policies.

### 4.2 Parish/Town Council Comments

OBPC met and would like to recommend Objection, subject to improving the access.

### 4.3 Suffolk County Council – Highways Department: Initially the Highway Authority lodged a holding objection until a number of issues had either been resolved and/or clarified. Full details can be viewed on the web site and are summarised as follows:

- the proposed road layout, particularly the main avenue is not considered suitable and as proposed is not suitable for adoption by the Highway Authority.
- Highway drainage – few details have been provided
- Modifications required to the access junction with Waveney Drive
- The layout of the parking may require amendment
- Provision of waste bin storage

### 4.4 The Highway Authority comments on the amended submission will be circulated in the Update Report.

### 4.5 WDC Environmental Health Officer (Comments Summarised): On the outline planning permission it was identified that noise would be an issue. The applicant's initial assessment identified that road noise from Waveney Drive was the dominant noise source. The proposed layout for the site has located several properties front on and immediately adjacent to Waveney Drive with another row of properties side on and immediately adjacent to the road. The applicant's own Environmental Statement demonstrates that assessment and mitigation of noise from Waveney Drive will be required yet the applicant has not submitted any assessment or proposed mitigation to demonstrate that their layout is achievable without noise causing future occupants significant adverse impacts.

- 4.6 As such I must formally and strongly OBJECT to the approval of the proposed layout until such time as the applicant can provide acoustic assessments and mitigation which will deliver housing which will not suffer from adverse noise impacts due to noise.
- 4.7 In response to these initial comments the applicant submitted a Noise Assessment. The Environmental Health Officer's further comments will be circulated in the Update Report.
- 4.8 **Environment Agency:** In our response to the outline application we conditioned the required ground floor levels (4.45mAOD), refuge levels (4.80mAOD) and road levels (4.30mAOD). Although the submitted plans and elevations do not detail the proposed floor levels or road levels, the site plan for phase 1 shows that the minimum site level is 5.37m AOD, so we assume from this that our floor level, refuge and road level conditions will be met.  
This application does not include information relating to land contamination and/or surface water management.
- 4.9 We await the submission of relevant information to meet the requirements of the conditions we requested as part of the outline application.
- 4.10 **Broads Authority (comments summarised):** The visibility of the site from the Oulton Broad area is relatively low. Intervening road, railway line, industrial development and trees limit views towards the site from Oulton Broad. Aspiration for a new waterfront path to connect the peninsula east to the centre of Lowestoft and west to Oulton Broad, together with a cycle/pedestrian bridge, are supported. Providing that it can be shown that the taller proposed buildings will not have a significant impact on views from the Oulton Broad area, the Broads Authority would have no concerns that the development would have an adverse impact on the landscape character or setting of the Broads. (Full comments can be viewed on the web site).
- 4.11 **Anglian Water:** We have reviewed the applicant's submitted surface water drainage information (Flood Risk Assessment/Drainage Strategy) and consider that the impacts on the public surface water sewerage network have not been adequately addressed at this stage and may result in an increased risk of flooding in the public surface water network.
- 4.12 We request that we are consulted on any forthcoming application to discharge Condition 44 of the outline planning application DC/18/1728/ARM, to which this Reserved Matters application relates, that require the submission and approval of detailed surface water drainage information.
- 4.13 **Suffolk County Council Lighting Engineer:** The design code parameters Ph1 section 3.4.6 External Lighting states that there will be both Functional Lighting and Feature Lighting. Any lighting in areas that are to be adopted by Suffolk County Council will require a full lighting design using SCC's lighting specification and design approval by SCC. Any lighting in areas that will not be deemed to be adoptable by SCC will be owned and maintained by Waveney District Council. A full lighting design will be required for any Feature Lighting in these areas and will need approval by SCC & WDC.
- 4.14 **Suffolk Police Designing Out Crime Officer (comments summarised):** I would strongly suggest the developer to consider applying for a Secured by Design award for this site. This

is a well-designed layout having a good movement framework. Natural surveillance is generally good and there is clear definition of public, communal and private space. Most properties are orientated to provide active frontages and boundaries to the side and rear of properties are well thought out. The provision of parking has been well thought out and most spaces are well overlooked and in well-lit areas. (Full comments can be viewed on the web site).

- 4.15 **Essex and Suffolk Water:** Our records show that we do not have any apparatus located in the proposed development. We have no objection to this development subject to compliance with our requirements, consent is given to the development on the condition that a water connection for the new dwellings is made onto our Company network for revenue purposes.
- 4.16 **Marine Management Organisation (Comments summarised):** Please be aware that any works within the Marine area require a licence from the Marine Management Organisation. It is down to the applicant themselves to take the necessary steps to ascertain whether their works will fall below the Mean High Water Line.
- 4.17 **Highways England:** Offer no objection.
- 4.18 **Suffolk Wildlife Trust:** Condition 16 - We note the information provided in relation to condition 16 for the provision of flat roofs which would be suitable for gull nesting for the Phase 1 site (Applied Ecology, Mar 2018). We have no objection to the provision proposed within Phase 1 and we note that later phases of the proposed development will offer greater opportunity to provide potential gull nesting habitat.
- 4.19 Condition 31 - With regard to condition 31, the Proposed Planting Plan Phase 1 drawing (reference 2017-013-L04) shows the proposed landscaping scheme for Phase 1. We note that this drawing shows planting along the northern edge of the Phase 1 area, adjacent to the Brooke Yachts and Jeld-Wen Mosaic County Wildlife Site (CWS). Whilst we understand that part of the CWS along this boundary is to be lost, we do not consider that the planting of ornamental species proposed along this boundary is appropriate. We recommend that any planting in this area is comprised of native species of local provenance, so as to provide as much biodiversity value as possible.
- 4.20 **Natural England: Condition 4:** Approval of the appearance, scale and layout of buildings etc. and Condition 5: Detailed plans for buildings etc.
- 4.21 The Design and Access statement indicates that some of the buildings will be up to 6 storeys high. As the proposal is about 600m from a protected landscape, we advise that a LVIA is required to determine the visual impact of tall buildings on the amenity of receptors within the Broads National Park. Detailed photomontages should be provided to inform the assessment and measures provided to reduce any identified adverse effects.
- 4.22 Natural England currently has no comment to make on the approval of reserved matters relating to conditions 16, 31, 36 and 44. However, we strongly recommend that comments from Suffolk Wildlife Trust relating to impacts on the Brooke Yachts and Jeld-Wen Mosaic County Wildlife Site are taken fully into account.

4.23 Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

4.24 **Sport England:** With regard to the submitted reserved matters, Sport England would like to make the following representations:

4.25 The site (i.e. the former playing field site) measures c.1.6 hectares, and is privately owned. It was the former home of Swanton Herons FC and has also been the home of Burnt Hill FC for the last six seasons. I have consulted with the Football Foundation/Suffolk FA to get local information on the use of the site, and they have replied as follows:

“The site was originally utilised by a club called Swanton Herons who became Waveney Herons and are now no longer an affiliated club. At present, the only club who use the site is a youth club called Burnt Hill F.C. Burnt Hill FC are a Charter Standard club have six youth teams ranging from U8 – U14s. Many of the teams use the site for training purposes and three of these teams use the site for games. The site has three grass pitches in use, one of which is full-sized and the other two are mini-soccer pitches.

Suffolk FA have approached the club for comments who have confirmed that they have been playing at the site for the past six seasons. The club were informed two months ago that they would be unable to utilise the site from next season onwards due to the aforementioned planned developments, and have not been able to train there since due to initial groundwork being undertaken at the site. The club have been unable to find a replacement venue on their own, and therefore many of their teams are currently without the capacity to play football. Although the developers have passed their information onto Waveney District Council, they have not fulfilled their due diligence in providing a replacement facility prior to the loss of the existing playing field.

With this in mind, the suggestion is that this application should not be supported by Sport England, until a proposed and suitable replacement facility is provided to the club”.

4.26 It is regrettable that planning permission is sought to develop this site without the prior requirement to replace the playing field to be lost, in line with Sport England and NPPF Policy (Para. 74). The result has been that a well-established local club providing football opportunities for children aged 8-14 years have been deprived of a site to train and play matches, and no alternative site has yet been provided or found.

4.27 It is also noted that the site has been used for the siting of spoil and the commencement of groundworks, even though no full planning consent exists for the residential development on this site.

4.28 Given that the development has been local authority led, we believe there is a responsibility for Waveney District Council to ensure this club is found a replacement site, to allow it to continue next season, as priority should be given to providing and protecting sports facilities for young people. From information supplied with application ref: DC/18/1925/DRC, it would appear that WDC are looking for an alternative site for this

club, but Sport England would wish to be satisfied that the club have secured a replacement site prior to any support for this application being given.

#### 4.29 Recommendation:

Sport England wishes to object to the details submitted, for the following reasons:

\* The proposal will result in the permanent loss of an existing playing field, without the prior provision of a replacement facility, as required by exception E4 of Sport England's Playing Fields Policy.

\* The loss of this facility has resulted in a local youth football club (Burnt Hill FC) without a local site for matches and training.

4.30 We would reconsider our position if any planning consent is subject to a condition requiring a replacement playing field to be provided prior to the loss of the existing facility. We also consider that the local authority has a responsibility to finding a local interim replacement site for the club affected by this proposal, and we would recommend that a planning condition is imposed that requires a relocation plan for the existing users of the site to be approved and implemented prior to commencement of development.

## 5 PUBLICITY

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

Category	Published	Expiry	Publication
Major Application Environmental Impact Assessment	18.05.2018	07.06.2018	Beccles and Bungay Journal
Major Application Environmental Impact Assessment	18.05.2018	07.06.2018	Lowestoft Journal

### SITE NOTICES

The following site notices have been displayed:

General Site Notice	Reason for site notice: Major Application; Environmental Impact Assessment. Date posted 11.05.2018 Expiry date 31.05.2018
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### RELATED/HISTORICAL APPLICATIONS

Reference No	Proposal	Decision	Date
DC/18/0641/DRC	Discharge of Condition 7 of DC/13/3482/OUT - Detailed Design Code	Approved	20.03.2018
DC/13/3482/OUT	Mixed use redevelopment	Approved	16.04.2018



## **6 PLANNING POLICY**

- 6.1 The Waveney Core Strategy was adopted in 2009: **CS01** relates to the Spatial Strategy, **CS02** considers High Quality and Sustainable Design, **CS05** relates to an Area Action Plan for the Lake Lothing area, **CS11** relates to housing provision over the plan period and **CS16** considers the Natural Environment.
- 6.2 The Development Management Policies were adopted in 2011. **DM01** considers the Physical Limits of the district, **DM02** relates to Design Principles.
- 6.3 The Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief Supplementary Planning Document was adopted in 2013.
- 6.4 A new Waveney Local Plan Final Draft has been published for an 8 week period ending on 24 May 2018 for the submission of representations.

## **7 PLANNING CONSIDERATIONS**

### **Policy Context**

- 7.1 The National Planning Policy Framework (NPPF) was published in 2012. At the heart of the NPPF is a presumption in favour of sustainable development (para 14). The NPPF makes it clear that for decision taking, the presumption means approving development proposals that accord with the development plan without delay. In particular, the NPPF, at para. 17, encourages the effective use of land by reusing land that has been previously developed.
- 7.2 The Waveney Core Strategy was adopted in 2009. It sets out the main strategic plan for growth in the District for the period 2001 to 2021 and plans for some 5000 additional jobs and 6960 new homes. It states that Lowestoft is to receive the majority of the development (70-80% of housing and jobs growth) which will be focussed on previously developed land.
- 7.3 Core Strategy Policy CS05 states that an Area Action Plan for the Lake Lothing and Outer Harbour Area of Lowestoft will be prepared focussing on employment-led regeneration. It sets down a number of objectives including the provision of a well integrated mix of approximately 1500 homes of different types and tenures to support a range of household sizes, age and income.
- 7.4 The Lowestoft Lake Lothing and Outer Harbour Area Action Plan (AAP) was adopted in 2012. The application site forms part of the area allocated by Policy SSP3 (Kirkley Waterfront and Sustainable Urban Neighbourhood (SUN)). Within the SUN Policy SSP3 allocates some 1380 dwellings, 12 ha of employment land, 3 ha of open space, primary school and associated infrastructure.
- 7.5 Following on from the AAP a Development Brief for the SUN was adopted in 2013 in order to set down principles to guide the redevelopment of the area.

- 7.6 In 2015 outline planning permission was granted on the Brooke Peninsula and part of the Jeld Wen site for up to 850 dwellings, commercial uses, primary school, open space, marina and infrastructure (DC/13/3482/OUT). The principle of development on the site has therefore been established.
- 7.7 The outline planning application was accompanied by an Environmental Statement (ES) in accordance with the Environmental Impact Assessment Regulations. The ES assessed the likely impact of the proposed development on the environment. It was determined that, subject to the mitigation measures secured by condition, that the development would not have a significant effect on the environment.
- 7.8 This application seeks approval of the reserved matters for Phase 1 of DC/13/3482/OUT relating to the appearance, layout and scale of the buildings, the access and the hard and soft landscaping.
- Layout, scale and appearance of buildings
- 7.9 As will be noted above a Detailed Design Code for the Brooke Peninsula redevelopment was approved in March. The Design Code identifies 6 character areas across the site and provides guidance on the height and massing of development that is appropriate within each area. The design code defines the design parameters that the detailed design will be required to adhere to. Reserved matters application will be expected to be in accordance with these parameters.
- 7.10 The application site falls within Character Area 6 “West Side”. It is an important character area as it is the main arrival into the development. It will connect the new neighbourhood into the existing residential areas of Kirkley and Whitton south of Waveney Drive and Victoria Road. A key feature of the West Side character area is the tree lined central spine road. Leading of this central spine will be a series of homezone residential streets. This character area marks the gateway into the development that should be marked by two landmark buildings either side of the access road to welcome people into the site. The character of the buildings should reflect the 19<sup>th</sup> century housing along Victoria Road and high quality paving will signify a transition from the main road and provide identity to the character area.
- 7.11 The entrance of the site is characterised by large houses forming a gateway for Phase 1. These houses are two storey, matching houses opposite the gateway and three storey at the crossroad, acting as markers with active frontages to front and side. The gateway houses are all four bedroom homes and have car parking (some with garages) from the back to keep front gardens available for elegant planting.
- 7.12 The gateway provides access to a wide Avenue which includes vehicular, cycle and pedestrian routes (with inset car parking) leading to the North end of the site and connecting with the next phase of the overall development. “The Avenue” is extensively planted and defined by three storey split levels town houses (three bedrooms) either side providing an urban, active frontage.
- 7.13 The terraces of town houses are cut regularly to provide access to quieter home zones defined by two storey (two bedrooms) mews houses, light planting creating informal door stop amenity and a layout developed with traffic calming features as well as potential for large service vehicles egress.

- 7.14 The western and eastern home zones have distinct identities with the western area using “dutch” frontage principles linked to traditional coastal villages with back gardens while the eastern area has a more modern feel with small mews houses where amenity is provided through a series of small spaces including ground floor courtyard, first floor terrace and roof terrace.
- 7.15 The northern border with the CWS forms a new frontage made of modern three storey stone / timber houses (three bedrooms) benefitting from both southern and northern views and amenity. The houses are provided with flat eco – diverse roofs providing scope for gull nesting.
- 7.16 One of the key objectives of the Area Action Plan and Development Brief for the Sustainable Urban Neighbourhood was to achieve a high quality environment with site layout, new buildings, public spaces and movement routes designed to the highest calibre. It is considered that this Phase 1 layout achieves that key objective of exceptional quality and is fully supported by Officers. Furthermore it sets the bench mark for the design and layout of future phases of the Brooke Peninsula redevelopment.

#### Access

- 7.17 Following initial comments from the Highway Authority a number of changes were made to the proposed access details and “Main Avenue” as referred to in Paragraph 3.5 above. The Highway Authority comments on the amended submission will be circulated in the Update Report.

#### Landscaping

- 7.18 The Arboricultural and Landscape Manager considers that the submitted landscape information is acceptable as far as it goes, but to fully meet the level of detail required by Condition 31 of DC/13/3482/OUT, the final level of detail is required. This need not detain the current ARM application but could be secured by Condition.
- 7.19 It will be noted above that Suffolk Wildlife Trust recommend that any planting adjacent to the County Wildlife Site should comprise of native species. An amended plan indicates that planting within this area will be native species, thereby addressing this point.

#### Other Matters

- 7.20 Sport England – It will be noted above that Sport England have objected to the application on the grounds of the loss of the playing field. However, this application is seeking consent for the reserved matters relating to appearance, layout, and scale of buildings, the means of access and the landscaping. There is a condition (No. 46) on the outline consent that requires the submission of a playing field provision plan prior to commencement of development in order to ensure, as far as is practically possible, continuity of playing field provision. Condition 46 is not for consideration in this reserved matters application and remains to be discharged separately.

#### Residential Amenity

- 7.21 Officers expressed concern that the original submission proposed dwellings very close to the western boundary of the site, i.e. potentially adversely impacting on the amenities of existing dwellings located along Sunnyfields. The amended layout has moved dwellings

further away from this boundary; it is now considered that there is adequate separation between existing and proposed dwellings to ensure that the amenities of existing properties will not be adversely affected.

## **8 CONCLUSION**

- 8.1 This application seeks approval of the reserved matters for Phase 1 of the Brooke Peninsula redevelopment comprising 69 dwellings. An amended layout has been submitted in response to comments made by the Highway Authority and officers which is currently subject to a consultation exercise. It is expected that consultation responses will be included within the Update Report.
- 8.2 The proposed layout and appearance of the dwellings is considered to be an example of excellent urban design and architecture that meets the aims and objectives of the Area Action Plan and Development Brief for the Sustainable Urban Neighbourhood.
- 8.3 The application is recommended for approval subject to no new material planning issues being raised as a result of the current consultation exercise on the amended Layout and subject to consultation responses.

## **RECOMMENDATION**

That subject to no new material planning issues being raised the application be approved subject to the following conditions.

1. The development hereby approved shall be begun within the time limits specified on the outline permission and is subject to any conditions imposed thereon.

Reason: In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with Plans 12542-SPR-AR-05-00 3\_7, 12542-SPR-AR-F1-60-00 3\_3, 12542-SPR-AR-F1-60-01 3\_3, 12542-SPR-AR-F1-60-02 3\_3, 12542-SPR-AR-F1-60-03 3\_4, 12542-SPR-AR-H1-60-00 3\_3, 12542-SPR-AR-H1-60-01 3\_4, 12542-SPR-AR-H2-60-00 3\_3, 12542-SPR-AR-H2-60-01 3\_4, 12542-SPR-AR-H3-60-00 3\_4, 12542-SPR-AR-H3a-60-00 3\_3, 12542-SPR-AR-H3a-60-01 3\_4, 12542-SPR-AR-H3b-60-00 3\_4, 12542-SPR-AR-H4-60-00 3\_3, 12542-SPR-AR-H4-60-01 3\_5, 12542-SPR-AR-H6-60-00 3\_3, 12542-SPR-AR-H6-60-01 3\_4, 12542-SPR-AR-H7-60-00 3\_4, 12542-SPR-AR-SUB-60-00 3\_2, 12542-SPR-AR-20-01 3\_4, 12542-SPR-AR-30-01 3\_4, 12542-SPR-AR-30-02 3\_4, 12542-SPR-AR-30-03 3\_4, 12542-SPR-AR-30-04 3\_4, 12542-SPR-AR-30-05 3\_4, 12542-SPR-AR-90-01 3\_3, 12542-SPR-AR-90-02 3\_1, 2017-013-L01 D, 2017-013-L03 B, 2017-013-L04 A, 2018-03-14, 12814-CRH-XX-XX-DR-C-5051 P1, 12814-CRH-X1-00-DR-6180 P2 and the Design and Access Statement 12542 3\_3 received 23 April 2018 and 29 June 2018 for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. Prior to the commencement of development full details of soft landscape details shall be submitted to and approved in writing by the Local Planning Authority. These details shall include shall include planting plans at a scale of 1:500 indicating the proposed location, number, species, variety, stock size of planting and density of new planting. Details shall include written specifications of planting operations including ground preparation, subsoiling, topsoiling, cultivation, soil improvement, mulching, aftercare and detail sections at a minimum scale of 1:20 to explain tree planting pit proposals. The development shall proceed strictly in accordance with the approved scheme.

All planting, seeding and turfing shall be carried out in the first planting seasons following commencement of development.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

4. Conditions as recommended by the Highway Authority following consideration of the amended layout.

**BACKGROUND INFORMATION:**

See application ref: DC/18/1728/ARM

[www.eastsuffolk.gov.uk/public-access](http://www.eastsuffolk.gov.uk/public-access)

**CONTACT**

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