



Committee Report

Planning Committee South - 22 February 2022

Application no DC/21/4908/VOC

Location

Felixstowe Ferry Golf Club
Ferry Road
Felixstowe
IP11 9RY

Expiry date 25 January 2022
Application type Variation of Conditions
Applicant Felixstowe Ferry Golf Club

Parish Felixstowe

Proposal Variation of Condition No. 2 of DC/19/5049/FUL - Redevelopment of site to provide new clubhouse and new public facilities to include cafe, putting green, toilets and viewing platform, improved access, parking, 5 detached dwellings and associated landscaping, relocation of existing watch tower - existing clubhouse and pro-shop buildings to be demolished - Since planning consent was granted a full design team has been instructed and during the progression of the detailed design (including structural design), some minor design changes have been implemented to improve the buildability of the proposed dwellings, include the aligning of structural elements. Other minor fenestration/glazing revisions have also been proposed, which are generally related to feedback received during the marketing of the properties.

Case Officer Rachel Smith
07887 452719
rachel.smith@eastssuffolk.gov.uk

1. Summary

- 1.1. The application seeks to vary condition 2 of planning permission DC/19/5049/FUL. The approval relates to a scheme which involves the redevelopment of Felixstowe Ferry golf club to provide a new and improved clubhouse facility with public cafe, toilets, holiday letting rooms, an extended car park area and five new dwellings. The application seeks to vary the approved design of the new dwellings.

Reason for Committee

- 1.2. The application is being presented to Planning Committee South for determination as part of the application sites on land within the Council's ownership (Clifflands car park).
- 1.3. Although the proposed design changes would have a material impact on the appearance of the dwellings, the change is not considered to result in a significantly different overall design approach compared to that previously approved nor is it considered to have an adverse impact on the appearance of the site or on residential amenity. The proposal is therefore recommended for approval.

2. Site Description

- 2.1. Felixstowe Ferry Golf Club is located to the north of Felixstowe but lies outside the defined settlement boundary of the town. The site occupies a prominent coastal location with its eastern boundary bordering the coastline. The site includes the existing Felixstowe Ferry Golf Club and to the south of this, part of the Council owned Clifflands car park. The northern part of the site is located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and Heritage Coast.

3. Proposal

- 3.1. The application seeks a variation of condition 2 of DC/19/5049/FUL under S73 of the Town and Country Planning Act 1990 to replace approved drawing numbers: 5353_PA210B, 310B, 220B, 320B, 230B, 330B, 240B, 340B, 250, 350 with drawing nos. 5352_PA210D, 310D, 220E, 320E, 230D, 330D, 240D, 340D, 250B, 350B.
- 3.2. It is worth noting that the originally approved plans have already been subject to the approval of a non material amendment DC/21/0894/AME which permitted a change to the car park layout and garden spaces of Plots 1-4. This application permitted the layout as shown on drawing nos. PA103 AA and PA104 P.

4. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Felixstowe Town Council	4 November 2021	18 November 2021
Summary of comments: Committee recommended APPROVAL		

Statutory consultees

Consultee	Date consulted	Date reply received
Sport England	4 November 2021	4 November 2021
Summary of comments: Acknowledgement of Consultation only		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
SCC Highways Department	4 November 2021	24 December 2021
Summary of comments: Plans presented for amendment are not the plans SCC previously conditioned, so our conditions remain unchanged and have no objections to the variation		

Consultee	Date consulted	Date reply received
Natural England	4 November 2021	11 November 2021
Summary of comments: Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application.		

Consultee	Date consulted	Date reply received
Historic England	4 November 2021	5 November 2021
Summary of comments: On the basis of the information available to date, we do not wish to offer any comments.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Suffolk Preservation Society	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
East Suffolk Drainage Board	4 November 2021	3 December 2021
Summary of comments: Re-confirm comments regarding application DC/19/5049/FUL		

Consultee	Date consulted	Date reply received
Suffolk Coalition Of Disabled People	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
SCC Rights Of Way	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
East Suffolk Planning Enforcement Team	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
Waste Management Services - East Suffolk Norse	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
Felixstowe Society	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
East Suffolk Estates Team	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	4 November 2021	10 November 2021
Summary of comments: No comment to make as the proposals do not alter the agreed surface water drainage strategy or change the flood risk already assessed.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
Golf England	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	4 November 2021	4 November 2021
Summary of comments: No comment to make in respect of this variation of condition		

Consultee	Date consulted	Date reply received
East Of England Tourist Board	4 November 2021	No response
Summary of comments: None received		

Consultee	Date consulted	Date reply received
Suffolk Golf Union	4 November 2021	No response
Summary of comments: None received		

Publicity

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

Category	Published	Expiry	Publication
Major Application	11 November 2021	2 December 2021	East Anglian Daily Times

Site notices

General Site Notice

Reason for site notice: Major Application In the Vicinity of
Public Right of Way Affects Setting of Listed Building
Date posted: 11 November 2021
Expiry date: 2 December 2021

5. Planning policy

National Planning Policy Framework 2021

SCLP3.2 - Settlement Hierarchy (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.3 - Housing Development in the Countryside (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.3 - Tourism Development within the AONB and Heritage Coast (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP6.5 - New Tourist Accommodation (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.2 - Sustainable Construction (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.5 - Flood Risk (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.6 - Sustainable Drainage Systems (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.2 - Visitor Management of European Sites (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.2 - Strategy for Felixstowe (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.11 - Felixstowe Ferry and Golf Course (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.12 - Felixstowe Ferry Golf Club to Cobbolds Point (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.17 - Tourism Accommodation in Felixstowe (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

6. Third Party Representations

- 6.1 Two letters of objection have been received from local residents. While these clearly set out the reasons for the objections, the objections are not directly related to the changes that are being sought by this application but are more concerned with matters of principle of the existing approval such as whether the residents of the new dwellings will have sufficient residential amenity in relation to light spill, safety, noise and privacy (given the design of the dwellings and their proximity/relationship with the surrounding golf club.

Concerns are also raised in relation to the suitability and safety of the access serving the proposed dwellings and the principle of the redevelopment of the site including the demolition of the existing golf club building and the visual impact of the new development on the AONB.

- 6.2 One of the letters sets out that although the changes now proposed may not be of significance, they are part of the whole proposal and the proposal should therefore be considered in the light of the current social and economic climate.

7. Planning Considerations

- 7.1 The application seeks to vary Condition 2 of an extant approval. This condition relates to the approved plans and documents which detail what development has been approved. The plans specifically seeking to be changed relate to those detailing the design and layout of the new dwellings. While other conditions can be varied as a result of such an application, Section 73/Variation of Condition applications cannot change the description of the development.
- 7.2 Plots 1 and 2: The changes proposed to Plots 1 and 2 are relatively minor in their extent and could be considered to be non-material to the original proposal. They include minor variations in the roof form, the pattern of fenestration and a revised balcony and balustrade design. The overall character of the properties would not be significantly different from that previously approved, their design is considered to be acceptable and any impact on the amenity of existing neighbours or that which could be expected by future residents would not be significantly different to the scheme agreed. There is therefore no objection to these changes.
- 7.3 Plot 3: The proposed changes to Plot 3 are more significant. They also include some alterations to the size and location of openings and a different design and form of the balcony, similar to Plots 1 and 2 but also the built form of the proposed dwelling would be more significant. The floorspace provided on the ground floor would be reduced slightly (to the north and east) however the main visual change would come as a result of the second floor accommodation being moved to the north western corner of the property (when previously it was located centrally). This would also create a significantly larger balcony area to the east. While this would be a more obvious change to the building, it wouldn't change the concept of the design or the overall impact of the development to any significant or harmful degree.
- 7.4 The changes to Plot 3 would create a taller kitchen window on the southern elevation and a second floor bedroom window on the southern elevation. There were previously approved some openings and balcony at second floor level on the southern elevation however these would face a relatively blank northern elevation on Plot 2 with the windows on this property being relatively narrow and two of the three serving a hallway/stair space and not main living accommodation. There would be one small window on the northern elevation of Plot 2 serving the living space however this is similar to as approved.
- 7.5 In other changes, the proposal now includes a gabion retaining wall along the southern and eastern side boundaries of Plot 3 and the southern boundary of Plot 4. This would take

account of the changing levels on the site but would have a relatively modest height. The gabion-style design would be in keeping with the coastal location.

- 7.6 Changes to Plot 4 are similar to those on Plot 3 insofar as there would be minor changes to the openings and balcony design. The second floor accommodation would also be reduced slightly and positioned in the north western corner of the dwelling creating a larger balcony area to the east. The proposal for this Plot also includes the loss of a small balcony off the first floor dining room. The highest part of the dwelling would be 0.5 metres lower than that previously permitted. The changes here are not considered to have any additional impact on residential amenity.
- 7.7 Plot 5 again proposes some changes to the fenestration pattern and balcony balustrade design. The proposed second floor accommodation would be slightly reduced with this being situated in the south western corner of the dwelling with the wraparound balcony again being replaced with larger spaces to the north and east elevations only. While the ground floor level of this Plot would now be 0.25 metres higher than previously approved, the overall ridge height would be 0.1 metres lower. Again, the proposed design would not be significantly different to that previously approved and the revised design approach to all of the dwellings would result in a cohesive approach, whichever permission may be implemented.
- 7.8 The materials palette for the proposed dwellings is very similar to those approved. While there would be some minor alterations in the design of the elements using the different materials proposed and the colours chosen for some areas, the overall appearance of materials would not be significantly different to those previously approved which is an acceptable approach.
- 7.9 Planning permission for the scheme as originally considered was granted in May 2020. Since then, the Council has adopted a new Local Plan for the former Suffolk Coastal District Council area - Suffolk Coastal Local Plan (September 2020). As applications made under S73 cannot change the description of development but just consider only the question of the conditions subject to which planning permission should be granted, there are some additional conditions now required in respect of sustainable construction and policy SCLP9.2. The new Local Plan highlights the benefits of comprehensive sustainable construction which will help to achieve the concept of 'environmental net gain' promoted in the Government's 25 year Environment Plan. The policy seeks to incorporate energy and water saving measures into new residential development and for non residential developments (of over 1,000 square metres) to achieve the British Research Establishment Environmental Assessment Method 'Very Good' standard. Appropriate conditions in this regard have therefore been included to address SCLP9.2 in line with the Council's emerging Sustainable Construction SPD. Other conditions have been updated as appropriate in relation to changing policies and plan numbers.

8. Conclusion

- 8.1 The proposed changes in the design and layout of the five residential dwellings permitted as part of the wider redevelopment of the golf club site are not considered to have a significant or adverse impact on the character or appearance of the scheme as approved nor have any greater impact on the character or appearance of the area, on wider views or

on existing residents amenity or the amenity that would be afforded to future occupiers of these dwellings.

9. Recommendation

- 9.1 Approve subject to all conditions imposed on the original approval but with necessary amendments as proposed.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of the original planning permission (20 May 2020).
Reason: This condition is imposed 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 Drawing Nos.
5353_PA102B, 201I, 202H, 203A, 300, 301B, 302A, 303, 401, 402, 403, 404,
5353 PB
2019 34 02,
Design and Access Statement
Environmental Report
Transport Statement
Landscape and Visual Appraisal
Flood Risk Assessment
Coastal Erosion Vulnerability Assessment
Bat Roost Survey
Ecological Appraisal and Bat Scoping Survey
Business Plan and Viability Statement
Noise Assessment
Tree Survey Report
Archaeological and Heritage Assessment
Planning Statement
Needs Statement
Landscape Masterplan
Statement of Community Involvement
All received 24 December 2019
5353_PA 200 received 30 January 2020
Coastal Erosion Vulnerability Assessment Revision C received 7 February 2020
Report Number 4664,EC/SHRA/JB,RF,KL/05-03-20/V3 dated 5 March 2020
Drawing nos. 5353_PA_103AA and 104P received 23 February 2021 in relation to DC/21/0894/AME
5353_PA_209A received 15 April 2020
5353_PA_005A received 16 April 2020
5353_PA_106I, 107B, 210D, 220E, 230D, 240D, 250B, 310D, 320E, 330D, 340D and 350B received 27 October 2021.
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 materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.

4. Prior to commencement of construction on the roof of the clubhouse hereby permitted, details of the construction of the roof including eaves and verges details and planting shall be submitted to and approved in writing by the local planning authority. Only the approved scheme shall be constructed and it shall be retained in its approved form.

Reason: In order to fully understand the construction and appearance of the roof. This detail was not included in the application.

5. Prior to occupation of the fifth dwelling hereby permitted, the café, public toilets, putting green and viewing platform shall be completed in their entirety and be made available for use.

Reason: In order to ensure that the public benefits of the scheme are provided in a timely manner.

6. Prior to construction of the fourth dwelling hereby permitted above slab level, an Operating Scheme detailing the opening hours of the café, public toilets, putting green and viewing platform shall be submitted to and approved by the local planning authority. The Operating Scheme shall include details of the minimum opening hours of the public facilities and shall be effective from prior to the occupation of the fifth dwelling hereby permitted. The opening hours set out in the agreed Operating Scheme shall thereafter be adhered to.

Reason: In order to ensure that the public benefits of the scheme are provided and made available.

7. Prior to demolition of the existing clubhouse building, a record of the building, to Historic England's Level 2 Recording standard, shall be undertaken. This record shall be submitted to the Suffolk County Council Historic Environment Record with confirmation to be provided to the local planning authority that this has happened prior to the completion of the project's construction. (The phasing plan and historic photograph included in the submitted Heritage Statement should also be included for submission to the HER as they provide valuable analysis and a useful visual record.)

Reason: In order that this historical building can be properly recorded to assist in historical understanding.

8. No development above slab level shall commence until details of a hard and soft landscaping scheme including boundary treatments should be submitted and approved, in writing, by the Local Planning Authority. The soft landscaping plan should include plant species, number, location and sizes of the proposed planting. The plans should clearly show the position of new fencing in relation to existing and proposed planting.

Reason: In the interest of visual amenity and the character and appearance of the area.

9. The approved landscaping scheme shall be implemented not later than the first planting season following completion of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a

period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

10. No development above slab level shall commence until details of a lighting strategy, including a "lighting design strategy for biodiversity" for the development shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
 - c) show that light spillage will be minimal and not adversely affect the character or appearance of the AONB or Heritage Coast landscape.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented and that light spillage into the landscape is minimised.

11. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (PEA) (Geosphere Environmental, December 2019), bat survey report (Geosphere Environmental, September 2019) and Shadow Habitats Regulations Assessment by Geo Environmental dated 5 March 2020

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

12. No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds 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.

13. No development, demolition, site clearance (including clearance of vegetation) or earth moving shall take place, or material or machinery be brought onto the site, until a plan detailing Reasonable Avoidance Measures (RAMS) for how ecological receptors (particularly protected and UK Priority species (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006))) will be protected during site clearance has been submitted to and approved in writing by the local planning authority. All site clearance (including clearance of vegetation) shall be undertaken in accordance with the approved plan.

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

14. Prior to commencement of development above slab level, an Ecological Enhancement Strategy, addressing how ecological enhancements will be achieved on site, shall be submitted to and approved in writing by the local planning authority. All enhancements as agreed in the Strategy shall be incorporated into the scheme prior to use of the clubhouse and shall be retained in their approved form thereafter.

Reason: To ensure that the development delivers ecological enhancements.

15. As stated in the Noise Assessment by Sharps Redmore dated 16th December 2019, the new residential properties shall be constructed in accordance with the noise insulation requirements of BS8233:2014. The internal and external noise levels must achieve standards as per BS8233:2014 and listed below:

- Daytime noise levels for indoor living spaces of 35dB LAeq 16 hour (between the hours of 07:00 - 23:00 hours)
- Daytime noise levels for outdoor areas; garden and amenity space of 50dB LAeq 16 hour (between the hours of 07:00 - 23:00 hours)
- Night-time noise levels for bedrooms of 30dB LAeq and 45 dB LAmax 8 hour (between the hours of 23:00 - 07:00 hours)

Reason: To ensure that the new residential dwellings will benefit from an appropriate level of residential amenity with respect to noise.

16. Prior to the installation of any fixed plant or machinery (e.g. heat pumps, compressors, extractor systems, fans, pumps, air conditioning plant or refrigeration plant), a noise assessment should be submitted to include all proposed plant and machinery and be based on BS4142:2014. A rating level (LAeq) of at least 5dB below the typical background (LA90) should be achieved. Where the rating level cannot be achieved, the noise mitigation measures considered should be explained and the achievable noise level should be identified and justified. Only the approved plant and/or machinery shall be installed along with any mitigation as necessary and be retained in its approved form thereafter.

Reason: To ensure that noise from fixed plant or machinery does not result in unacceptable levels of noise for neighbouring residents.

17. All extract ventilation shall be vented via a filtered system, capable of preventing cooking odours, fumes, grease, dust, smoke and droplets from escaping the premises. Before the installation of such a system, details shall be submitted to the Local Planning Authority. Only the approved scheme shall be installed at the premises, be fully functional prior to the first operation of the business and be retained thereafter.

Reason: In order that the residential amenity of neighbouring residents is not adversely affected.

18. With the exception of the six holiday letting rooms, the clubhouse building shall only be open to the public between 07:00 and 00:00 with the exception of six nights in any calendar year when the clubhouse can be open to the public until 01:00 only in accordance with the relevant event license.

Reason: In order to control the impact of the use on neighbouring residents' amenity.

19. Prior to the commencement of development, a Construction Management Plan shall be submitted to, and approved by, the Local Planning Authority. This should contain

information on how noise, dust, and light will be controlled. The approved scheme shall be implemented in full throughout the duration of the construction phase.

Reason: In order to reduce nuisance to the occupiers of neighbouring properties.

20. 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:

a) As deemed necessary following the desk study, site reconnaissance and intrusive investigation,

Further intrusive investigation including:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- an 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: BS 10175:2011+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.

21. 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.

22. Prior to any occupation or use of the approved development the RMS approved under condition 21 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.

23. 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 any RMS approved in pursuance of conditions appended to this consent 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.

- 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.

24. 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.

25. The strategy for the disposal of surface water and the Flood Risk Assessment (FRA) (dated 18/12/2019, ref: 1906-360 Rev A) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained.

26. The development hereby permitted shall not be occupied until details of all Sustainable 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 that the Sustainable Drainage System has been implemented as permitted and that 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 2010 in order to enable the proper management of flood risk with the county of Suffolk.

27. Drainage shall be by pumped system discharging to the manhole identified on page 21 of part 2 of the FRA/Drainage Strategy

Reason: In order to ensure that there is an appropriate method of drainage on site.

28. Prior to occupation of the fifth dwelling hereby permitted, the existing golf clubhouse and pro-shop building shall be demolished. All material from the demolition shall be removed from site and disposed of at an appropriate location.

Reason: In order to achieve a properly planned development in the interest of protecting and enhancing the landscape.

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 (Biodiversity) 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 that ecological receptors are adequately protected as part of the development.

30. Prior to first use, the visitor signage in relation to the Deben Estuary, as detailed in the Shadow Habitats Regulations Assessment (sHRA) report (Geosphere Environmental, March 2020), shall be installed. The content of the signage will be approved in writing by the local planning authority prior to installation.

Reason: To ensure that increased recreational disturbance impacts on the Deben Estuary are adequately mitigated.

31. Prior to the occupation of the new residential dwellings, the new access to serve each residential development should be laid out in accordance with SCC DM drawing number DM03 and located as shown on submitted drawing numbers PA_104 Rev P and 1906-36--_005A. The approved accesses shall be laid out and constructed in its entirety prior to the occupation of the property. Thereafter the accesses shall be retained in the approved 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.

32. The existing pedestrian crossing (to the east of plot 5) south side and the new access on the north side of Ferry Road shall be upgraded and laid out in accordance with submitted drawing numbers PA_104 Rev P and 1906-36--_005A. The approved crossing shall be available for use prior to completion of the development. Thereafter the crossing shall be retained in the approved form.

Reason: To ensure that the existing crossing is improved to an appropriate specification and the new crossing is constructed to an appropriate specification and both are made available for use at an appropriate time in the interests of highway safety.

33. Before any new access is first used ALL visibility splays shall be provided as shown on submitted drawing numbers PA_104 Rev P and 1906-36--_005A (this includes pedestrian crossing visibility splays) and thereafter all 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 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 to take avoiding action.

34. The use shall not commence until the area within the site shown on submitted drawing number PA_104 Rev P for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and thereafter that area 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 in order 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.

35. Prior to the creation of any new access hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
Reason: To prevent hazards caused by flowing water or ice on the highway.
36. Prior to occupation of any of the dwellings hereby permitted, details of the areas to be provided for storage of Refuse/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 refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.
37. Before the residential part of the development is occupied, a footway shall be provided in accordance with footways shown on submitted drawing numbers PA_104 Rev P and 1906-36--_005A details of which shall be submitted to and approved in writing by the Local Planning Authority. The approved footway scheme shall be carried out in its entirety and shall be retained thereafter in its approved form.
Reason: To provide a safe access to the site for pedestrians.
38. Before the residential part of the development is occupied a gateway entrance scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved gateway entrance scheme shall be carried out in its entirety and shall be retained thereafter in its approved form.
Reason: In the interests of highway safety
39. Prior to occupation of any of the dwellings hereby permitted, evidence of the water efficiency standards shall be submitted to, and approved in writing by, the local planning authority. The dwellings within the hereby approved development must achieve the optional technical standard in terms of water efficiency of 110 litres/person/day in Policy SCLP9.2 or any future document/policy replacing this, as measured in accordance with a methodology approved by Building Regulations Approved Document G.
Reason: To ensure that the finished dwellings comply with Policy SCLP9.2 of the East Suffolk Council - Suffolk Coastal Local Plan (2020) and to ensure Building Control Officers and Independent Building Inspectors are aware of the water efficiency standard for the dwellings.
40. Prior to first use of the clubhouse facility hereby permitted, a British Research Establishment Environmental Assessment Method New Build Post Construction Stage (PCS) final rating and certificate of assessment demonstrating the development achieved the 'Very Good' standard or equivalent shall be submitted to and approved in writing by the Local Planning Authority.
To ensure the development complies with Planning Policy SCLP9.2.

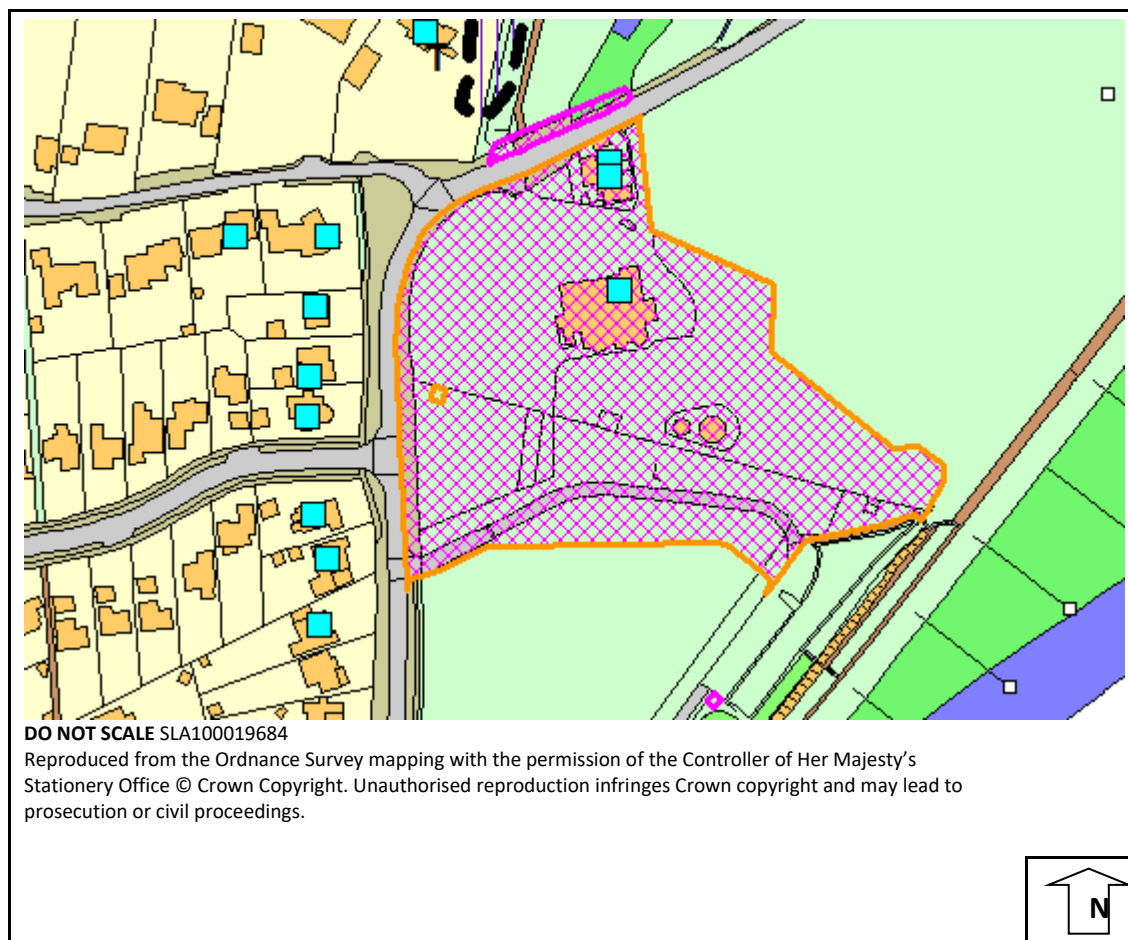
Informatives:

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 lp@eastsuffolk.gov.uk
3. It is noted that the applicant intends to discharge surface water to a watercourse within the IDD (directly or indirectly), with no other means of draining the site readily available or discussed. The proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy.
(https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).
Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such it is strongly recommended that the required consent is sought prior to determination of the planning application.
4. Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system.
Consultation should be made with the Water Authorities to determine flow rates in all cases. Suffolk Fire and Rescue Service currently has a fire hydrant located at one of the entrances to this site. Please ensure that this is identified and protected whilst the work is being carried out and is easily accessible for inspection and work after the build is complete. Failure to protect the fire hydrant could incur repair or replacement costs.





Background information

See application reference DC/21/4908/VOC on [Public Access](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support