



Committee Report

Planning Committee North – 14 February 2022

Application no DC/22/3394/RG3

Location

Vacant Land
Stanley Road
Lowestoft
Suffolk

Expiry date 15 November 2022

Application type Full Application

Applicant East Suffolk Council

Parish Oulton Broad

Proposal Redevelopment of the site to provide 9no. new residential dwellings

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1. Summary

- 1.1. Planning permission is sought for the redevelopment of the site to provide 9 No. residential properties comprising 3 affordable units, 3 shared ownership and 3 open market properties.
- 1.2. The site forms a small portion of the wider Kirkley Waterfront and Sustainable Urban Neighbourhood, which is a mixed-use development site including residential development, employment development, primary school, playing field and local retail centre, allocated by policy WLP2.4.
- 1.3. This Policy is supported by the Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief - Supplementary planning Document (SPD): Adopted 2013. This parcel of land is known as the Former Witham Paints Site and it is suggested within the SPD that the site is suitable for between 10 and 30 dwellings.

- 1.4. The site was formerly occupied by Witham Paints of which those buildings have since been demolished; the northern portion of the site has been developed with 6 x 3 storey town houses within planning permission DC/16/0892/FUL. This permission was to provide 29 units over the Witham paints Site. This was subsequently varied within application DC/17/3145/VOC for the provision of the six units only, with the remainder of the site being purchased by the Council to be developed in accordance with the proposals as submitted.
- 1.5. 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.
- 1.6. The proposed development is in accordance with the Local Plan and the application is recommended for Approval subject to the completion of a S106 legal Agreement.

2. Site Description

- 2.1. The site sits on Stanley road at the junction of two allocations within the Local Plan, Policy WLP2.4 "Kirkley Waterfront and Sustainable Urban Neighbourhood" and Policy WLP2.6 - "Western End of Lake Lothing".
- 2.2. The site is situated in a residential area where recent residential development has taken place in accordance with Policy WLP2.6 and the supporting 'Concept Statement' to that allocation policy.
- 2.3. The site forms part of the former Witham Paints Site, the buildings on the site have been demolished and 6 residential properties and an access road have been constructed which will lead through to the western side of the wider allocation.
- 2.4. The site is a brownfield site which has been vacant for some time, which detracts from the appearance of the area.
- 2.5. The site is predominantly within Flood Zone 1 and is at low risk of flooding.

3. Proposal

- 3.1. The proposal is to deliver 9 x 2 storey properties comprising 3 affordable units, 3 shared ownership and 3 open market properties. The mix proposed is for 7 x 3-bedroom houses and 2 x 1-bedroom flats. Each dwelling is to accommodate on site car parking. Visitor spaces and parking spaces accommodating the flats are to be located to the south of Plot 3, and to the north of plots 8 and 9. Sheds are provided for cycle storage.
- 3.2. The proposals suggest a contemporary approach to a traditional form with a material palette of brick, render and timber cladding with tiled roofs.

4. Consultations/comments

4.1. One representation has been received objecting to the application on the following grounds:

- Access
- Boundary issues
- Health and Safety
- Over Development
- Parking
- Traffic or Highways

No account has been taken of the houses in Stanley Road that have no access to off street parking. The road is not of sufficient width to facilitate parking on both sides and allow access for emergency vehicles or other traffic.

Parish/Town Council

Consultee	Date consulted	Date reply received
Oulton Broad Parish Council	29 September 2022	19 October 2022
Summary of comments: Objection due to overdevelopment of an already busy road. Reasons for comment: <ul style="list-style-type: none">- Access- Over Development- Traffic or Highways		

Consultee	Date consulted	Date reply received
Lowestoft Town Council	23 September 2022	27 September 2022
Summary of comments: No comment to make. Oulton Broad Parish		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Section 106 Officer	30 September 2022	17 November 2022
Summary of comments: S106 and CIL Infrastructure contributions highlighted.		

Consultee	Date consulted	Date reply received
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SCC County Archaeological Unit	N/A	6 October 2022
Summary of comments: We have no objection to the development and do not believe any archaeological mitigation is required.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	N/A	5 October 2022
Summary of comments: General advice provided in relation to access and fire fighting facilities, water supplies and sprinkler systems.		

Consultee	Date consulted	Date reply received
SCC Highways Department	23 September 2022	24 October 2022
Summary of comments: Holding objection		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	23 September 2022	13 October 2022
Summary of comments: No objection. Conditions recommended in relation to Contaminated land and drainage.		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	23 September 2022	17 October 2022
Summary of comments: No objection- Conditions recommended in relation to Contaminated Land		

Consultee	Date consulted	Date reply received
East Suffolk Economic Development	23 September 2022	No response
Summary of comments: No comment received		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	23 September 2022	No response
Summary of comments: No comment received		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	23 September 2022	No response
Summary of comments: No comment received		

Reconsultation consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	10 November 2022	6 December 2022
Summary of comments: Holding objection removed - Conditions recommended.		

5. Publicity

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
- WLP1.3 - Infrastructure
- WLP2.4 - Kirkley Waterfront and Sustainable Urban Neighbourhood
- WLP8.1 - Housing Mix
- WLP8.2 - Affordable Housing
- WLP8.21 - Sustainable Transport
- WLP8.24 - Flood Risk
- WLP8.28 - Sustainable Construction
- WLP8.29 - Design
- WLP8.33 - Residential Gardens and Urban Infilling
- WLP8.40 - Archaeology

6.4. The following Supplementary Planning Documents are also material considerations:

- Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief (2013)
- Affordable Housing (2022)
- Sustainable Construction (2022)
- Recreational Disturbance Avoidance and Mitigation Strategy (2021)

7. Planning Considerations

- 7.1. The site is situated within the settlement boundary of Lowestoft. As highlighted by Policy WLP1.2, settlement boundaries define the built-up area of settlements, and subject to the other policies of this Local Plan, indicate where development for housing, employment and town centre development would be suitable.
- 7.2. The site is allocated for mixed use development, within policy WLP2.4 "Kirkley Waterfront and Sustainable Urban Neighbourhood" of which the accompanying SPD highlights the suitability of residential development on this parcel of land.
- 7.3. The planning history shows that this site benefits from an extant permission for the redevelopment of the site for a total of 29 units (Ref: DC/16/0892/FUL and DC/17/3145/VOC), commenced by the development on the northern part of the site, which comprises 6 units.
- 7.4. This proposal offers a less dense development proposal than that previously approved which would still accord with the parameters within the SPD for this parcel of land.
- 7.5. The principle of residential development of this density is therefore acceptable and in accordance with Policy WLP2.4 and the accompanying SPD.

Affordable Housing

- 7.6. Policy WLP8.2 - "Affordable Housing" requires that all new housing developments on sites with a capacity of 11 dwellings or more must make provision for a proportion of the total

dwellings to be affordable housing, in the Lowestoft and Kirkley Area a 20% provision is required.

- 7.7. This proposal, together with the 6 dwellings already approved, would equate to a total of 15 dwellings on the former Witham Paints site; the provision of 6 affordable units on this part of the site, would represent an over provision at 40% overall.

Design

- 7.8. Policy WLP8.29 "Design" highlights that development proposals will be expected to demonstrate high quality design, which responds to local context. Policy WLP8.33, relates to urban infill sites and has a number of criteria which seeks to ensure that development proposals integrate well into their surroundings and are of an appropriate scale and in keeping with the character and density of their surroundings.
- 7.9. In terms of design, the application has been supported by proposed elevations, street scene elevations, and 3D plans demonstrating the contemporary design style proposed on the site. The streetscene comprises an eclectic mix of dwellings, and the suggested contemporary design with its sympathetic material palette is therefore considered to assimilate well within the streetscene.
- 7.10. The layout allows for development to address Stanley Road and Lake View Terrace, with a private drive providing vehicular access to plot 1 and 4-9, with plots 2 and 3 gaining access directly off Stanley Road. A pedestrian link will allow more direct access for occupiers of the inner units towards Victoria Road. The layout as proposed adequately accommodates the vehicles without the perception of a car dominated environment.
- 7.11. Exact details of hard and soft landscaping and boundary treatments will be required by condition.
- 7.12. The proposal is considered to represent good quality design and meets the requirements of these policies and the NPPF.

Residential Amenity

- 7.13. Policy WLP8.29 requires that development proposals protect the amenity of neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development.
- 7.14. The proposal would protect the amenity of neighbouring properties by not allowing direct overlooking. There is good separation between the flats on plots 8 and 9 and the rear of 2-5 Stanley Road of approximately 30 metres between two storey elements. The size of accommodation proposed exceed minimum standards and provide good levels of amenity space and would accord with policy WLP8.29 in terms of acceptable amenity standards.
- 7.15. Highways SCC highways Authority originally registered a holding objection, primarily due to the proximity of the access to plot 1 with Lake View Road. This objection has since been addressed by providing access from the rear private drive to this plot. The visitor spaces have also been amended to be accessed from the private drive rather than Stanley Road and a pedestrian link added.

- 7.16. An objection has been received that highlights that further development will impact on the occupiers of properties along Stanley Road that do not have the use of off street parking. This development would provide sufficient off-street parking for the scale of development proposed and SCC Highways Authority have no objection to the level of parking proposed. It is considered that the parking proposed is well designed and there should not be the temptation to park on the road instead. It is acknowledged that the provision of access points to plots 2 and 3 will prevent the area to the front of these properties being used for on street parking by other occupiers in Stanley Road. This are forms part of the footway in any case, which is currently substandard in quality of which this development will improve.
- 7.17. It is considered that the proposal would not have an unacceptable impact on highway safety and will provide the opportunity to travel by sustainable means by providing cycle storage and being located in an area where access to local facilities can be gained by walking. The proposal would accord with policy WLP8.21 "Sustainable Transport" and the NPPF.

Sustainability

- 7.18. Although there is no requirement for a Sustainability Statement to be provided for this scale of development, the proposal does provide PV panels to each dwelling and water efficiency can be controlled by condition in accordance with the Sustainable Construction SPD to Policy WLP8.28.

Contaminated land

- 7.19. The Environment Agency (EA) have highlighted that this site is located above Secondary A aquifer (alluvium) followed by a principal aquifer (crag) and is adjacent to a Main River (Lake Lothing). The underlying groundwater and Lake Lothing is therefore considered to be highly environmentally sensitive. The future use could present potential pollutant linkages to controlled waters. Consideration for the risk posed by surface water drainage will need to be undertaken. Appropriate conditions as suggested by the EA have been imposed.
- 7.20. The site had previously been investigated and a Remediation Method Statement (RMS) agreed within application Ref: DC/18/4521/DRC, which included a clean cover system in all gardens and a geogrid under this in some plots. However, as the layout for this site has now changed the RMS has been amended so that it relates to the newly revised layout.
- 7.21. The revised Remediation Strategy and Summary Report has been prepared by Norfolk Partnership Laboratory (Ref: 103247) submitted for review and consideration as part of this application. The Council's Environmental Protection Officer is satisfied with this report and has suggested conditions to ensure that this RMS is carried out. Following remediation, the land would therefore not be determined as contaminated land under Part IIA of the Environmental Protection Act 1990 and would comply with Paragraph 183 of the NPPF.
- 7.22. The EA require an unexpected contamination condition to be imposed if permission is granted as does the Council's Environmental Protection Officer. In addition to this a condition is required to ensure that infiltration of drainage water into the ground is not permitted to protect and prevent the pollution of controlled waters.

Flood Risk

- 7.23. The site is predominantly in Flood Zone 1 and is at low risk of flooding (0.1% or 1:1000 year annual flood risk) with the very north eastern corner in Flood Zone 2 (0.1% - 1% chance of flooding from rivers in any year (between 1:1000 and 1:100 chance) or between 0.1% - 0.5% chance of flooding from the sea in any year (between 1:1000 and 1:200 chance).
- 7.24. Paragraph 159 of the NPPF and Policy WLP8.24 of the Local Plan require that development should be directed away from areas at risk of flooding (whether existing or future). In this case more of the site is shown to be within FZ 2 when considering the Strategic Flood Risk Assessment which considers climate change.
- 7.25. However, the sequential approach was considered when allocating this land and in such circumstances Paragraph 166 of the NPPF highlights that applicants need not apply the sequential test again. As is highlighted by Table 2 within the PPG the Exception test is not required.
- 7.26. A site-specific Flood Risk Assessment (FRA) has been provided as required by Footnote 55 of the NPPF. This concludes that as the FFL of the development will be set at 4.95m AOD this would provide safe dry refuge during the extreme updated climate change 1 in 1000-year event.
- 7.27. A warning and evacuation strategy has been provided within this assessment. It is proposed that the occupants register with the Agency's Flood Warnings Direct and prepare a Family Flood Plan. Safe access/egress can be guaranteed during the peak of the updated climate change 1 in 200-year event.
- 7.28. The FRA also shows that there is a low risk of groundwater flooding at the site from underlying deposits and that there is a very low surface water flooding risk.
- 7.29. The EA have not objected to the proposal on Flood Risk grounds.
- 7.30. The proposal is considered to comply with the requirements of Policy WLP8.24 and the NPPF and PPG.

Financial contributions

- 7.31. The original contributions required by S106 agreement within permission Ref: DC/16/0892/FUL and amended through Deed of Variation within application DC/17/3145/VOC have been re-calculated proportionally within the context of the wider allocation (Policy WLP2.4 - Kirkley Waterfront and Sustainable Urban Neighbourhood.)
- 7.32. Paragraph 57 of the NPPF is clear that planning obligations should only be sought where they meet all of the following tests:
- o Necessary to make the development acceptable in planning terms
 - o Directly related to the development; and
 - o Fairly and reasonably related in scale and kind to the development.

Education:

- 7.33. Within section 2 of the Local Plan "Strategy for Lowestoft Area" the requirement for a Primary School and Pre-school setting are highlighted to be delivered under policy WLP2.4
- 7.34. This requirement is highlighted within Appendix 1 "Infrastructure and Delivery Framework" of the Local Plan Table A1.2 - Infrastructure Delivery Framework as highlighted below:
- 7.35. The proposed development represents a section of site allocation Policy WLP2.4, where provision is being made for a '2 form entry primary school and a pre-school setting (2.2 hectares)'.
- 7.36. The most recent cost estimate [July 2022] of providing the primary school and a pre-school setting is estimated to be approximately £14,858,576 (£30,955 per pupil place).
- 7.37. From this development, it is expected that 3 Primary School pupil places at the new build cost of £30,955 per pupil place = £92,865 and 1 pre-school pupil place at the new build cost of £30,955 per pupil place = £30,955, will be required.

Pedestrian and Cycle Bridge Contribution:

- 7.38. A contribution of £2,533 (estimated in June 2016) in respect of each dwelling to be used towards the funding of a Pedestrian and Cycle Bridge over Lake Lothing or failing that to be used towards sustainable transport projects that help to mitigate the impacts of the development. Total contribution of £22,797.
- 7.39. In this case the requirement for a total contribution of £147,093 (including monitoring fee) would meet the three tests within paragraph 57 of the NPPF and will be sought through the S106 agreement.

CIL

- 7.40. New CIL Regulations were laid before Parliament on 4 June 2019. These Regulations (Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019) came into force on 1 September 2019 ("the commencement date"). Regulation 11 removes regulation 123 (pooling restriction and the CIL 123 List in respect of 'relevant infrastructure').
- 7.41. The details of the contributions to local infrastructure serving the proposed development are set out below:

Education - Secondary School (expansion) £50,506

Libraries @£216 per dwelling £1,944

Waste @£55 per dwelling £495

RAMS

- 7.42. The site is within the Suffolk Coast RAMS Zone of Influence (Zone B - within 13km of the Benacre to Easton Bavents SPA and Benacre to Easton Bavents Lagoons (SAC)) 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 to be provided by S106 agreement.

8. Conclusion

- 8.1. The proposed development is of an appropriate design, scale and density which will make the best use of the site in a manner that enhances the character of the area and takes into account the physical environment of the site and surrounds.
- 8.2. The amendments made to the proposal in terms of the layout for parking/access are considered to be acceptable, given the context of the site, and would not give rise to unacceptable impacts on highway safety.
- 8.3. Growing populations and housing need, particularly the affordability of housing are 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 with a local connection to Lowestoft as identified by the Housing Needs Register.
- 8.4. Officers are of the view that the proposal is well designed and would offer significant enhancement to the appearance of the area without any demonstrable harm. The proposal would also give rise to significant public benefits including (but not limited to): a nine-dwelling contribution to housing supply, two thirds of which will be affordable homes; contribution towards education and pedestrian and cycling connectivity for the wider Kirkley Waterfront and Sustainable Urban Neighbourhood development, short term construction job creation and longer term spend in the local economy by future residents.
- 8.5. Therefore, the proposal is considered to represent a sustainable form of development and officers recommend that planning permission be granted.

9. Recommendation

- 9.1. Authority to Approve - Subject to the completion of a S106 agreement for contributions relating to Education, Pedestrian and Cycle bridge, RAMS and a scheme for the provision of affordable housing.

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 following plans:

502285-IWD-ST-XX-DR-A-2050 - Rev C2 - Proposed Street Scene & 3D Views - Received 02 December 2022

502285-IWD-01-XX-DR-A-2050 Rev C1 - Proposed Floor Plans and elevations - Plot 1 (Block 01) - Received 26 August 2022

502285-IWD-04-XX-DR-A-2050 Rev C1 - Proposed Floor Plans and elevations - Plot 4 (Block 04) - Received 26 August 2022

502285-IWD-05-XX-DR-A-2050 Rev C1 - Proposed Floor Plans and elevations - Plot 5 - 7 (Block 05) - Received 26 August 2022

502285-IWD-06-XX-DR-A-2050 Rev C1 - Proposed Floor Plans and elevations - Plot 8 - 9 (Block 06) - Received 26 August 2022

502285-IWD-ZZ-XX-DR-A-2050 Rev C1 - Proposed Floor Plans and elevations - Plot 2 - 3 (Block 02-03) - Received 26 August 2022

Flood Risk Assessment - Report Ref: 2956/RE/06-22/01 - Received 26 August 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 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. No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays to be provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any other part of the development taking place. Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate and acceptably safe specification and made available for use at an appropriate time. This needs to be a pre-commencement condition because access for general construction traffic and other traffic is not otherwise achievable safely

5. The areas to be provided for the storage and presentation for collection/emptying of refuse and recycling bins as shown on Drawing No. 502285-IWD-ST-RF-DR-A-2410 C2 shall be provided in their 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.

6. The use shall not commence until the area(s) within the site shown on drawing no. 502285-IWD-ST-RF-DR-A-2410 C2 for the purposes of loading, unloading, manoeuvring and parking

of vehicles and secure cycle storage have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking (2019) where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway

7. Prior to any occupation or use of the approved development the approved RMS in NPL contaminated land assessment no 103247 July 2022, 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.

8. 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.

9. 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. 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 BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) 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.

10. No drainage systems for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect and prevent the pollution of controlled waters (Secondary A and Principal aquifers, and Lake Lothing) in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183 and 184), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements (2017) G1, G9 to G13, N7 and N10. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins.

11. 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).

12. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure/boundary treatments; hard surfacing materials; proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc). Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

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

13. The landscaping scheme shall be completed prior to the occupation of the first dwelling, 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 satisfactory external appearance of the building.

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. 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 the County Council or its agents at the applicant's expense.

The 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/>

County Council drawings DM01 - DM14 are available from:

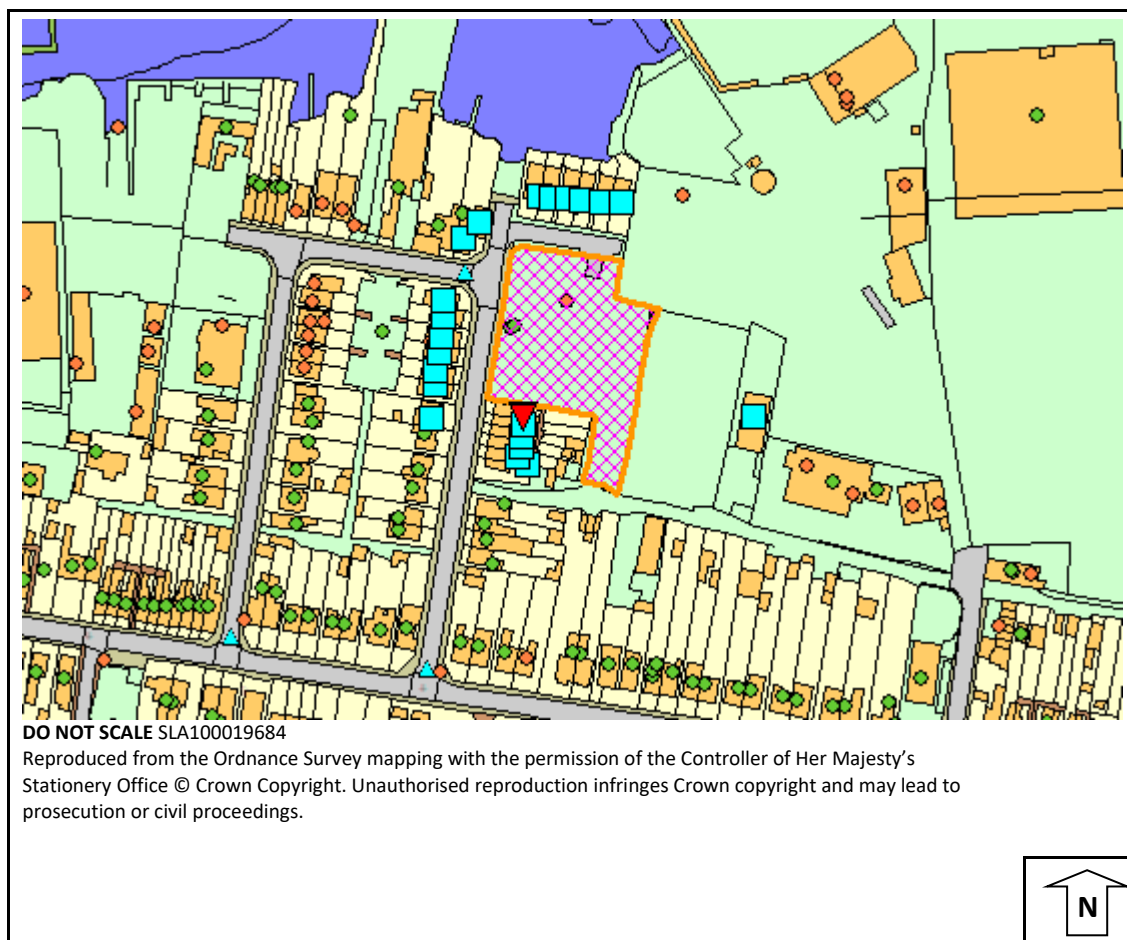
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standarddrawings/>

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/22/3394/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support