



Committee Report

Planning Committee North – 14 February 2022

Application no DC/22/3413/RG3

Location

Land West Of
Halesworth Road
Ilketshall St Lawrence
Suffolk

Expiry date 1 November 2022

Application type Full Application

Applicant East Suffolk Council

Parish Ilketshall St Lawrence

Proposal Residential development comprising 7 dwellings

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1. Summary

- 1.1 Planning permission is sought for the construction of 7 dwellings on Land to the West of Halesworth road, Ilketshall St. Lawrence.
- 1.2 The site is situated approximately 700 m outside of the settlement boundary of Ilketshall St. Lawrence and therefore the proposal is justified under Policy WLP8.6 "Affordable housing in the countryside". This policy allows an element of open market housing to cross-subsidise the affordable housing. In this case six of the seven dwellings will be affordable, either social rent or shared ownership.
- 1.3 The area has a high number of Band A - C (A - those with critical or urgent needs, B - applicants with serious needs, C - those with medium need for housing) Local Connection applications. As of July 2022, Housing Needs data showed there were 30 applicants looking

for 2-bedroom accommodation and 20 looking for 3-bedroom accommodation. This demonstrates there is a strong demand for affordable housing in this location.

- 1.4 The application is before members as East Suffolk Council are both the applicant and landowner. Regulation 3 of the Town and Country Planning General Regulations 1992 (SI 1992/1492) enables ESC to make planning applications to itself where the development is to be carried out by (or on behalf) of ESC. Consents issued under Regulation 3 are for the benefit of the applicant only, unlike most other planning permissions which are for the benefit of the land.
- 1.5 The proposed development is in accordance with the Local Plan and the application is recommended for Approval.

2. Site Description

- 2.1 The application site is located to the west of Halesworth Road, an existing lay-by provides access. The remainder of the site is open scrubland, the site frontage comprises a gap between existing residential development along Halesworth Road.
- 2.2 Overhead power lines cross the site from the south to the north, running behind the existing two storey dwellings fronting Halesworth Road.
- 2.3 The site is situated outside of the settlement boundary of Ilketshall St. Lawrence but within an area that is characterised by ribbon development along the A144. For planning policy purposes, the site is within the countryside. The site area is 0.38 Hectares in area.

3. Proposal

- 3.1 The proposal is for seven properties. The 'affordable' dwellings comprise 3 x 2 bed semi-detached properties and 2 x 3 bed and 1 x 2 bed accessible bungalows. The open market property is a 3-bed semi-detached property.
- 3.2 The two storey dwellings fronting the street are of traditional form with a mix of traditional and contemporary materials, being part brick and clay pantile with vertical timber cladding and aluminium windows. The three bungalows are of suburban character and gain access from a shared access drive situated in the centre of the site.
- 3.3 Solar PVs are shown on all properties.

4. Consultations/comments

- 4.1 One representation has been received from the neighbour directly to the south of the site, raising matters relating to the boundary of the site and fencing, drainage, electricity transformer and the sewerage pipe.

Consultee	Date consulted	Date reply received
Ilketshall St Lawrence Parish Council	13 September 2022	No response
Summary of comments: No comment received		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	18 November 2022	27 September 2022
Summary of comments: No objection - Standard conditions required for Archaeological investigation		

Consultee	Date consulted	Date reply received
SCC Highways Department	13 September 2022	22 September 2022
Summary of comments: Holding Objection		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	13 September 2022	19 October 2022
Summary of comments: No objection CL conditions required		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	13 September 2022	30 September 2022
Summary of comments: Internal - comments included in main report		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	13 September 2022	28 September 2022
Summary of comments: Internal - comments included in main report		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	13 September 2022	No response
Summary of comments: No comment received		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	13 September 2022	No response
Summary of comments: no comment received		

Re-consultation consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	18 November 2022	28 November 2022
Summary of comments: No objection - Conditions required		

5. Publicity

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

Category	Published	Expiry	Publication
Major Application	16 September 2022	7 October 2022	Lowestoft Journal
Category	Published	Expiry	Publication
Major Application	16 September 2022	7 October 2022	Beccles and Bungay Journal

Site notices

General Site Notice

Reason for site notice: New Dwelling
Date posted: 30 September 2022
Expiry date: 21 October 2022

6. Planning policy

- 6.1 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”*.
- 6.2 The National Planning Policy Framework (NPPF) (2021) and National Planning Policy Guidance (NPPG) are material considerations.
- 6.3 The East Suffolk Council (Waveney) Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:
- WLP1.1 - Scale and Location of Growth
 - WLP1.2 - Settlement Boundaries
 - WLP7.1 - Rural Settlement Hierarchy and Housing Growth
 - WLP8.1 - Housing Mix
 - WLP8.6 - Affordable Housing in the Countryside
 - WLP8.7 – Small Scale Residential Development in the Countryside
 - WLP8.21 - Sustainable Transport
 - WLP8.29 - Design
 - WLP8.34 - Biodiversity and Geodiversity
 - WLP8.35 - Landscape Character
 - WLP8.40 - Archaeology

7. Planning Considerations

Principle of Development

- 7.1 Policy WLP1.2 defines settlement boundaries and restricts the development of new residential, employment and retail use outside of settlement boundaries.
- 7.2 The site is situated outside of settlement boundaries and is therefore within the Countryside for planning policy purposes.
- 7.3 Policy WLP7.1 "Rural Settlement Hierarchy and housing Growth" seeks to direct 90% of rural housing development to the settlement boundaries of the larger and smaller villages. This approach allows for 10% of this growth to take place in rural areas outside of these areas, which will come forward through Neighbourhood Plans and windfall sites in accordance with Policies WLP8.6 "Affordable housing in the Countryside", WLP8.7 "Small Scale Residential Development in the Countryside, WLP8.8 "Agricultural workers dwellings" and WLP8.11 "Conversion of rural buildings to residential use" of the Local Plan.
- 7.4 Policy WLP8.6 - "Affordable Housing in the Countryside" is of relevance as it highlights that proposals for the development of affordable housing in the Countryside will be permitted where:

- It is demonstrated there is an identified local need for affordable housing and this cannot be met through existing housing allocations in the Local Plan or relevant Neighbourhood Plan;
- The scheme is adjacent to Corton, a Larger Village, a Smaller Village or other rural settlements within the Countryside;
- The scheme incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need; and
- The location, scale and design standard of a scheme will retain or enhance the character and setting of the settlement.

- 7.5 A limited amount of market housing will be permitted as part of affordable housing developments in the Countryside where it is required to cross-subsidise the affordable housing. Where market housing is to be provided on site this will be subsidiary to the affordable housing element of the proposal and the amount of market housing required will need to be demonstrated through a viability assessment in accordance with the guidance in Appendix 5. The amount of market housing on the site should be no more than one third of dwellings on the site.
- 7.6 Where exception sites are brought forward with an element of market housing, both housing tenures should be built to the same design standards which contribute towards the character of the area. Market housing should be reflective of the size of the affordable dwellings proposed on the site.
- 7.7 In terms of criteria 1 an identified local need has been demonstrated. Albeit that Policy WLP7.11 is expected to deliver 25 units of accommodation, approximately 8 of which would be 'affordable'; the data from the Housing Needs Survey (as of July 2022), shows that there is a strong demand for affordable housing in this location of which this proposal would go towards addressing.
- 7.8 The site is not directly adjacent to the settlement boundary as is suggested by criteria 2 of this policy. However, it is considered to be reasonably well located to the settlement of Ilketshall St. Lawrence, furthermore the frontage of this site could be considered suitable for development in its own right as an 'identifiable gap' in a built-up frontage allowed within Policy WLP8.7.
- 7.9 The range of dwelling sizes, types and tenures is appropriate to the identified local need as required by criteria 3.
- 7.10 Given that this application only proposes a 14% element of open market housing, (well below the maximum 33% suggested) and that some open market housing could be justified on this site under Policy WLP8.7 a viability assessment is not considered to be necessary.
- 7.11 It is therefore considered that the principle of development would accord with the requirements of Local Plan policies discussed above.

Design

- 7.12 The design requirements of criteria 4 of Policy WLP8.6 highlight that the location, scale and design standard of a scheme shall retain or enhance the character and setting of the settlement; this closely relates to Policy WLP8.29 which requires high quality design taking

into account similar considerations. In this case the buildings proposed within this site will clearly be modern in appearance but of a form that is characteristic of the development within the vicinity. In addition to this the open market dwelling will be indistinguishable from the appearance of the affordable units as required by this policy.

- 7.13 The parking layout to plots 1 and 2 has been amended to ensure that more green space can be provided to the front of these properties which is characteristic of the area avoiding a car dominated frontage. Permitted development rights have also been removed for hard surfacing to the frontage of these properties to ensure that this area is retained.

Ecology

- 7.14 The application is supported by an Ecological Impact Assessment (The Landscape Partnership, November 2021). The Council's Ecologist is satisfied with the conclusions of the consultant and has recommended a number of conditions that would be required should planning permission be granted.
- 7.15 In addition to the above, the site is within the Suffolk Coast RAMS Zone of Influence (Zone B - within 13km of the Minsmere-Walberswick SPA/SAC/Ramsar and Benacre to Easton Bavents SPA) and therefore a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in combination recreational disturbance impacts on habitats sites (European designated sites) arising from new residential development. This contribution is awaited at the time of writing this report.

Landscape

- 7.16 There are no Conservation Area / TPOs restrictions on this site. The application has submitted a Tree Report by Farmland Forestry which includes details relating to the tree / hedges on site & tree protection measures. The findings of which the Tree Officer is in agreement with.
- 7.17 This site is currently an area of rough grassland with long views over farmland and adjoining properties. There are a few Cherry saplings & 1 x Cherry trees at the front of site, self-set Ash along with a large Monterey cypress.
- 7.18 There is an overgrown hedge and belt of trees running along far side of the site, behind No.1. There are signs of die back in the overgrown old, coppiced Ash and a ditch separating them from the site. There is another overgrown hedge running along boundary with neighbouring property Haylings.
- 7.19 The proposal shows the Cherry & Monterey cypress (*Cupressus macrocarpa*) being removed. The hedges are shown to be retained but with the following remedial works; coppice Hawthorn & Field Maple.
- 7.20 A landscaping scheme would be required by condition. There would be no adverse impact in terms of visual impact or on landscape character and the proposal would accord with policy WLP8.35.

Archaeology

- 7.21 This site lies in an area of archaeological potential recorded on the County Historic Environment Record, on the route of a Roman road (ISL 007), near known crop marks (ISL

011) and finds (ISL 015, 017, PAS database). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

- 7.22 There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), 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.

Highways/Accessibility

- 7.23 Following the initial holding objection from SCC Highways Authority additional information has been provided and it is now considered that the access is suitable subject to conditions and that there will be no adverse impact on highway safety.
- 7.24 In terms of sustainable transport, the site is not ideally located for access by walking and cycling; although the main settlement can be accessed by an informal footpath along the eastern side of Halesworth Road. Cycle storage facilities will be provided for each dwelling as will EV charging points.
- 7.25 Although the location of the site does not fully conform to Policy WLP8.21, given the small scale of the proposal, the lack of accessibility to services and facilities by walking and cycling is outweighed by the limited opportunities to provide affordable housing in rural areas, which will inevitably be less sustainable than urban areas.

8. Conclusion

- 8.1 The site is situated outside of settlement boundaries and is considered to be in the countryside for planning policy purposes where residential development is more restricted. It is considered that residential development can be justified on this site by the exceptions within policy WLP7.1 "Rural Settlement Hierarchy and Housing Growth".
- 8.2 Policy WLP8.6 "Affordable housing in the Countryside" allows for development adjacent to rural settlements when an identified local need is demonstrated, with a limited amount of open market housing to cross-subsidise the affordable housing. In this case there is a high proportion of affordable housing at 86%.
- 8.3 Policy WLP8.7 "Small Scale residential development in the countryside" allows for the infilling of clearly identifiable gaps within a built-up frontage; this policy justifies frontage development in any case. Between these two policies the principle of development is acceptable.
- 8.4 The proposed development is of an appropriate design, scale and density which will make the best use of the site in a manner that protects and enhances the distinctiveness and character of the area and takes into account the physical environment of the site and surrounds.
- 8.5 The impact of the proposal on the amenity of occupiers of properties in the vicinity is considered to be acceptable.

8.6 Growing populations and housing need, particularly the affordability of housing, are societal key issues identified within the Local Plan. The proposal will provide an important contribution to the Council's housing stock which would go some way to meeting the demand for 2 and 3-bedroom properties needed to accommodate smaller families in the area as identified by the Housing Needs Register.

8.7 The proposal is considered to accord with Local Plan Policies identified within this report and the objectives of sustainable development within the NPPF

9. **Recommendation**

9.1 Approve; subject to the receipt of RAMS contributions by S111 payment.

10. **Conditions:**

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

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with the Site Block Plan Rev A Jan 23; received 17 January 2023, Proposed Floor Plans Rev A Plots 1, 2, 3 and 4, Proposed Rear Elevations Rev A, Proposed Side Elevations Rev A; received 18 November 2022, Proposed Street elevations Plots 1, 2, 3 and 4 and Proposed Street Elevations plots, 5, 6 and 7 and Proposed Floor Plans Plots 5, 6 and 7; received 26 August 2022 and the requirements of the Arboricultural Method Statement within the Tree Report by Farmland Forestry (dated 1st April 2022), for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The development must be completed in accordance with the recommendations in section 6 of the Norfolk Partnership Laboratory Stage 1 Desk Study (102659, February 2022). Following completion of those measures, and before any occupation or use of the development, a validation report must be submitted to, and approved in writing by, the LPA. The validation report must demonstrate compliance with recommendation of section 6, including any specified depths of topsoil as well as its chemical suitability for use in a residential garden.

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.

4. 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 BS8485:2015+A1:2019, BS 10175:2011+A2:2017 and Land Contamination Risk Management) 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.

5. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecological Impact Assessment (The Landscape Partnership, November 2021) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

6. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

7. No development shall take place (including any demolition, ground works, site clearance) until a method statement for site clearance and protection of the land to the north and west

has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

8. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to 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 organisation 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 that the long-term ecological value of the site is maintained and enhanced.

9. 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 Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2019).

10. 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 9 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 Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2019).

11. Within 3 months following the commencement of development full details of both hard and soft landscaping, including boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first available planting season following commencement, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and maximise the long-term biodiversity value of the landscaping.

12. Before the access is first used, vehicular visibility splays shall be provided as shown on Drawing Ref. 'PROPOSED SITE BLOCK PLAN' Rev A Jan 23 with an X dimension of 2.4 metres and a Y dimension of 59 metres to the nearside edge of the carriageway and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be

erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

13. Before the access is first used, pedestrian visibility splays shall be provided within 2 metre by 2 metre triangular areas each side of the site access, in accordance with Suffolk County Council's standard access drawing DM03. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays. The visibility splay shall thereafter be retained.

Reason: For the safety of people using the highway by enabling drivers of vehicles entering the highway to see and give way to pedestrians and for pedestrians to have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

14. No other part of the development hereby permitted shall be commenced until the new shared access has been laid out and completed in all respects in accordance with Drawing Ref. 'PROPOSED SITE BLOCK PLAN' Rev A Jan 23, with a minimum entrance width of 5.5 metres for a shared surface road. Thereafter it shall be retained in its approved form.

Reason: To ensure the access is laid out and completed to an acceptable design in the interests of the safety of persons using the access and users of the highway. This needs to be a pre-commencement condition because access for general construction traffic is not otherwise achievable safely.

15. The gradient of the vehicular access shall not be steeper than 1 in 20 for the first five metres measured from the nearside edge of the highway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

16. The gradient of the access driveway shall not be steeper than 1 in 12 measured from the nearside of the edge of the highway.

Reason: To avoid unacceptable safety risk from skidding vehicles and provide for pedestrian and cycling access.

17. The use shall not commence until the infrastructure within the site shown on Drawing Ref. 'PROPOSED SITE BLOCK PLAN' Rev A Jan 23 for the purposes of preventing surface water falling onto the highway and it being discharged appropriately within the site has been provided and thereafter the infrastructure shall be retained, maintained, and used for no other purposes.

Reason: To prevent hazards caused by flowing water or ice on the highway.

18. The use shall not commence until the area(s) within the site shown on Drawing Ref. 'PROPOSED SITE BLOCK PLAN' Rev A Jan 23 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

19. Before the development is commenced, details of secure, lit and covered cycle storage and electric vehicle charging infrastructure 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 ensure the provision of cycle storage and charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking (2019).

Note: As per Suffolk Guidance for Parking (2019), ducting and a suitable consumer unit to allow for the installation of one EV charging unit should be provided per Class C3 dwelling.

20. Before the development is commenced, details of the areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins 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 for no other purpose.

Reason: To ensure that space is provided for refuse and recycling bins to be stored and presented for emptying and left by operatives after emptying clear of the highway and access to avoid causing obstruction and dangers for the public using the highway. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the development if, given the limitations on areas available, a suitable scheme cannot be retrospectively designed and built.

21. Before the development hereby permitted is commenced, a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan.

The Construction Management Plan shall include the following matters:

- a) Parking and turning for vehicles of site personnel, operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Piling techniques (if applicable);
- d) Storage of plant and materials;
- e) Provision and use of wheel washing facilities;
- f) Programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works;

- g) Site working and delivery times;
- h) A communications plan to inform local residents of the program of works;
- i) Provision of boundary hoarding and lighting;
- j) Details of proposed means of dust suppression;
- k) Details of measures to prevent mud from vehicles leaving the site during construction;
- l) Haul routes for construction traffic on the highway network;
- m) Monitoring and review mechanisms and;
- n) Details of deliveries times to the site during construction phase.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. This is a pre-commencement condition because an approved Construction Management Plan must be in place at the outset of the development.

22. Prior to occupation, evidence of how the required water efficiency standard of 110 litres per person per day will be achieved shall be submitted to and approved in writing by the Local Planning Authority.

Reason To ensure that the finished dwelling(s) comply with Policy WLP8.28 of the East Suffolk Council - Waveney Local Plan (2019), and to ensure Building Control Officers and Independent Building Inspectors are aware of the water efficiency standard for the dwelling(s).

23. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it and shall remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing.

The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 6 affordable dwellings. The details to include a mechanism for delivering an alternative method of providing affordable housing at the same level as approved in the event that no affordable housing provider acquires some or all of the affordable housing within a reasonable timescale.
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing,
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: In accordance with Policy WLP8.6 of the East Suffolk Council - Waveney Local Plan (2019) to secure the appropriate provision of affordable housing on the site.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) (with or without modification), no additional hard surfacing permitted by Class F of Schedule 2 Part 1 of the Order, shall be constructed to the fronts of Plots 1 and 2 without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority.

Reason: To ensure that the development does not have a car dominated appearance as required by Policy WLP8.29.

25. Details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority before development commences. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory external appearance of the development.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website www.eastsuffolk.gov.uk/planning/street-naming-and-numbering or email llpg@eastsuffolk.gov.uk
3. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

SCC would be pleased to offer guidance on the archaeological work required and, in our role as advisor to East Suffolk Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

4. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by Suffolk County Council or its agents at the applicant's expense. Suffolk County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/or>; <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

Suffolk County Council drawings DM01 - DM14 are available from:

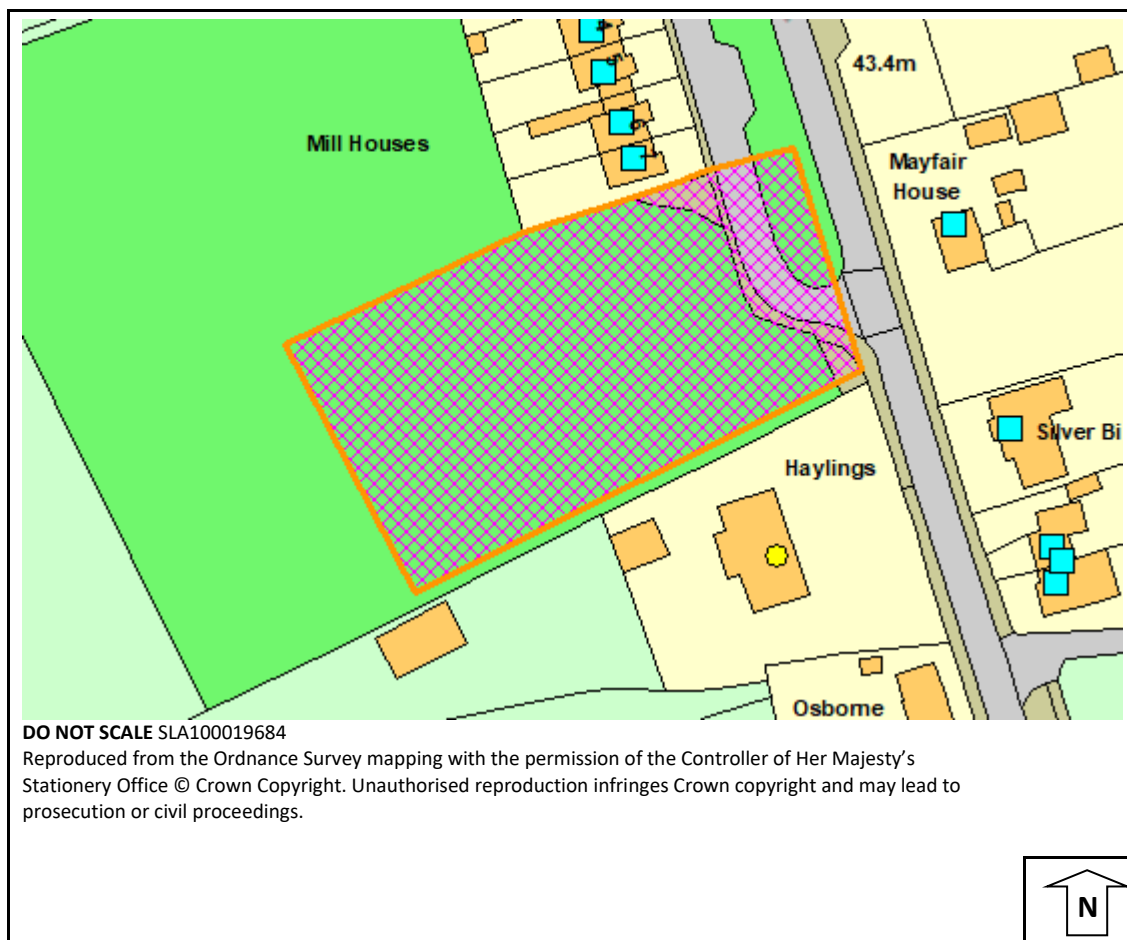
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standarddrawings/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Background information

See application reference DC/22/3413/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support