



Committee Report

Planning Committee South – 28 November 2023

Application no DC/23/1138/OUT

Location

Red House Farm
Bridge Road
Levington
Suffolk
IP10 0LZ

Expiry date 15 June 2023

Application type Outline Application

Applicant Ms Jeanette Vincent

Parish Levington

Proposal Erection of 18 x No. dwellings (including 6 affordables) with garaging, parking, accesses and landscaping

Case Officer Andrew Martin

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1. Summary

- 1.1. Outline planning permission, with all matters reserved except for access, is sought for the residential development of the site for 18 dwellings, including six affordable homes, and associated infrastructure. The application site is allocated for the development of approximately 20 dwellings under Policy SCLP12.56 (Land at Bridge Road, Levington) of the Local Plan.
- 1.2. The application has been amended during the determination period in response to officer and consultee feedback. Notably, the amended scheme retains the hedgerow along the site frontage with Bridge Road; provides for two points of vehicular access, instead of the three access points originally proposed; and incorporates a new footpath on the east-side of the retained hedge. Additionally, the Applicant has elected to replace the six self-build homes initially proposed with six ordinary, market dwellings.
- 1.3. A footpath connection to the west-side of Bridge Road had been incorporated into the proposals, at the request of the Highway Authority, however, following further consideration it became apparent that this would not be deliverable, due to insufficient highway land, or land under the Applicant's control, being available to accommodate it. The crossing point was subsequently omitted.
- 1.4. The development would be CIL liable, with the amount of CIL payable to be calculated at the reserved matters stage. Planning obligations would be secured through a S.106 legal agreement as follows:
 - Provision of Affordable Housing at a rate of one in three dwellings in accordance with the house types and tenures agreed with the Council.
 - A Secondary School Transport Contribution to be used to fund school transport provision for a minimum of five years for secondary-age pupils.
 - Financial contribution to mitigate in-combination effects on European designated sites in accordance with the Suffolk Recreational Avoidance and Mitigation Strategy.
 - Arrangements to secure the footpath proposed within the site as a Permissive Path for use by members of the public in perpetuity.
- 1.5. It is considered that the proposed development would be in accordance with the Development Plan, with no material considerations indicating that the application should be determined otherwise, and as such the application is recommended for approval subject to conditions and a S.106 legal agreement.
- 1.6. The application has been referred to Planning Committee (South) as the Head of Planning and Coastal Management considers the application to be significant due to the level of public interest.

2. Site Description

- 2.1. The application site is a parcel of land on the east-side of Bridge Road, towards the northern edge of Levington. The site measures approximately 0.68 hectares and comprises grazing paddocks divided by post and rail fencing, with predominantly unvegetated boundaries to the east, south, and north. There is an intermittent hedgerow along the western, roadside boundary. It is noted that the aforementioned hedgerow was significantly reduced in September 2022.
- 2.2. There are existing residential properties immediately to west of the site along Bridge Road and within Red House Walk. Further, residential properties can be found to the south of the site, with the prevailing pattern of development in the village being the linear arrangement of dwellings set back from the highway.
- 2.3. Existing employment development can be found to the north of the site at Levington Park which is allocated as an employment site under Policy SCLP12.37.
- 2.4. The application site is not considered to affect the setting or significance of any listed buildings, and it is not located within a Conservation Area.
- 2.5. The Suffolk Coast & Heaths Area of Outstanding Natural Beauty lies to the south and west of the site.
- 2.6. The application site is allocated for the development of approximately 20 homes under Policy SCLP12.56 of the Local Plan.

3. Proposal

- 3.1. As noted above, the application seeks outline planning permission, with all matters reserved except for access, for 18 dwellings including six affordable homes. The application is accompanied by a suite of supporting documents. This includes a Parameters Plan and an Indicative layout, with the latter showing a level of detail that is not subject to full consideration at this stage.
- 3.2. It is important to recognise that whilst the Indicative Layout shows one way in which the Applicant considers that site could be developed, the details relating to scale, layout, appearance, and landscaping would be subject to a thorough assessment at the reserved matters stage. The details shown on the Indicative Layout, with the exception of the points of access, would not therefore be approved under this application.

4. Planning History

- 4.1. The following planning history is relevant to the application site:
 - C3088/2 – Use of land for the erection of one dwelling. (To provide farm house in connection with adjoining land.) – Approved on 15 July 1986.
 - C/01/1694 – Erection of single-storey extension to provide annexe for elderly parents. – Approved 14 December 2001.

- C/01/0713 – Change of use to riding school and livery; construction of manage – Approved 16 July 2001.
- C/06/0631 – Variation of Condition 05 of planning permission C3088/2 (agricultural occupancy of dwelling condition) to include management of livery yard/riding stables. – Approved on 26 May 2006.
- DC/17/5374/FUL – Change of use from open garage to enclosed office and fit out, including retrospective planning approval for changes to roof from asbestos sheet to insulated composite panel and changes of design and locations of Windows from metal frames to double glazed insulated UPVC white Windows and doors. – Approved on 9 February 2018.

5. Consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	3 April 2023 3 July 2023 15 August 2023 1 November 2023	5 May 2023 1 August 2023 No response 1 November 2023
<p>Summary of comments:</p> <p>The first response received is summarised as follows:</p> <ul style="list-style-type: none"> • No objections, subject to recommended conditions. <p>The second response received is summarised as follows:</p> <ul style="list-style-type: none"> • Holding objection recommended due to concerns over pedestrian connectivity to and from the highway network. • Pedestrian footpath that runs the length of the site does not appear to link with any existing and/or new highway footway by way of crossing points. • Pedestrians would be forced to cross the road onto areas of highway verge which may not be suitable for all highway users. • Details of pedestrian access to and from the site will need to be provided. • Also noted that the vehicular access shown for plot 11 would appear to cross over part of the proposed footpath. The position of the access for Plot 11 also limits the inter-visibility between pedestrians and vehicles which could result in conflicts between highway users. • Queried what measures are going to be implemented next to the parking spaces at the northern end of the site to prevent vehicles from driving over the adjacent footpath. <p>The third and final response received is summarised as follows:</p> <ul style="list-style-type: none"> • No objections raised subject to recommended conditions. 		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	3 April 2023 3 July 2023 15 August 2023 25 September 2023	16 May 2023 26 July 2023 30 August 2023 29 September 2023
Summary of comments:		
<ul style="list-style-type: none"> Following the receipt of information to address previous concerns, the Lead Local Flood Authority recommends approval subject to conditions. 		

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	3 April 2023 3 July 2023	25 April 2023 14 July 2023
Summary of comments:		
<p>The first response received is summarised as follows:</p> <ul style="list-style-type: none"> Levington is a small village with a largely linear development pattern, with the exception being the cul-de-sac at Red House Walk. Character of Bridge Road is very rural. Hedge along Bridge Road has been cut back significantly. Site allocation policy (SCLP12.56) specifies that the existing hedgerows and trees should be retained; that the layout of the development should respond to the site's location close to the AONB; and that there should be a pedestrian connection to the footpath on Bridge Road. The application site is currently an undeveloped paddock, at the northern entrance to the settlement, and will become the transition between the countryside and built-up area of the settlement. Boundary treatments will be critical. Hedgerow should be retained, albeit the Design and Access Statement (DAS) states that the hedge needs to be removed to facilitate visibility splays and a new footpath. Fewer access points and reconsideration of the location of the footpath could help to preserve the hedge. The footpath could run behind the existing hedge, with connections to the existing footpath across the street. Fewer access points would allow the hedgerow to be a more continuous feature in the street, softening the impact of the development. Illustrative layout is mostly linear in nature, but plots 1 and 2 would be located behind plots 3-6. Plots 1 and 2 would appear as backland development, contrary to the linear nature of development within most of the village. Development should conform better to the prevailing pattern of development. Proposal includes self-build plots. The size of these plots seems to have led to the non-linear layout at the northern and southern ends of the site, making these parts of the site look cramped. Less self-build plots and more semi-detached dwellings could allow for a more linear layout with a similar amount of dwellings. Whilst the matters of design and layout would be agreed at a later stage, concerns regarding the number of access points and the removal of the hedgerows should be resolved at this stage to meet the requirements of Policy SCLP12.56. 		

- Scheme should also meet the requirements of Policy SCLP11.1 (Design Quality), specifically in regard to responding to the local character of the area and the retention of natural features.

The second response received is summarised as follows:

- Noted that one of the accesses has been removed and the footpath has been relocated behind the hedge.
- Proposed changes are positive and would better preserve the character of the street, and would better meet the requirements of Policy SCLP12.56.
- Scheme overall still looks rather cramped, and the position of plots 1 and 2 would appear as backland development, in contrast to the linear nature of most of the village.

Consultee	Date consulted	Date reply received
Levington Parish Council	3 April 2023	28 April 2023
	3 July 2023	13 August 2023
	15 August 2023	13 September 2023

Summary of comments:

The first response was received as follows:

“Dear Sirs

The Parish Council considered this application at a Planning Meeting on Wednesday 19th April attended by over 45 residents who have passed on their views not only at the meeting but also on East Suffolk Planning Portal.

The Parish Council strongly opposes this application.

The application states that all matters are reserved apart from ‘access’ and ‘the number of dwellings to be accommodated’. Our comments and objections below are focused on the issues relevant to these two matters.

1. Built Environment

- *SCLP 12.56 “The layout of the development should reflect the linear nature of the village”. This accords with the narrow nature of the site. This proposal does not reflect the linear nature of the village. But in order to accommodate the 18 dwellings required by ESC, the illustrative layout involves ‘back building’ which ESC has previously refused in the village.*
- *The development needs to be in keeping with the built environment of the rest of village which is low density; this OPA is high density and contrary to the existing street scene. It should also be visually complimentary to the award-winning Red House Walk complex opposite, the appearance of which ESC protects with restrictions on extensions and modifications.*

- *The proposed development represents an 18.9% increase in the number of dwellings within the Settlement Boundary.*
- *The self-build element of the application, if successful, would extend the development period of the site.*

2. Highways Issues

- *In order to accommodate 18 dwellings, the application relies on 3 separate road access points on to the narrow Bridge Road. Although mention is made of these being within the 30mph limit, but only just, it omits to mention the Northern one is very close to a dangerous blind bend. The PC has previously raised this danger with SCC Highways who agreed and painted central white lines.*
- *SCC Highways have so far not responded and will no doubt make same point. **We would like the opportunity to comment on any alternative proposal from SCC when received.***
- *Concern is expressed about additional vehicles regularly travelling in and out of the village where there are only short footways and the roads are frequently used by pedestrians and horse riders (there are many livery business' nearby).*
- *The 'internal' roadways of the illustrative layout, lined with parked cars, will not accommodate a large refuse lorry nor allow it to turn round. The lorry will therefore stay on the main road resulting in the requirement for 36 bins (recycling and green), to be assembled on the proposed pathway; clearly impractical and unacceptable.*
- *Residents living directly opposite the proposed access points will be plagued by headlights shining in their windows as vehicles exit the development.*
- *Levington has only two street lights (one in private ownership) and residents do not wish to see a lit "estate" and additional light pollution.*

3. Natural Environment

- *The proposed development site immediately borders the AONB where a high density housing development would be inappropriate. The hinterland to the AONB should have sparse developments leading away from it.*
- *SCLP 12.56 "The southern and western boundaries of the site comprise existing hedgerows and trees which should be retained other than where their removal is required to provide access. Further landscaping on the eastern boundary of the site would provide a separation between the site and the farm to the east. The Area of Outstanding Natural Beauty lies to the south and west of the site and development will therefore need to be sympathetic to the surrounding landscape".*

- *The existing natural mixed hedgerow along the site has been decimated by the applicant/landowner in advance of the submission of the application (and so now described by the applicant as “poor”) and little of significance will be possible with 3 access points.*
- *The indicative layout shows no landscaping to the East except speculative trees in private gardens.*
- *The proposed high density development immediately adjacent to the AONB will not be “sympathetic to the surrounding landscape”.*
- *In drawing up the current Local Plan, ESC (SCDC) unilaterally extended the Settlement Boundary into the countryside/natural environment. This is unwelcome by the PC. Should this application be approved at some time, there should be no further expansion of our Settlement Boundary. This encroachment into the natural environment is not supported.*

4. Village Facilities and Services

Levington is classified as a small village due to the lack of facilities including public transport (one mid-morning bus per day to Ipswich). A significant increase in journeys in private vehicles will be inevitable.

- *The local primary school in the neighbouring village of Nacton is full and it has been reported that there will be no places for village children from 2024. An S106 contribution does not create immediately available additional places.*
- *The village water main has burst numerous times in recent years (7 in the last 11 years, 3 in the last 2) causing interruption of supply and frustrating road closures for repairs. It needs complete replacement.*
- *The sewerage system has blocked a number of times and the adequacy and resilience of the treatment plant near Levington Creek has been questioned.*
- *Surface water drainage is a continual problem through the village with frequent flooding across the road near the site. The proposed infiltration basins not only take up space but their appearance is questionable along the frontage of the development.*

No additional demand should be placed on these facilities.

While these are not planning issues and involve other agencies, it is not reasonable or logical to ignore them in determining how many dwellings are appropriate for this site.

For the above reasons it is the considered view of the Parish Council that:

- *The proposed access layout is unsafe, and detrimental to the neighbouring properties.*

- *The Local Plan “requirement” for the site to provide 18 dwellings in the context of this specific village environment is flawed and impractical. The site is physically too small, the local services inadequate and the essential utilities too undependable, to accommodate the projected increase in population. A much smaller number of dwellings needs to be agreed.”*

Following amendments to the application, specifically the reduction of access points from three to two; the retention of hedge along the Bridge Road frontage; the repositioning of the footpath to the east-side of the retained hedge; and the removal of the self-build element, a second response was received as follows:

“Dear Andrew

The Parish Council is aware of the following amendments to the original Planning Application.

- *Entrances into the development have been reduced from three down to two, however this does not alter the other Highways issues raised, dangerous bend, increase in traffic, refuse collection and lights shining in opposite houses.*
- *Letter from Ben Winton at Transport Planning to Andrew Martin in the Suffolk Highways states – there are concerns over pedestrian connectivity to and from the site from the outside highway. A holding objection shall be maintained by the highway authority. Details of a new footway would need to be provided. There are additional points which include the vehicular access for plot 11 cross over part of the footpath, the position of it also limits inter visibility between vehicles and pedestrians which could result in conflicts between vehicles and pedestrians. Also Ben has asked what means are going to be installed next to the parking spaces at the Northern end of the site to prevent vehicles running over the adjacent footpath.*
- *The Self Build element has been removed from the original plans however we understand that changes can be made again if outline planning permission is granted.*

*At the Parish Council’s Planning Meeting on Thursday, 10th August 2023 the Parish Council agreed that the basis of our previous objection has not changed and therefore the Parish Council **object** to the original Planning Application and the latest amendments.*

*I attach herewith a copy of our original **objection.**”*

A further amendment was made to the scheme and re-consulted upon. The amendment related to the provision of a pedestrian crossing point on the west-side of Bridge Road, towards the north of the site. Therefore, a further response was received from the Parish Council as follows:

“The Parish Council considered the amendment to this application at a Planning Meeting on Monday, 4th September 2023 attended by over 18 members of the public who have passed on their views not only at the meeting but also on East Suffolk Planning Portal.

Although amendments to the application have been made, the Parish Council’s position on this application has not changed and the Parish Council strongly opposes this application.

1. Entrances into the development have been reduced from three down to two. However, this does not alter the other Highways issues raised in our previous objection; dangerous bend, increase in traffic, refuse collection and lights shining in opposite houses.
2. Letter from Ben Winton at Transport Planning to Andrew Martin Suffolk Highways states “there are concerns over pedestrian connectivity to and from the site from the outside highway. A holding objection shall be maintained by the Highway authority. Details of a new footway would need to be provided. There are additional points which include the vehicular access for plot 11 cross over part of the footpath, the position of it also limits inter visibility between vehicles and pedestrians which could result in conflicts between vehicles and pedestrians.”

Additionally, Ben Winton has asked what means are going to be installed next to the parking spaces at the Northern end of the site to prevent vehicles running over the adjacent footpath?

3. The self-build element has been removed from the original plans however this could be altered again if outline planning permission is granted.
4. Many residents have once again submitted their objections to the Red House Farm development highlighting the original concerns.
5. On the Plan the pram access is shown with two pointers mentioning ‘additional paving at pram crossing’. It needs to be pointed out that the left-hand pointer hits directly Red House Walk private land which runs up to the bridleway. Has the developer not checked this or is it the intention of the developer to use private land not in their ownership to construct paving at this proposed crossing point?

The Parish Council reiterates the original comments which are detailed below.

The application states that all matters are reserved apart from ‘access’ and ‘the number of dwellings to be accommodated’. Our comments and objections below are focused on the issues relevant to these two matters.

1. Built Environment

- SCLP 12.56 “The layout of the development should reflect the linear nature of the village”. This accords with the narrow nature of the site. This proposal does not reflect the linear nature of the village. But in order to accommodate the 18 dwellings required by ESC, the illustrative layout involves ‘back building’ which ESC has previously refused in the village.
- The development needs to be in keeping with the built environment of the rest of village which is low density; this OPA is high density and contrary to the existing street scene. It should also be visually complimentary to the award-winning Red House Walk complex opposite, the appearance of which ESC protects with restrictions on extensions and modifications.
- The proposed development represents an 18.9% increase in the number of dwellings within the Settlement Boundary.

- *The self-build element of the application, if successful, would extend the development period of the site.*

2. Highways Issues

- *In order to accommodate 18 dwellings, the application relies on 3 separate road access points on to the narrow Bridge Road. Although mention is made of these being within the 30mph limit, but only just, it omits to mention the Northern one is very close to a dangerous blind bend. The PC has previously raised this danger with SCC Highways who agreed and painted central white lines.*
- *SCC Highways have so far not responded and will no doubt make same point. **We would like the opportunity to comment on any alternative proposal from SCC when received.***
- *Concern is expressed about additional vehicles regularly travelling in and out of the village where there are only short footways and the roads are frequently used by pedestrians and horse riders (there are many livery business' nearby).*
- *The 'internal' roadways of the illustrative layout, lined with parked cars, will not accommodate a large refuse lorry nor allow it to turn round. The lorry will therefore stay on the main road resulting in the requirement for 36 bins (recycling and green), to be assembled on the proposed pathway; clearly impractical and unacceptable.*
- *Residents living directly opposite the proposed access points will be plagued by headlights shining in their windows as vehicles exit the development.*
- *Levington has only two street lights (one in private ownership) and residents do not wish to see a lit "estate" and additional light pollution.*

3. Natural Environment

- *The proposed development site immediately borders the AONB where a high density housing development would be inappropriate. The hinterland to the AONB should have sparse developments leading away from it.*
- *SCLP 12.56 "The southern and western boundaries of the site comprise existing hedgerows and trees which should be retained other than where their removal is required to provide access. Further landscaping on the eastern boundary of the site would provide a separation between the site and the farm to the east. The Area of Outstanding Natural Beauty lies to the south and west of the site and development will therefore need to be sympathetic to the surrounding landscape".*
 - *The existing natural mixed hedgerow along the site has been decimated by the applicant/landowner in advance of the submission of the application (and so now described by the applicant as "poor") and little of significance will be possible with 3 access points.*
 - *The indicative layout shows no landscaping to the East except speculative trees in private gardens.*

- *The proposed high density development immediately adjacent to the AONB will not be “sympathetic to the surrounding landscape”.*
- *In drawing up the current Local Plan, ESC (SCDC) unilaterally extended the Settlement Boundary into the countryside/natural environment. This is unwelcome by the PC. Should this application be approved at some time, there should be no further expansion of our Settlement Boundary. This encroachment into the natural environment is not supported.*

4. Village Facilities and Services

Levington is classified as a small village due to the lack of facilities including public transport (one mid-morning bus per day to Ipswich). A significant increase in journeys in private vehicles will be inevitable.

- *The local primary school in the neighbouring village of Nacton is full and it has been reported that there will be no places for village children from 2024. An S106 contribution does not create immediately available additional places.*
- *The village water main has burst numerous times in recent years (7 in the last 11 years, 3 in the last 2) causing interruption of supply and frustrating road closures for repairs. It needs complete replacement.*
- *The sewerage system has blocked a number of times and the adequacy and resilience of the treatment plant near Levington Creek has been questioned.*
- *Surface water drainage is a continual problem through the village with frequent flooding across the road near the site. The proposed infiltration basins not only take up space but their appearance is questionable along the frontage of the development.*

No additional demand should be placed on these facilities.

While these are not planning issues and involve other agencies, it is not reasonable or logical to ignore them in determining how many dwellings are appropriate for this site.

For the above reasons it is the considered view of the Parish Council that:

- *The proposed access layout is unsafe, and detrimental to the neighbouring properties.*
- *The Local Plan “requirement” for the site to provide 18 dwellings in the context of this specific village environment is flawed and impractical. The site is physically too small, the local services inadequate and the essential utilities too undependable, to accommodate the projected increase in population. A much smaller number of dwellings needs to be agreed.”*

As will be discussed in the officer reporting below, following further discussions with the Highway Authority, it transpired that the provision of a new pedestrian crossing point on the west-side of Bridge Road would not be deliverable due to insufficient highway land, or land under the Applicant’s control, being available to accommodate it. The crossing point was subsequently omitted. Given the change represented a reduction in development, aside from re-consultation with SCC Highways, there was no further consultation on the matter.

Consultee	Date consulted	Date reply received
East Suffolk Planning Policy	3 April 2023 3 July 2023	No response

Summary of comments:

First response received is summarised as follows:

- The site is allocated under Policy SCLP12.56 for approximately 20 dwellings.
- Allocation policy requires affordable housing; retention of existing trees and hedgerows; a design and layout that is responsive to the AONB setting of the site; a project level Habitats Regulation Assessment; and the provision of active travel infrastructure that connects to Bridge Road.
- Illustrative layout and accommodation schedule suggests proposed housing types, sizes and gardens that are consistent with the scale and character of the village.
- Clustering of homes into small groups with three separate access routes from Bridge Road is not typical of the village.
- Proposed development appears to be set back from Bridge Road in order to accommodate the sustainable drainage proposed.
- Layout indicates a building line that is inharmonious.
- Design and layout of dwellings on the site will be expected to take into account the requirements of Policy SCLP9.2: Sustainable Construction for proposals to improve the efficiency of heating, cooling and lighting of buildings by maximising daylight and passive solar gain through the orientation of buildings.
- Clustering homes in the way proposed prevents permeability.
- The proposed footway should be consistent with the Suffolk Design: Streets Guide.
- There is a missed opportunity to better connect the development with the surrounding Public Right of Way network.
- With regards to the recommendations of the East Suffolk Cycling and walking strategy, the site is located on Bridge Road, which connects directly to recommendation IF13 of the Ipswich to Felixstowe Key Corridor.
- Secure cycle parking needs to be provided to all dwellings.
- Vehicle parking should have regard to Suffolk Guidance for Parking (2019).
- Proposal complies with affordable housing and housing mix requirements established under Policies SCLP5.10 and SCLP5.8.
- Provision of six self-build dwellings is supported, as the Council's Self Build and Custom Build register data shows that there are 26 people specifically interested in self build in Levington alone, plus many more people that have shown interest for plots anywhere in the district.
- If six self-build plots are to be included, a design code would be required.
- Amenity concerns, in relation to future occupants, based upon the current layout.
- Plot 7 would overlook the private space of plots 2 and 6. Plot 10 would overlook plot 11's private amenity, and may also have views into the east elevation of the dwelling. Plot 17 may also overlook the private external space of plots 14 and 16.
- Plot 13 is an isolated flat over garage.
- Unclear how proposed drainage basins will add to the amenity value of the site.

- Developers are expected to deliver infrastructure required needed to support and service proposed developments. Infrastructure can be delivered on-site, where appropriate, or through CIL.
- Open space should be provided on new residential development sites to meet identified needs, in accordance with Policy SCLP8.2.
- Site is located in area which the Council's Open Space Report (2001) has identified experiences a lack of semi-natural greenspace and amenity green space.
- Levington has minimal open space provision within an accessible walking distance, although it is well connected to Public Right of Way routes through natural landscapes.
- Levington currently has no equipped play provision, despite having a population of around 250 and a housing mix that includes family homes.
- Nearest Locally Equipped Area for Play is located 3.5 miles away, representing an hour's walk or 20 minute cycle.
- Proposed development includes family-sized homes and can therefore be expected to increase the need for both green open space and play provision in the village.
- Site is not likely to be large enough to directly provide equipped play space or an suitable alternative green open space for dog/leisure walking, so a financial contribution towards off-site open space provision is likely to be most appropriate.
- Alternatively, improvements could be made to the Public Right of Way network to take visitors away from the sensitive river area.
- Current layout misses an opportunity for a pedestrian connection in the north western corner of the site to the PROW network, which should be rectified.
- Improvements to the PROW network should be provided through a financial contribution and agreement with the Highway Authority. Direct consultation with the community on which contribution option would be of most benefit to them is recommended.
- Allocation policy requires the retention of existing hedgerows and trees. The Design and Access Statement suggests that trees and hedgerows may need replacing due to being in a poor condition. Liaison with the Council's Specialist Services team is recommended to ascertain the best option, with retention being the preferred option if reasonable.
- Indicative layout does not indicate significant landscaping along the eastern and southern edge of the site, however, it is acknowledged that this detail may follow at the reserved matters stage.

The second response incorporates elements of repetition from the first response, but other points raised are summarised as follows:

- Mostly linear development along Bridge Road and Church Lane, with the exception of the Red House Walk development.
- Dwellings in the area are mostly large, detached homes on larger plots.
- Proposed layout is not linear in form and is therefore out of character with the settlement's development pattern.
- Number of dwellings proposed is consistent with Policy SCLP12.56.
- Material submitted indicates the provision of housing types, housing sizes, and plot sizes that are broadly consistent with the scale and character of the village, with the exception of plots 1, 2, 13, 17, and 18, which are positioned to the rear of plots/dwellings facing Bridge Road.
- If the proposed layout were to be retained through to reserved matters, residential amenity would need to be carefully considered.

- Relocation of the shared use path from being to the west of the hedging to being on the east side of the hedging is welcomed. This change fulfils Policy SCLP12.56's requirement for the retention of existing hedgerows and trees on the western side and provides a higher level of segregation for users of the shared path.
- Unclear what landscaping will be delivered along the eastern and southern boundaries, but acknowledged that this detail may follow at the reserved matters stage.
- Reduction in the number of accesses from three to two is welcomed, as this will allow more of the existing hedgerow to be retained and further reduces the potential for vehicle conflict with pedestrians and cyclists using the shared use path, thereby complying with Policy SCLP7.1.
- Reducing the number of access points from two to one would further reduce the amount of hedgerow to be removed, and may increase the space available for sustainable urban drainage systems and amenity green space.
- A single access point would be more consistent with the Red House Walk development opposite the site.
- Two metre wide shared path is likely to be acceptable, given it is a short stretch of path in a love movement area.
- Addition of a more direct connect point to Public Right of Way routes Footpath 1 and Bridleway 23 is also welcomed.
- Design of shared use path is not consistent with the Suffolk Design: Street Guide (2022).
- Surfacing of shared use path over the access points should be continuous.
- Noted that some of the dwellings are shown to have minimal or no front garden space. An increase in front garden areas and the inclusion of soft boundary treatments and plantings may be beneficial.
- No indication of Part M4(2) provision, Policy SCLP5.8 requires 50% of dwellings on proposals of 10 or more non-specialist dwellings to meet the requirements for accessible and adaptable dwellings.
- Noted that the self-build element has been omitted. There was no policy requirement for self-build plots as part of the proposal, however, it was in principle supported by the Council.
- Plot 13 raises residential amenity concerns.
- The flats over garages could give rise to amenity issues, if the spaces underneath the habitable accommodation are beyond the control of the occupants.
- Policy SCLP9.6 requires sustainable drainage systems (SuDS) in residential developments of 10 or more dwellings, unless demonstrated to be inappropriate. The policy also requires the drainage infrastructure to be integrated into the landscaping scheme and green infrastructure provision of the development, and contribute towards the overall design quality.
- For the SuDS to contribute towards the development's amenity greenspace, it must provide adequate amenity value. This can be achieved through high quality landscaping and being accessible and safe to use as recreational space when not wet.
- Permeable paving will not be adopted.

Consultee	Date consulted	Date reply received
Anglian Water	3 April 2023 4 April 2023	4 April 2023 28 April 2023

Summary of comments:

- No assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.
- The foul drainage from this development is in the catchment of Levington Water Recycling Centre that will have available capacity for these flows.
- Conditions recommended regarding foul drainage.
- Details submitted regarding the proposed method of surface water management does not relate to Anglian Water. As such, Anglian Water is unable to provide comments on the suitability of the surface water management. Advised that the advice of the Lead Local Flood Authority is sought.
- Environment Agency should also be consulted if the drainage system directly or indirectly involves the discharge of water into a main river.
- No objections to the development, subject to the recommended foul drainage condition.

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	3 April 2023	4 April 2023
	4 April 2023	4 April 2023

Summary of comments:

- Outlined the benefits of automatic fire sprinklers and dispelled the myths surrounding automatic fire sprinklers.
- Access to buildings for fire appliances and firefighters must meet with the requirements specific in Building Regulations Approved Document B.
- Suffolk Fire and Rescue also require a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2019 edition.
- No additional water supply for fire fighting purposes is required in respect of this planning application.
- Recommended that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of automatic fire sprinkler system.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	3 April 2023	12 April 2023

Summary of comments:

- No objections to the proposed development in principle.
- Acknowledge the receipt of the Geoenviro Solutions Ltd Phase 1 land contamination report dated January 2023. However, the report does not include details of any site walkover and inspection by a competent person, and therefore it is not satisfactory or comprehensive in assessing risk at this stage.

- A complete Stage 1, Tier 1 assessment report will be necessary prior to commencement of development and can be secured by planning condition.
- At this time therefore the full suite of contaminated land conditions are recommended.
- Unclear whether the dwellings might have air source heat pumps or similar technology. If not scaled and installed under permitted development rights, then a noise assessment could be required to ensure protection of amenity of existing residential properties.
- Conditions recommended regarding the construction phase, both control the working hours, and to ensure no unreasonable disturbance to existing residents from smoke, dust, noise, and light during this phase.

Consultee	Date consulted	Date reply received
East Suffolk Housing Development Team	3 April 2023	17 April 2023

Summary of comments:

- Delivery of affordable homes is a corporate priority and will be required on all schemes over 10 dwellings.
- At least 40% of all dwellings should meet the building regulations M4(2), both for market and affordable.
- Outlined preferred mix for proposed affordable homes:

Town/Parish: Levington File ref: DC/23/1138/OUT						
Tenure	Number of units	% (or No.) of 1 bed homes	% (or No.) of 2 bed homes	% (or No.) of 3 bed homes	% (or no.) of 4 bed homes	
Total homes	18	0.3	0.4	0.25	0.05	
Total AH homes	6					Total
Affordable rent	3	1	1	1	0	3
M4(2/3)		1	1	1	0	3
Total SO						
Shared Ownership	1	0	0	1	0	1
M4(2/3)		0	0	1	0	1
Total FH						
First Homes	2	1	1	0	0	2
M4(2/3)		1	1	0	0	2
Grand total	6	2	2	2	0	6

Consultee	Date consulted	Date reply received
East Suffolk Private Sector Housing	3 April 2023	No response

Summary of comments: No response received.

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	3 April 2023	12 April 2023

Summary of comments:

- High potential for the discovering 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.
- No grounds for refusal of permission in order to achieve preservation in situ of any important heritage assets.
- In accordance with paragraph 205 of the NPPF, 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.

Consultee	Date consulted	Date reply received
East Suffolk Ecology	3 April 2023	24 April 2023

Summary of comments:

- Site is located within the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Zone of Influence (Zone A) and is within 13km of the Sandlings Special Protection Area (SPA); the Deben Estuary SPA; the Deben Estuary Ramsar Site; the Stour and Orwell Estuaries SPA; the Stour and Orwell Estuaries Ramsar Site and the Orfordness-Shingle Street Special Area of Conservation (SAC).
- As recognised in the Ecology Report and Planning Statement, mitigation in the form of a financial contribution to the Suffolk Coast RAMS is required to address in-combination recreational disturbance impacts on habitats sites arising from new residential development.
- Submitted draft Heads of Terms for the S.106 agreement include securing this contribution and it should be ensured that this is included in the final agreement.
- Supporting text (paragraph 12.618) to the allocation policy identifies that a project level Habitats Regulations Assessment (HRA) is required to assess the potential for hydrological impacts to occur as a result of the development.
- The Local Plan HRA identifies the need for a project specific HRA as the site is within 700m of the Stour and Orwell Estuaries SPA and the Stour and Orwell Estuaries Ramsar Site.
- The application is accompanied by a Flood Risk and Drainage Strategy which sets out the proposed surface water drainage strategy for the site. This states that surface water will be disposed of through infiltration via a Sustainable Urban Drainage System (SUDS) which will ensure that potentially contaminated water will be cleansed before being allowed to infiltrate to ground.
- Application form states that foul water will be disposed via a main sewer connection.
- Subject to the proposed drainage strategy being acceptable to the Lead Local Authority, it is considered that it is sufficient to ensure that the development will not have an Adverse Effect on the integrity of any European designated sites as a result of hydrological impacts.

- As this is an outline planning application, the detailed suitability of the final foul and surface water drainage systems will need to be assessed via an HRA of the subsequent reserved matters application.
- A separate draft HRA record has been provided for the above conclusions.
- Whilst it is noted that Natural England have provided comments on this application in relation to mitigation of recreational disturbance impacts, as this does not provide comment on potential hydrological impacts, they must be consulted on the draft HRA record prior to the determination of this application.
- Ecology Report identifies that the development of the site will result in the loss of an area of acid grassland and sections of the western boundary hedgerow which is assessed as being a UK Priority habitat.
- Whilst it is acknowledged that this is an outline application, the submitted Indicative Site Layout drawing (ref. 1001 Rev. C) shows that the western hedgerow is proposed to be removed in its entirety, with some replacement planting along the new frontage of the site.
- Allocation policy requires the retention of the existing boundaries and the current proposal does not meet this requirement and would result in the complete loss of the UK Priority habitat. Additionally, the proposal would be contrary to the requirements of Policy SCLP10.1.
- Existing hedging and trees should be retained. Reinforcement planting should be secured alongside the retention of the existing hedgerow.
- With regard to the potential impacts on protected and or UK Priority species, it is considered that the submitted Ecology Report adequately assesses these and describes the necessary avoidance and mitigation measures.
- Should permission be granted the implementation of the identified measures, along with a scheme of ecological enhancements, should be secured using the recommended conditions.

Consultee	Date consulted	Date reply received
Disability Forum	3 April 2023	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	3 April 2023	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Natural England	3 April 2023 16 May 2023	17 April 2023 16 May 2023

Summary of comments:

First response received summarised as follows:

- As the competent authority, the Council is required to carry out a HRA and adhere to its conclusions.
- Site is located within the 'zone of influence' (ZOI) for one or more European designated sites, such as the Suffolk Coast RAMS.
- Anticipated that new residential development within this zone is 'likely to have a significant effect', when considered either alone or in combination, upon the qualifying features of the European Site due to the risk of increased recreational pressure that could be caused by that development and therefore such development will require an appropriate assessment.
- The Council has measures in place to manage these potential impacts through a strategic solution which, in the view of Natural England, will be sufficiently certain and effective in preventing adverse impacts on the integrity of those European Site(s) within the ZOI from recreational impacts associated with such development.
- Natural England is of the view that if these measures, including contributions to them, are implemented, they will be effective and reliable in preventing adverse effects on the integrity of the relevant European Site(s) from recreational impacts for the duration of the development proposed within the relevant ZOI.
- Providing the appropriate assessment concludes that the measures can be secured as planning conditions or obligations, and providing that there are not other likely significant effects identified which require consideration by way of appropriate assessment, Natural England is likely to be satisfied that your appropriate assessments will be able to ascertain with sufficient certainty that there will be no adverse effect on the integrity of the European Site from recreational pressure in view of the site's conservation objectives.

The second response received is summarised as follows:

- Identified that without mitigation the application would have an adverse effect on the integrity of European designated sites.
- To mitigate against adverse effects and make the development acceptable, the following mitigation measures are required:
 - Recreational Disturbance Avoidance Mitigation Strategy (RAMS) payment
 - Hydrology: Sustainable Urban Drainage System and foul water disposal via main sewer
- Noted that your authority, as the competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended).
- The completed appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question.
- Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England

advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

- A RAMS payment should be secured in order to rule out an adverse effect on the integrity of the identified European sites from recreational disturbance.
- Additionally, a Sustainable Urban Drainage System and the disposal of foul water via a main sewer is recommended in order to rule out an adverse effect on the integrity of the hydrologically sensitive European sites.
- Natural England recognise this may need assessing via a more detailed Habitats Regulations Assessment at the subsequent reserved matters application.
- We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Consultee	Date consulted	Date reply received
SCC Section 106 Officer	3 April 2023 6 June 2023	14 April 2023 6 June 2023 24 July 2023

Summary of comments: SCC have responded requesting the following S106 infrastructure requirements:

	Service Requirement	Capital Contribution
CIL	Education	
	- Primary School (expansion) @ £19,230 per place	£76,920
	- Secondary (new) @ £27,815 per place	£83,445
	- Sixth Form (expansion) @ £26,450 per place	£26,450
CIL	Libraries @£216 per dwelling	£3,888
CIL	Waste @£126 per dwelling	£2,268
CIL	Early Years @£19,230 per place	£38,460
S106	Secondary School Transport	£21,075
S106	Highways	TBC
S106	Monitoring fee (per trigger point)	£476

This response followed confirmation from the Council that all education contributions towards Brightwell Lakes secondary school will fall to CIL.

Consultee	Date consulted	Date reply received
SCC Cycling Officer	3 April 2023	No response

Summary of comments: No response received.

Consultee	Date consulted	Date reply received
Network Rail Property (Eastern Region - Anglia)	3 April 2023	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
Suffolk Police Design Out Crime Officer	3 April 2023	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
SUSTRANS	3 April 2023	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
East Suffolk CIL	3 April 2023	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
East Suffolk Building Control	3 April 2023	6 April 2023
Summary of comments: No comments to make.		

Consultee	Date consulted	Date reply received
East Suffolk Economic Development	3 April 2023	No response
Summary of comments: No response received.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	3 April 2023	25 April 2023

Summary of comments:

- Site lies immediately to the north of, but outside of the AONB boundary, and is allocated for housing in the Council's Local Plan.
- Site currently comprises grazing paddocks divided by post and rail fencing, with an unvegetated boundary to the east, south, and north. There is an intermittent and irregularly managed hedgerow along the western, roadside boundary.
- Sites falls with Landscape Character Area (LCA) M2 Trimley and Foxhall Estate Farmland, but the site shows few if any typical characteristics of the LCA.
- In respect of the landscape, the site can only be regarded as having a low to medium sensitivity to change.
- It is inevitable that the fundamental landscape character and fabric of the site itself will change if development is permitted, but it is also important and relevant to consider potential impacts on the character of the surrounding landscape.
- To the south and west, the application site may be regarded as being associated with the existing village context. This associated will moderate the magnitude of change to local landscape character that is likely to arise from development of the site.
- Road frontage hedge is to be removed to achieve visibility splays and accommodate a new footpath.
- The hedge has good potential to be restored and inter-planted to achieve positive local landscape contribution.
- Removal of hedge is of notable adverse harm to local landscape character.
- Proposed replacement hedge planting will in time, if well established, restore the loss the existing hedge.
- The open boundaries to the north, east, and south will also need addressing in respect of landscape mitigation planting. This is indicated on the submitted site layout plan, but will need further and more careful consideration later in the planning process should outline consent be granted.
- Overall, it is considered that, with suitable landscape mitigation planting, the development of this site is unlikely to give rise to any meaningful adverse impacts on local landscape character.
- With intervening built up areas within the village, there will be no relevant impacts on landscape character within the AONB boundary.
- No objections to the application on landscape grounds, provided that appropriate landscape mitigation planting can be secured by condition for submission at the reserved matters stage.

Consultee	Date consulted	Date reply received
Waste Management Services - East Suffolk Norse	3 April 2023	No response
Summary of comments: No response received.		

6. Third Party Representations

- 6.1. A total of 72 letters of representation has been received, including two neutral responses and 70 letters of objection. The representations received are summarised as follows:

Neutral responses

- There will be water supply and sewerage issues.
- Existing water main is due to be replaced due to leaks.
- Development could result in pressure issues.
- Mitigation measures required.
- Object to access strategy.
- Hedgerow must be retained in its entirety.
- Site is allocated.
- Proposal would include First Homes for local people, for the first time in 26 years.
- Village has seen a decline in young people.
- Support the provision of affordable homes and small starter homes.
- Affordable homes in the village have been purchased and extended, leading to a much higher percentage of larger homes in the village than is either appropriate or suitable to promote a sustainable age profile within the village.
- Self-build plots are likely to end up as large executive homes, unaffordable for families and working age people.
- Urge a planning condition compelling the builder/developer to offer for either sale or rent any affordable housing provision to young people who have a demonstrable connection to the village or the locality.

Letters of objection

- Highway impacts (safety and parking).
- Design does not conform to local character.
- Negative impact on ecology and wildlife.
- Project prioritises profit over community needs.
- Unacceptable increase in local population.
- Existing infrastructure insufficient to accommodate the development.
- Unclear refuse and waste arrangements.
- Negative impact on local internet speeds.
- Impacts of construction on amenity and highway safety.
- Hedgerow should be allowed to regrow.
- Number of new homes proposed should be reduced.
- Proposal needs more landscaping and trees.
- Homes should be set back from the road to reflect local character.
- Number of vehicular access points should be reduced.
- Design and density should align with nearby homes.
- Pedestrian/pram crossing on blind bend is unacceptable.
- Queried how the hedge will be maintained and by whom.
- Proposal would exacerbate existing flooding and drainage issues.
- Out of keeping with linear development in Levington.
- Harmful to the landscape of the AONB.
- New developments should be on brownfield land, not greenfield land.
- Pedestrian crossing cannot be achieved as the land is under separate ownership.
- Queried how the footpath would be maintained.
- No local facilities or school places.

- Proposal is not supported by the local community.
- Queried whether the drainage basins will be dry or wet.
- Footpath unlikely to be safe, as it will not be lit.
- Site was allocated a long time ago when new homes were needed, but this is no longer necessary due other sites having come forward in the District.
- Local Plan should be revised.
- Future residents will use landscaping in Red House Walk as a playground.
- Footpath should extend further along Bride Road to the old Fison Building.
- Decimation of hedgerow shows that the Applicant and planners have no interest in the village.
- Revisions to the application do not address local concerns.
- No significant public transport in Levington.
- Self-build housing should be withdrawn.
- Noise impacts.
- Development would set a precedent.
- No play equipment is proposed.
- Levington is an award-winning village that should not be spoilt.
- Homes in Red House Walk were 'opened' by the late Prince Phillip.
- Affordable housing cannot be supported, as it would provide accommodation for people on the Housing Register waiting lists, such as those in overcrowded or poor conditions, split families or people facing harassment, rather than young, local people in the village.
- Self-build homes have been omitted to increase profit.
- Based upon existing character and pattern of development in the locality, the site should be occupied by an average of 3 homes.
- Each property in the village has an average 1,998 square metres of land, whereas proposed homes would have 330 square metres each.
- Site may be subject to a covenant.
- Secretary of State has recently rejected a proposal in Kent due to non-compliance with the local design code.
- Proposed footpath is pointless and does not lead anywhere.
- Unacceptable in principle.
- Inappropriate in a Conservation Area.
- Allocation is at odds with the policy strategy for small villages.
- No objection to additional housing in the village and a percentage of affordable housing, but the impacts of the development need to be acceptable. Current number of homes is not in keeping with the village.
- Village experiences additional traffic when there are road closures on A14.
- Village suffers from low water pressure.
- Negative impact on residential amenity of existing neighbours.
- Anti-social behaviour.
- Fear of crime.
- Loss of view.
- Light pollution.
- Village strapline is "A village with a vibrant & caring community set in a treasured landscape".
- Proposal will reduce local house values.
- Do not recall local consultation on the site's allocation.

- Council should consider the interests of local residents rather than housing targets.
- Land between Ipswich and Felixstowe is being eroded for development.
- Disruption during construction.
- Development could take 10 years to build.
- Planning applications have been allowed for new buildings or extensions in front of existing building line, nor allowed changes in materials within Red House Walk.
- Insufficient information submitted.
- Sizewell C will put more pressure on water supply and pressures.
- Levington not a sustainable location for affordable homes.
- Area has rich archaeological heritage.
- Harm to listed building.
- Landscape harm.
- Requested that action be taken due to lack of consultation when the site was allocated.
- Fireworks could land in adjacent paddock on bonfire night.
- Open paddock contributes towards setting of nearby listed buildings.
- Contrary to the NPPF.

Publicity

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

Category	Published	Expiry	Publication
Major Application	6 April 2023	2 May 2023	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Major Application Date posted: 6 April 2023 Expiry date: 2 May 2023
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7. Planning policy

National Planning Policy Framework 2023

SCLP3.1 - Strategy for Growth (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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)

SCLP5.8 - Housing Mix (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.10 - Affordable Housing on Residential Developments (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.1 - Sustainable Transport (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)

SCLP8.2 - Open Space (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)

SCLP9.7 - Holistic Water Management (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)

SCLP10.3 - Environmental Quality (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)

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.7 - Archaeology (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.34 - Strategy for the Rural Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP12.56 - Land at Bridge Road, Levington (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (East Suffolk Council, Adopted May 2021)

Affordable Housing Supplementary Planning Document (East Suffolk Council, Adopted May 2022)

Sustainable Construction Supplementary Planning Document (East Suffolk Council, Adopted April 2022)

East Suffolk Cycling and Walking Strategy (East Suffolk Council, Adopted October 2022)

8. Planning Considerations

Principle of development

- 8.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. The Council's Development Plan in the context of this application consists of the East Suffolk Council – Suffolk Coastal Local Plan (Local Plan), adopted September 2020.
- 8.2. Other material considerations to the determination of the application include the Supplementary Planning Documents (SPDs) referred to in section 8 above; and the National Planning Policy Framework (2023), from herein referred to as the NPPF.
- 8.3. Levington is a village located in close proximity to the A14 and the A12, providing good access to Felixstowe and Ipswich, as well as other larger centres within the region through the strategic highway network. Onward public transport connections are available from Ipswich Train Station to London, Cambridge, Norwich, and Peterborough, albeit the bus connections from Levington to Ipswich are limited to a single daily service, and so there is inevitably reliance on private car movements to reach the town from the village.
- 8.4. Services within Levington include a pub and a village hall, and there is an existing employment site to the north of the village at Levington Park. The nearest primary school to the site is Nacton Church of England Primary School, and the nearest secondary school is Kesgrave High School. Both of these schools are close to capacity, however, additional education provision would be secured through CIL receipts generated by the proposed development should planning permission be granted.
- 8.5. With regards to its overarching profile, Levington has a population of approximately 259 residents, comprising 122 residential properties. There are only six socially rented properties in Levington which has experienced very little growth in recent years, with only one new home permitted in the village since the monitoring year of 2008/2009.

- 8.6. In terms of the settlement hierarchy established under Policy SCLP3.2, Levington is identified as a Small Village. The settlement hierarchy enables the Council to achieve its vision for the plan area, meeting the scale of development required and enhancing the quality of the built, natural, historic, social and cultural environments whilst sustaining the vitality of communities. The supporting text to Policy SCLP5.2 explains that Small Villages are identified due to their modest range of services, which will serve the needs of residents within the village. It goes on to say that Small Villages can also serve the needs of those living in other settlements or within the countryside nearby, and, as with Large Villages, development of new housing in Small Villages can help to support existing local services as well as contributing towards the mix of housing available in these villages.
- 8.7. Therefore, as part of the settlement hierarchy, Small Villages are, in principle, acknowledged to be suitable places to accommodate new housing. In recognition of this, Policy SCLP3.2 states that the development requirements for Small Villages will be delivered through site allocations, and through windfall development where it is facilitated through other Local Plan policies.
- 8.8. Subsequently, to promote sustainable development in Levington in accordance with the Council's spatial strategy, the application site has been allocated for the development of approximately 20 dwellings under Policy SCLP12.56 (Land at Bridge Road, Levington) of the Local Plan which states that:
- "0.75ha of land adjacent to Levington Park, Bridge Road, Levington, as shown on the Policies Map, is identified for the development of approximately 20 dwellings.
- Development will be expected to accord with the following criteria:
- a) Provision of affordable housing provision on site;
 - b) Retention of existing hedgerows and trees on the boundaries of the site;
 - c) Design and layout of the development to respond to the site's location close to the AONB;
 - d) A project level Habitats Regulation Assessment will be required; and
 - e) Provision of pedestrian connectivity to the footpath on Bridge Road."
- 8.9. To reflect the allocation of the site for residential development, the settlement boundary for Levington has been updated to incorporate the application site under Policy SCLP3.3 which explains that new development within defined settlement boundaries will be acceptable in principle, subject to consideration of other relevant policies of the development plan. Policy SCLP5.2 relates to housing development in Small Villages and reaffirms that residential development will be permitted within defined settlement boundaries where it comprises a small group of dwellings of a scale appropriate to the size, location and character of the village, or where it represents infill development.
- 8.10. Outline planning permission, with all matters reserved except for access, is being sought for 18 dwellings on the site, including six affordable homes. The quantum of development proposed aligns with the site's allocation for approximately 20 dwellings under Policy SCLP12.56. The remaining criteria of Policy SCLP12.56 are discussed further within the remainder of this report, albeit, as this is an outline application with all matters reserved except for access, the detailed design of the development would be for consideration at the reserved matters stage.

- 8.11. Policy SCLP12.56 represents the only residential allocation for Levington contained within the Local Plan and, through the proposed development, it would facilitate the addition of 18 dwellings to this village of approximately 122 properties, which is an increase of approximately 14% to the number of existing homes. The proposed development would also deliver six affordable homes in the village, with no other affordable homes planned within the village in the Local Plan.
- 8.12. It is recognised that the opportunities for sustainable modes of transport and access to services are limited in Levington, however, the adopted settlement hierarchy acknowledges that to promote sustainable development in rural areas, housing should be delivered where it can help to support existing local services and contribute towards the mix of housing available. This objective is consistent with paragraph 79 of the NPPF which recognises the importance of enhancing or maintaining the vitality of rural communities through the development of new housing. Specifically, paragraph 79 states that planning policies 'should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.'
- 8.13. Moreover, paragraph 105 of the NPPF recognises that the opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 8.14. To summarise, the principle of the proposed development accords with Policies SCLP3.2, SCLP3.3, and SCLP12.56. Moreover, as the principle of the site's residential development is established through its allocation in the Council's Development Plan, the proposed development would also be consistent with the relevant objectives contained in the NPPF, namely the achievement of a genuinely plan-led planning system and the delivery of a sufficient of supply of homes.

Access & highway matters

- 8.15. Policies SCLP7.1 and SCLP7.2 collectively seek to promote sustainable modes of transport; reduce conflict between highway users; and ensure that sufficient parking is provided having regard to adopted standards. The Council's adopted Cycling and Walking Strategy SPD has also been produced to encourage walking and cycling movements within the District through new developments and infrastructure provision.
- 8.16. The above policy objectives are reflected within paragraphs 100, 104, 107, 110 and 112 of the NPPF. Paragraph 111 of the NPPF is explicit that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.17. This application seeks outline planning permission with the details pursuant to the matter of access also sought for approval. The proposed development would be served by two points of access off Bridge Road. Initially, three points of access were proposed, however, following discussions with officers, the number of access points were reduced to two. This change was principally requested to allow for greater retention of the existing hedgerow along the site frontage, as well to facilitate improved placemaking. The change was not requested by the Highway Authority, Suffolk County Council Highways (SCC Highways).

- 8.18. A footpath is proposed within the site to facilitate pedestrian connectivity to the footpath on Bridge Road, as required by Policy SCLP12.56. During the determination period, the footpath was re-positioned from highway boundary to the east-side of the existing hedge, to allow for the retention of the existing hedge.
- 8.19. SCC Highways had requested the provision of a pedestrian/pram crossing on the west-side of Bridge Road to the north of the site, at the point where the internal site footpath would terminate at the eastern edge of the carriageway. This request was intended to enable enhanced connectivity to the existing Public Rights of Way network, specifically Footpath 1 and Bridleway 23, to the north-west of the site. The Applicant agreed to this amendment and submitted an updated Parameters Plan to incorporate it, but further discussions with SCC Highways highlighted that the crossing would not be deliverable due to insufficient highway land, or land under the control of the Applicant, being available to accommodate it. The crossing point was subsequently omitted from the proposed development.
- 8.20. Notwithstanding the above, it is considered that the proposed development would satisfy the pedestrian connectivity requirements of Policy SCLP12.56 by providing a footpath that would be secured as a 'permissive footpath' to be made available for use by members of the public in perpetuity through an obligation within the associated S.106 legal agreement.
- 8.21. Parking provision, including cycle parking and electric vehicle charging points, would need to be provided in accordance with the adopted standards, however, this level of detail would form part of the finer layout considerations at the reserved matters stage. Likewise, the internal road layout would be considered at the reserved matters stage. Even so, having regard to the size of the site and the quantum of development proposed, which aligns with the site's allocation policy, it is considered that a satisfactory parking and internal road layout could be achieved at the reserved matters stage in alignment with policy expectations and requirements. As will be discussed in the design section below, this is not an endorsement of all of the design elements shown on the submitted Indicative Layout.
- 8.22. The Highway Authority, Suffolk County Council Highways (SCC Highways), have been consulted on the application and returned no objections on highway grounds in its most recent consultation response.
- 8.23. To summarise, there are no objections to the application on highway grounds. The proposed development would accord with Policies SCLP7.1 and SCLP7.2, in addition to the relevant objectives contained within the NPPF.

Design & character of the area

- 8.24. Policy SCLP11.1 establishes a general requirement for all new development to reflect local distinctiveness and incorporate high-quality design principles with regards to appearance, scale, layout, and landscaping. Policy SCLP12.56 reaffirms these requirements with a particular emphasis on the need for the design and layout of the development to respond to the site's location close to the AONB. The impact of the proposed development on the AONB is discussed in the landscape character section below.

- 8.25. Paragraph 130 of the NPPF details that planning policies and decisions should ensure that developments function well and add to the overall quality of the area. To achieve this, developments must be visually attractive as a result of good architecture, layout, and effective landscaping. Moreover, developments must establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work, and visit.
- 8.26. The matters of scale, appearance, landscaping, and layout are reserved matters and are not subject to detailed consideration under this application. However, it is necessary under this application to reach a conclusion on the ability of the site to satisfactorily accommodate the quantum of development proposed. To inform this assessment, the Applicant has submitted a Parameters Plan and an Indicative Layout, with the former identifying key parameters for approval and compliance at the reserved matters stage, whilst the latter attempts to illustrative one way in which development could be satisfactorily achieved on the site.
- 8.27. The submitted Parameter Plan establishes that the existing hedgerows and trees on the site, including the hedgerow along Bridge Road, would be retained and reinforced; two points of access would be provided off Bridge Road; a new footpath would be provided along the full extent of the site frontage, on the east-side of the retained hedge; and the residential development, including the internal roads and other associated infrastructure, would be provided set-back from Bridge Road and the retained hedge. One further parameter specified on the plan relates to scale, specifically that the new dwellings would have no more than two-storeys. This is consistent with the prevailing character of the area and is considered to be acceptable. It is also worth noting that, aside from the general amenity green space shown around the perimeter of the site, additional landscaping and ornamental planting would be required within the residential development parcel indicated.
- 8.28. The final iteration of the Parameter Plan, as described above, incorporates amendments requested by officers in the interests of securing an improved design and character for the proposed development. Namely, the hedgerow along the site frontage had initially been proposed for removal, and three points of access were being sought. The retention of the hedge and the reduction in access points is strongly supported and will assist in the assimilation of the development into the transitional character of the site from the countryside to a village, as well as limiting the ecological impacts of the development.
- 8.29. The general layout shown on the Indicative Layout indicates that a mix of detached, semi-detached, and terraced homes could be provided in a broadly linear manner, albeit four dwellings are shown to be set behind the principal building line, towards the rear of the site. It is recognised that the four 'backland' dwellings would be at odds with the predominantly linear pattern of development in the street scene. However, as layout is a reserved matter, there would be an opportunity to address this element of the design at the appropriate stage of the planning process. Likewise, officers are of the view that the illustrative parking strategy, which includes some awkwardly sited garages and parking spaces, and the highway layout could both be improved upon at the reserved matters stage to achieve a suitably high standard of design.
- 8.30. From appraising the submitted drawings, it is apparent that 18 dwellings could be accommodated on the site with sufficient space to ensure that a high-quality strategy for

design and landscaping can be secured at the reserved matters stage. Therefore, to conclude, the amount of development proposed would be appropriate when having regard to the site's characteristics and constraints, and the detailed considerations surrounding design could be positively resolved through an application for reserved matters. To encourage early engagement on these matters, an informative is recommended advising that pre-application advice should be sought on the reserved matters prior to the submission of a formal application.

- 8.31. The proposed development would accord with Policies SCLP11.1 and SCLP12.56, in addition to the relevant objectives contained within the NPPF.

Amenity

- 8.32. Policies SCLP11.1 and Policy SCLP11.2 both emphasise the requirement for new developments to achieve an acceptable standard of residential amenity for existing and future occupants. This objective is reflected in the NPPF.
- 8.33. Whilst the precise location of the proposed dwellings within the site is a reserved matter, the developable area of the site is sufficiently distanced from existing residential properties to allow for the proposed dwellings to be orientated, designed, and positioned in a manner that respects the residential amenity enjoyed by neighbours.
- 8.34. Environmental Protection have been consulted on the application and have raised no objections subject to a condition requiring the submission and approval of a Construction Management Plan, and a condition restricting the hours of work during the construction phase.
- 8.35. There is considered to be sufficient space within the site for a layout to come forward which would provide for an acceptable standard of residential amenity for future occupiers. This would be assessed further at the reserved matters stage.
- 8.36. The proposed development would accord with Policies SCLP11.1 and SCLP11.2, in addition to the relevant objectives contained within the NPPF.

Open Space

- 8.37. Policy SCLP3.5 states that developers must consider the infrastructure requirements needed to support and service proposed development. All development will be expected to contribute as necessary towards infrastructure provision to meet the needs generated. It notes that off-site infrastructure will generally be funded by the Community Infrastructure Levy (CIL), whilst on-site infrastructure will generally be secured and funded through S.106 legal agreements.
- 8.38. Policy SCLP8.2 highlights that new residential development will be expected to contribute towards the provision of open space and recreational facilities, in order to benefit community health, well-being, and green infrastructure.
- 8.39. Paragraph 98 of the NPPF, amongst other matters, recognises the health and well-being benefits, as well as the wider environmental benefits, of high quality open space.

8.40. Given the size of the site, it is not considered to be large enough to deliver an area of high-quality open space on-site, as such off-site provision would be funded through CIL in accordance with Policies SCLP3.5 and SCLP8.2. The proposed development would therefore accord with Policies SCLP3.5 and SCLP8.2, and the relevant objectives contained within the NPPF.

Housing Mix

8.41. Policy SCLP5.8 sets out that proposals for new housing development will be expected to deliver the housing needed for different groups in the community as identified in the Strategic Housing Market Assessment (SHMA). It goes on to explain that new developments should provide a mix of housing tenures, types and sizes as appropriate to the site size, characteristics and location, as well as stipulating that for non-specialist residential developments of 10 or more dwellings at least 50% of the dwellings are required to comply with Building Regulations Part M4(2) (Accessible and Adaptable Dwellings).

8.42. Policy SCLP5.10 requires major residential development proposals to make provision for one in three units to be affordable dwellings, and to be made available to meet an identified local need, including needs for affordable housing for older people.

8.43. The above policy objectives are consistent with the policies contained within the NPPF which strive to achieve mixed communities through the delivery of housing to meet the needs of different groups, including affordable housing, family homes, and homes for people with disabilities.

8.44. In terms of affordable housing, the proposed development would deliver six affordable homes in accordance with the one in three requirement of Policy SCLP5.10. The following size and tenure split for the six affordable homes proposed has been agreed with the Council’s Housing Officer:

	Dwelling Size			
Tenure	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms
Affordable Rent	1	1	1	0
Shared Ownership	0	0	1	0
First Homes	1	1	0	0
Total	2	2	2	0

8.45. The above affordable housing mix would be secured through an obligation within the associated S.106 legal agreement.

8.46. In terms of market housing, the submitted Accommodation Schedule indicates a market housing mix which would be in general accordance with the SHMA. However, the Accommodation Schedule submitted also details the number of detached, semi-detached, terraced, and apartment properties proposed. This level of detail should be considered simultaneous to the reserved matters, given the spatial implications of the various house types proposed. As such, a condition is recommended for the market housing mix to be submitted for approval alongside the first application for reserved matter(s).

- 8.47. A condition is recommended requiring 50% of the dwelling to be compliant with Building Regulations Part M4(2).
- 8.48. To summarise, the proposed development would accord with Policies SCLP5.8 and SCLP5.10, in addition to the relevant objectives contained within the NPPF.

Landscape Character

- 8.49. Policy SCLP10.4 requires developments to be informed by the Suffolk Coastal Landscape Character Assessment (2018), the Settlement Sensitivity Assessment, or any updated landscape evidence. In doing so, it expects development proposals to demonstrate that they will protect and enhance the special qualities and features of the area; the visual relationship and environment around settlements and their landscape settings; distinctive landscape elements; visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features; and the growing network of green infrastructure.
- 8.50. Policy SCLP10.4 also specifies that development will not be permitted where it would have a significant adverse impact on the natural beauty and special qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB), that cannot be mitigated.
- 8.51. These policy objectives are reflected within the NPPF, including the requirement to recognise the intrinsic character and beauty of the countryside.
- 8.52. The site is located outside of, but adjacent to, the AONB. As defined by the Suffolk Coastal Landscape Character Assessment, the site falls within Landscape Character Area (LCA) M2 Trimley and Foxhall East Farmland. The site is located within the settlement boundary of Levington, as updated to reflect the allocation of the site for residential development.
- 8.53. The Council's Principal Landscape and Arboricultural Officer has reviewed the application and notes that the site shows few, if any, of the typical characteristics of the LCA. As such, the landscape can only be regarded as having a low to medium sensitivity to change. To the south and west of the site, the association with the existing village context moderates the magnitude of change to the local landscape character that is likely to arise as a result of the proposed development.
- 8.54. At the time the response was received from the Principal Landscape and Arboricultural Officer, the proposed development sought to remove the hedge from the site frontage. The removal of the hedge was considered to give rise to notable adverse harm to the local landscape character. This is because the existing hedge, whilst not found to be in the best condition, has good potential to be restored and inter-planted to achieve a positive local landscape contribution. The harm identified was tempered by the proposed new mixed species native hedge to be planted as a replacement, which in time, and if well established, would have restored the loss of the existing landscape element. Additional planting is also required, and proposed, along the open site boundaries to the north, east, and south and will need further and more careful consideration at the reserved matters stage.

- 8.55. Subsequently, even when account for the originally proposed hedge removal, the Principal Landscape and Arboricultural Officer concluded that, subject to suitable landscape mitigation planting, the proposed development is unlikely to give rise to any meaningful adverse impacts on local landscape character. Additionally, when having regard to the intervening built-up areas within the village, there will be no relevant impacts on landscape character within the AONB boundary. Therefore, they raised no objections to the proposed development on landscape grounds.
- 8.56. Given the hedge along the site frontage is now proposed for retention and reinforcement with supplementary planting, the adverse landscape harm of the development can only have been reduced, so the absence of objection on landscape grounds remains.
- 8.57. To summarise, the proposed development would accord with Policy SCLP10.4, in addition to the relevant objectives contained within the NPPF.

Trees

- 8.58. Policy SCLP10.4 states that, amongst other matters, development proposals will be expected to demonstrate that their location, scale, form, design and materials will protect and enhance distinctive landscape elements including trees, hedgerows, and field boundaries, and their function as ecological corridors. Likewise, Policy SCLP10.1 requires developments to maintain, restore, or enhance the existing green infrastructure network and positive contribute towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and improvement to linkages between habitats.
- 8.59. Policy SCLP12.56 requires the retention of existing hedgerows and trees on the boundaries of the site.
- 8.60. Paragraph 131 of the NPPF highlights the importance of trees for helping to mitigate against and adapt to climate change and requires existing trees to be 'retained wherever possible'.
- 8.61. As aforementioned, the site's eastern, southern, and northern boundaries are predominantly open and unvegetated. There is an existing hedgerow along the site's western boundary, adjacent to Bridge Road. Despite the initial proposal to remove the existing hedgerow, the updated Parameter Plan illustrates the retention of the existing hedge and vegetation on the site. This is reflected on the Indicative Layout submitted for consideration.
- 8.62. On the basis that the existing hedgerow and vegetation is to be retained and reinforced through additional planting, the details of which are to be agreed at the reserved matters stage, there are no objections to the proposed development with regards to tree or hedgerow impacts.
- 8.63. The proposed development would accord with Policies SCLP10.4, SCLP10.1, and SCLP12.56, in addition to the relevant objectives contained within the NPPF.

Ecology

- 8.64. As set out above in relation to trees, Policy SCLP10.1 requires developments to maintain, restore, or enhance the existing green infrastructure network and positively contribute towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and improvement to linkages between habitats.
- 8.65. Policy SCLP12.56 requires a project level Habitats Regulations Assessment for the proposed development of the site.
- 8.66. Paragraph 170 of the NPPF is also explicit that planning decisions should contribute to and enhance the local environment by minimising impacts on and providing net gains for biodiversity.
- 8.67. The application site is within the Suffolk Coast Recreational Disturbance Avoidance Mitigation Strategy (RAMS) Zone of Influence (Zone A) and is within 13km of the Sandlings Special Protection Area (SPA); the Deben Estuary SPA; the Deben Estuary Ramsar Site and the Orfordness-Shingle Street Special Area of Conservation (SAC).
- 8.68. The application is supported by an Ecology Report, prepared by MHE Consulting Ltd and dated February 2023, which assesses the likely impact of the proposed development on Protected and Priority Habitats and Species, as well as the identification of proportionate mitigation measures. The Council's Ecologist has reviewed the application and is satisfied with the conclusions reached within the Ecology Report subject to recommended conditions.
- 8.69. The Council's Ecologist did note in their response that the removal of the hedge along the site's western boundary would result in the loss of a UK Priority habitat. To align with policy requirements, it was asserted that the UK Priority habitat should be retained, protected, and enhanced as part of the development. Following the receipt of the response, the application was amended to retain the hedgerow and so this concern has since been addressed.
- 8.70. It is recognised within the submitted Ecology Report and Planning Statement that mitigation, in the form of a financial contribution to the Suffolk Coast RAMS, is required to address in-combination recreational disturbance impacts on habitats sites (European designated sites) arising from new residential development. This contribution would be secured through the associated S.106 legal agreement.
- 8.71. In addition to addressing the in-combination recreational disturbance impacts, the allocation policy for the site identifies that a project level Habitats Regulations Assessment (HRA) is required to assess the potential for hydrological impacts to occur as a result of the development. The Local Plan HRA, prepared by Footprint Ecology and dated December 2018, identifies the need for this as the site is within 700m of the Stour and Orwell Estuaries SPA and the Stour and Orwell Estuaries Ramsar Site.
- 8.72. The application is accompanied by a Flood Risk and Drainage Strategy, prepared by G.H. Bullard and Associates LLP and dated June 2023, which sets out the proposed surface water drainage strategy for the site. It explains that surface water from the development will be disposed of through infiltration via a Sustainable Urban Drainage System (SuDs) which will ensure that potentially contaminated water will be cleansed before being

allowed to infiltrate to ground. It is understood that, as stated on the application form, the foul water will be disposed of via a main sewer connection.

- 8.73. As will be discussed in the below section on flood risk and drainage, the proposed flood risk and drainage strategy is acceptable to the Lead Local Flood Authority (LLFA), Suffolk County Council. Subsequently, it is considered that the strategy is sufficient to ensure that the development will not have an adverse effect on the integrity of any European designated sites as a result of hydrological impacts. However, as this is an outline planning application, the detailed suitability of the final foul and surface water drainage systems will need to be assessed via an HRA of the subsequent details submitted for approval with regards to drainage, either as part of the reserved matters application or through the discharge of conditions.
- 8.74. A separated draft HRA record has been completed to inform the above conclusions. Natural England have been consulted on the application and the draft HRA and have returned no objections to the proposed development. The draft HRA has consequently become an adopted HRA.
- 8.75. The proposed development would accord with Policies SCLP10.1 and SCLP12.56, in addition to the relevant objectives contained within the NPPF.

Flood Risk and Drainage

- 8.76. Policy SCLP9.6 states that developments should use sustainable drainage systems to drain surface water, and that developments of 10 dwellings or more will be required to utilise sustainable drainage systems (SuDs), unless demonstrated to be inappropriate.
- 8.77. Paragraph 168 of the NPPF reaffirms the above policy objectives and establishes that, when considering the SuDs used, regard should be given to the advice received from the LLFA.
- 8.78. The application site is located within Flood Zone 1 where the risk of flooding is low. A Flood Risk and Drainage Strategy, prepared by G.H. Bullard & Associates LLP and dated June 2023, has been submitted in support of the planning application. This outlines that the surface water from the development will be disposed of through infiltration by incorporating SuDs, including a basin, permeable paving, and rain gardens. In terms of foul water, it is proposed that the development would be connected to the public sewer through an agreement with Anglian Water.
- 8.79. The LLFA, Suffolk County Council, has been consulted on the application and, following the submission of updated information, returned no objections to the development subject to the imposition of recommended conditions.
- 8.80. Anglian Water has been consulted on the application. Their response identifies that the site is within the catchment of the Levington Water Recycling Centre which it is confirmed would have available capacity for the proposed flows. Anglian Water has raised no objections to the development subject to a condition requiring the submission and approval of a detailed foul drainage strategy.

- 8.81. The proposed development would accord with Policy SCLP9.6, in addition to the relevant objectives contained within the NPPF.

Contamination

- 8.82. Policy SCLP10.3 states that development proposals will be expected to protect the quality of the environment and to minimise and, where possible, reduce all forms of pollution and contamination. This objective is also contained within the NPPF.
- 8.83. The application is supported by a Phase 1: Desktop Study and Preliminary Risk Assessment Report, prepared by GeoEnviro Solutions Ltd and dated January 2023. Environmental Protection have reviewed the submission and have no objections to the proposed development in principle. However, as the submitted report does not include details of any site walkover and inspection by a competent person, a complete Stage 1, Tier 1 assessment report will need to be submitted and approved prior to the commencement of development. It is proposed that this assessment can be secured by a planning condition, and Environmental Protection have recommended a full suite of contaminated land conditions. Further conditions have been recommended in relation to minimising the impacts of the construction phase of development on the amenity of existing residential properties.
- 8.84. It has also been queried by Environmental Protection whether the proposed dwellings would be served by air source heat pumps or similar, on the basis that a noise assessment could be required if they were not scaled and installed under permitted development rights. This level of detail has yet to be established and will be assessed further at the reserved matters stage.
- 8.85. The proposed development would accord with Policy SCLP10.3, in addition to the relevant objectives contained within the NPPF.

Sustainability

- 8.86. Policy SCLP9.2 requires all new developments of more than 10 dwellings to achieve higher energy efficiency standards which result in a 20% reduction in CO2 emissions below the Target CO2 Emission Rate (TER) set out in the Building Regulations, unless the applicant can demonstrate, to the satisfaction of the Council, that it is not viable or feasible to meet the standards. Additionally, all new residential development should achieve the optional technical standards in terms of water efficiency of 110 litres per person, per day. Proposals should also improve the efficiency of heating, cooling and lighting of buildings by maximising daylight and passive solar gain through the orientation of buildings. Further guidance on this topic can be found within the adopted Sustainable Construction SPD.
- 8.87. To demonstrate compliance with the requirements of Policy SCLP9.2 a condition is recommended to secure the submission and approval of a Sustainability Statement prior to the commencement of development.
- 8.88. The passive measures for securing energy efficiency, such as layout and orientation, will be assessed further at the reserved matters stage.

- 8.89. The proposed development would accord with Policy SCLP9.2, in addition to the relevant objectives contained within the NPPF.

Archaeology

- 8.90. Policy SCLP11.7 seeks to ensure that provision is made for the preservation of important archaeological remains. It explains that archaeological planning conditions or obligations will be imposed on consents as appropriate.
- 8.91. SCC Archaeology have reviewed the application and identified that there is high potential for the discovery of below ground heritage assets of archaeological importance within the area. This means that any groundworks associated with the development have the potential to damage or destroy any archaeological remains which may be present within the site boundary.
- 8.92. Notwithstanding the above, SCC Archaeology have explicitly stated that 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 paragraph 205 of the NPPF, SCC Archaeology have recommended that any planning permission granted be subject to their suggested conditions.
- 8.93. The proposed development would accord with Policy SCLP11.7, in addition to the relevant objectives contained within the NPPF.

CIL

- 8.94. SCC have reviewed the application and responded to the application outlining the infrastructure needs they expect the development to address. The table below outlines the capital contributions that would form the basis of a future bid by SCC to the Council for CIL funds, as well as the S.106 obligations sought, if planning permission is granted and implemented:

	Service Requirement	Capital Contribution
CIL	Education	
	- Primary School (expansion) @ £19,230 per place	£76,920
	- Secondary (new) @ £27,815 per place	£83,445
	- Sixth Form (expansion) @ £26,450 per place	£26,450
CIL	Libraries @£216 per dwelling	£3,888
CIL	Waste @£126 per dwelling	£2,268
CIL	Early Years @£19,230 per place	£38,460
S106	Secondary School Transport	£21,075
S106	Highways	TBC
S106	Monitoring fee (per trigger point)	£476

9. Conclusion

- 9.1. To conclude, the application site is allocated for residential development of approximately 20 dwellings under Policy SCLP12.56 of the Local Plan. The principle of the proposed

development of the site for 18 dwellings, including six affordable homes, is subsequently considered to be acceptable.

- 9.2. The application is made in outline with all matters reserved except for access. Details in relation to layout, scale, appearance, and landscaping would therefore be subject to consideration at the reserved matters stage. The two access points proposed have been assessed by the Highway Authority, SCC Highways, who have returned no objections subject to conditions.
- 9.3. Officers are content that, whilst there are elements of the Indicative Layout which will require refinement and further consideration at the reserved matters stage, the overall parameters established, including the retention of the existing hedge, the provision of a footpath within the site, and the delivery of 18 dwellings, are acceptable and will facilitate a suitably high-standard of design for consideration and approval under the reserved matters application(s).
- 9.4. There are no concerns, or harms, that have been identified with regards to design, amenity, landscape character, trees, ecology, flood risk and drainage, contamination, sustainability, archaeology, and infrastructure, that cannot be mitigated through conditions, planning obligations, CIL, or careful consideration at the reserved matters stage. With this in mind, the proposed development is considered to accord with Development Plan as a whole and the objectives contained within the NPPF. The proposed development therefore represents sustainable development.

10. Recommendation

- 10.1. Authority to approve subject to the agreement of conditions and the completion of a S.106 legal agreement.

11. Section 106 – Draft Heads of Terms

- Provision of Affordable Housing at a rate of one in three dwellings in accordance with the house types and tenures agreed with the Council.
- A Secondary School Transport Contribution to be used to fund school transport provision for a minimum of five years for secondary-age pupils.
- Financial contribution to mitigate in-combination effects on European designated sites in accordance with the Suffolk Recreational Avoidance and Mitigation Strategy.
- Arrangements to secure the footpath proposed within the site as a Permissive Path for use by members of the public in perpetuity.

12. Draft Conditions

1. Application for approval of reserved matters shall be made not later than the expiration of three years beginning with the date of this permission.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: This condition is imposed in accordance with Section 92 of the Town and Country Planning Act 1990.

2. This permission is an outline planning permission issued in accordance with the Town and Country Planning (General Development Procedure Order (2010)) and before work on the development is begun, approval of the details of the following, herein called the "reserved matters", shall be obtained from the local planning authority:

- The quantity, type and layout of buildings within the proposed development;
- The precise height, width and length of individual buildings;
- The appearance of buildings (including proposed materials);
- Access details within the site for vehicles, cycles and pedestrians, including the new footpath in accordance with Parameters Plan drawing number 1001.1 Rev. C; and
- Landscape proposals, including boundary planting and the retention and reinforcement of the existing hedge in accordance with Parameters Plan drawing number 1001.1 Rev. C.

Reason: As provided for in the Town and Country Planning (General Development Procedure Order (2010)) no such details having been given in the application

3. The development hereby permitted shall comprise not more than 18 dwellings.

Reason: To ensure that the amount of development sought for approval at the reserved matters stage does not exceed the threshold deemed suitable for achieving sustainable development.

4. Prior to commencement of development and concurrent with the submission of the first reserved matter(s) application, a housing mix strategy shall be submitted to and approved in writing by the local planning authority, in order to demonstrate how the proposed development will deliver an appropriate mix of dwellings across the development.

Reason: This is a pre-commencement condition to ensure the development provides a mix of housing in accordance with policy SCLP5.8 (Housing Mix) of the East Suffolk Council - Suffolk Coastal Local Plan (2020).

5. No other part of the development hereby permitted shall be commenced until the new accesses have been laid out and completed in all respects in accordance with drawing no. 1001 Rev. F with entrance widths of 4.5 metres for a distance of 5 metres measured from the nearside edge of the metalled carriageway. 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.

6. Prior to the development hereby permitted being first occupied, the new accesses onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development

7. Before the development is commenced 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 including any system to dispose of the water.

The approved scheme shall be carried out in its entirety before the accesses are first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on 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. This is a pre-commencement condition because insufficient details have been submitted at planning stage.

8. Before the development is commenced, details of a new footway along the Western edge of the development site shall be submitted to and approved in writing by the Local Planning Authority. The footway shall be laid out and constructed to base course before the development is first occupied and fully completed prior to the occupation of the eighteenth dwelling hereby approved in accordance with the approved scheme. The footway shall be retained thereafter in its approved form.

Reason: In the interests of highway safety and sustainable development by providing a footway at an appropriate time where no provision may deter people from walking. This is a pre-commencement condition because insufficient details have been submitted at planning stage.

9. 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 bin storage and presentation/collection area shall be provided for each dwelling prior to its first occupation 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.

10. Before the development is commenced details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented for each dwelling prior to its first occupation and retained as such thereafter.

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking (2019). This is a pre-commencement condition because it must be demonstrated that the development can accommodate sufficient cycle storage before construction works may make this prohibitive and in the interests of ensuring that sustainable transport options are provided.

11. Before the development is commenced details of the infrastructure to be provided for electric vehicle charging points 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: In the interests of sustainable travel provision and compliance with Local Plan Sustainable Transport Policies. This needs to be a pre-commencement condition to avoid expensive remedial action which adversely impacts on the viability of the provision of electric vehicle infrastructure if a suitable scheme cannot be retrospectively designed and built.

12. 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 and
- m) monitoring and review mechanisms.
- n) details of deliveries times to the site during construction phase.
- o) details of lighting during the 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, and the amenity and protection of the local environment. This is a pre-commencement condition because an approved Construction Management Plan must be in place at the outset of the development.

13. Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 43 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

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.

14. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved Flood Risk and Drainage Strategy, prepared by G.H. Bullards and Associates Ltd and dated June 2023, and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or $2l/s/ha$ for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
 - g. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

h. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include: Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-

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

The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

15. Within 28 days of practical completion of the last dwelling or unit, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and 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 required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk within the county of Suffolk.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

16. Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the first dwelling, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To prevent environmental and amenity problems arising from flooding.

17. Development must be undertaken in accordance with the ecological avoidance, mitigation and enhancement measures identified within the Ecology Report (MHE Consulting, February 2023 REV 1) 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.

18. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants 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.

19. Commensurate with the Reserved Matters application, a "lighting design strategy for biodiversity" 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.

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.

20. Commensurate with the Reserved Matters application, an Ecological Enhancement Strategy based on the recommendations made within the Ecology Report (MHE Consulting, February 2023 REV 1) and addressing in detail how ecological enhancements will be achieved on site, will be submitted to and approved in writing by the local planning authority. Ecological enhancement measures will be delivered and retained in accordance with the approved Strategy.

Reason: To ensure that the development delivers ecological enhancements.

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

- a. Description and evaluation of features to be managed.
- b. Ecological trends and constraints on site that might influence management.
- c. Aims and objectives of management.
- d. Appropriate management options for achieving aims and objectives.
- e. Prescriptions for management actions.
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g. Details of the body or organization responsible for implementation of the plan.
- h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: This is a pre-commencement condition to safeguard biodiversity and protected species in accordance with Policy SP14 and Policy DM27 of the East Suffolk Council - Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (2013) and the National Planning Policy Framework.

22. If the Reserved Matters application for this Outline planning consent is not submitted within 2 years from the date of this Outline planning consent, or if it is submitted and approved but not commenced within 2 years of this planning consent, the approved ecological measures secured through Conditions 17, 18, 19, 20, and 21 shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the ecological receptors present on the application site and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that ecological mitigation measures are appropriately delivered based on up-to-date evidence.

23. The landscape works to be approved at Reserved Matters stage shall be implemented not later than the first planting season following commencement 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 five 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 thereafter and shall be retained and maintained.

Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

24. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees and hedgerows, as shown on drawing number 1001.1 Rev. C, and the appropriate working methods in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction – Recommendations, or in an equivalent British Standard if replaced, have been submitted to and approved in writing by the Local Planning Authority. The scheme for the protection of the retained trees shall be carried out as approved.

Reason: This is a pre-commencement condition to safeguard the contribution to the character of the locality provided by the trees and hedgerow.

25. No retained existing hedgerows or trees shall be felled, uprooted, destroyed, or wilfully damaged in any manner without the prior written approval of the local planning authority. If any retained hedgerows or trees are felled, uprooted, destroyed or wilfully damaged, or dies or becomes seriously diseased within five years of the completion of the development, it shall be replaced during the first available planting season with trees and/or hedgerows and shrubs of a size and species which have previously been agreed in writing with the local planning authority.

Reason: To safeguard the visual amenity provided by the trees and hedgerows.

26. No development shall take place within the 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: This is a pre-commencement condition to safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2019).

27. 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 26 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SCLP11.7 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2019).

28. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, and approved in writing by, the local planning authority:

1) A desk study and site reconnaissance, including:

- a detailed appraisal of the history of the site; ORDK
- an inspection and assessment of current site conditions;
- an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
- a conceptual site model indicating sources, pathways and receptors; and
- a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

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

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

All site investigations must be undertaken by a competent person and conform to current guidance and best practice, including BS8485:2015+A1:2019, BS10175:2011+A2:2017 and Land Contamination Risk Management.

Reason: This is a pre-commencement condition 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.

29. 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 BS8485:2015+A1:2019 and Land Contamination Risk Management.

Reason: This is a pre-commencement condition 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.

30. Prior to any occupation or use of the approved development the RMS approved under condition 2 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

Reason: This is a pre-commencement condition 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.

31. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:

- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
- evidence that the RMS approved under condition 2 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.

The validation report must be prepared by a competent person and conform to current guidance and best practice, including BS8485:2015+A1:2019, CIRIA C735 and Land Contamination Risk Management.

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.

32. 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.

33. Unless otherwise agreed in writing with the Local Planning Authority, the Hours of working during the construction phase shall be - Monday to Friday 08:00 until 18:00 hours; Saturday 08:00 until 13:00 hours; and no work shall take place on Sundays & Bank Holidays.

Reason: In the interests of amenity and the protection of the local environment.

34. An application for the approval of the reserved matters shall include provision for 50% of all dwellings to meet the Requirements of M4(2) (or M4(3)) of Part M of the Building Regulations for accessible and adaptable dwellings. Drawings and/ or documents shall list which units/plots meet the M4(2) (or M4(3)) standards.

Reason: To ensure the development complies with Policy SCLP5.8 of the East Suffolk Council –Suffolk Coastal Local Plan (2020).

35. Prior to commencement of the hereby approved development, a detailed sustainability and energy statement shall be submitted to and approved in writing by the local planning authority. The statement shall detail how the dwellings hereby permitted achieve current sustainability standards with regard to water, materials, energy, ecology and adaptation to

climate change. Development shall be undertaken in accordance with the approved statement, unless otherwise approved in writing by the local planning authority.

Reason: This is a pre-commencement condition to ensure a sustainable standard of design interest of addressing climate change to secure sustainable development in accordance with Policy SCLP9.2 of the East Suffolk Council – Suffolk Coastal Local Plan (2020).

36. Prior to first occupation of the hereby approved development, details of all measures that have been completed as stated in the sustainability and energy statement (approved under Condition 35), shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the finished development implements the approved sustainable measures to comply with Policy SCLP9.2 of the East Suffolk Council – Suffolk Coastal Local Plan (2020).

37. Prior to first occupation of the hereby approved development, evidence of energy performance and water efficiency standards shall be submitted to, and approved in writing by, the local planning authority.

The dwelling(s) within the hereby approved development should achieve the optional technical standard in terms of water efficiency of 110 litres/person/day, as measured in accordance with a methodology approved by Building Regulations Approved Document G. Exceptions should only apply where they are expressed in the Building Regulations or where applicants can demonstrate, to the satisfaction of the Council, that it is not viable or feasible to meet the standards.

Reason: To ensure that the finished dwelling(s) 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 dwelling(s).

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. Prior to the submission of any future reserved matter(s) application(s), the Applicant is encouraged to seek planning pre-application advice to ensure that any potential concerns in relation to the detailed design of the development, including its responsiveness to local character and distinctive, can be overcome at an early stage.
3. 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.

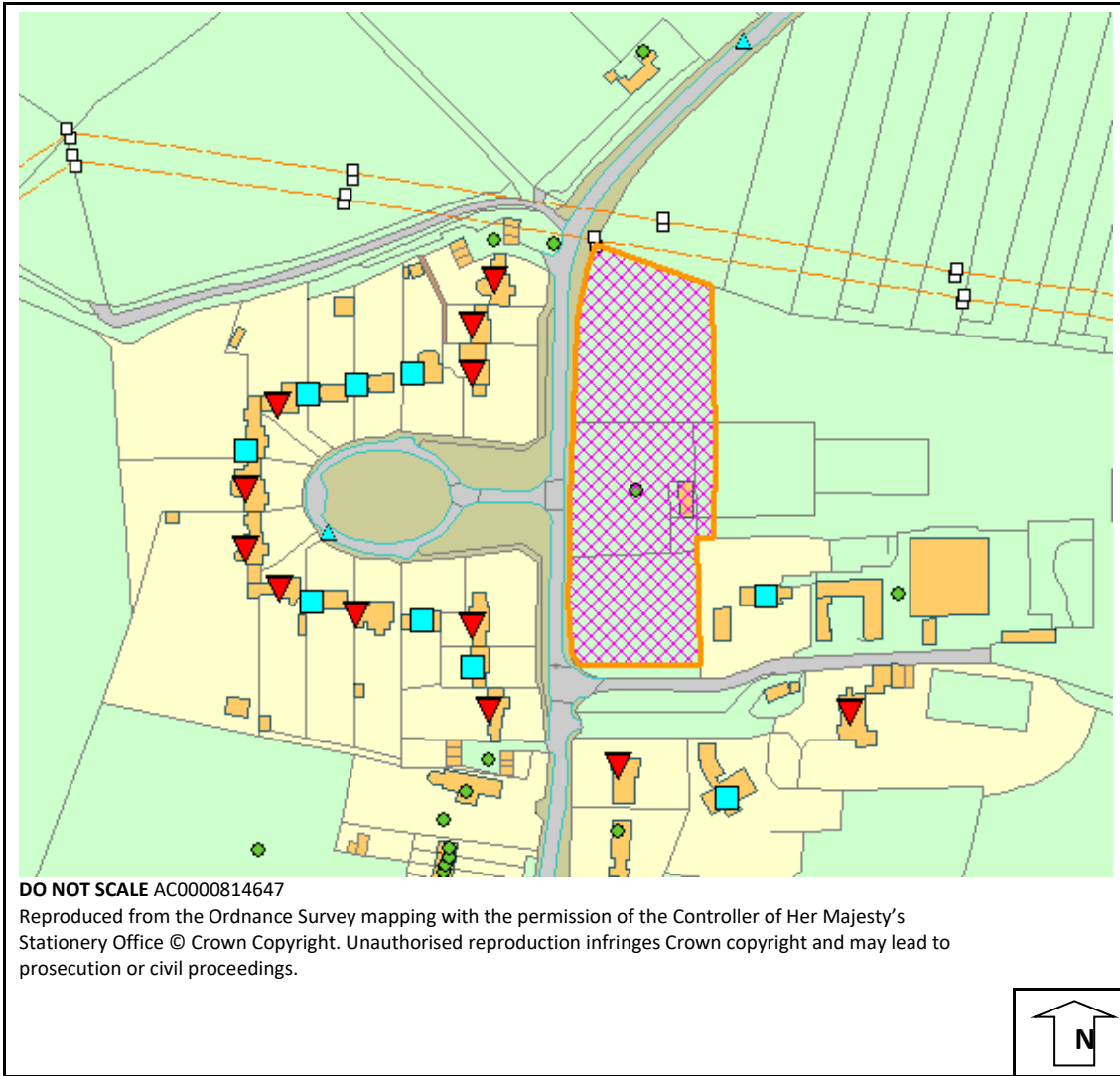
4. A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.
5. The applicant is advised that the proposed development is likely to require the naming of new street(s) and numbering of new properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. You should contact the Property Information Team (01394 444261), which is responsible on behalf of the Council for the statutory street naming and numbering function.
6. 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. Further details on the related advisory services and charges can be found here: <http://www.suffolk.gov.uk/archaeology/>
7. The proposed development referred to in this planning permission is a chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act (2008) and the CIL Regulations (2010) (as amended).

Please note: the Council will issue a Liability Notice for the development once liability has been assumed. Liability must be assumed prior to the commencement of development. Failure to comply with the correct process as detailed in the regulations may result in surcharges and enforcement action and the liable party will lose the right to pay by instalments. Full details of the process for the payment of CIL can be found at <http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/>

Background information

See application reference DC/23/1138/OUT on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support