



Committee Report

Planning Committee North - 10 October 2023

Application no DC/23/2803/FUL

Location

Gun Hill Cottage
South Green
Southwold
Suffolk
IP18 6HF

Expiry date 20 September 2023

Application type Full Application

Applicant Mr And Ms Benjamin And Kate Croft And Egerton

Parish Southwold

Proposal Demolition of dwelling and erection of Replacement Dwelling.

Case Officer Iain Robertson
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1. Summary

- 1.1. Planning permission is sought for the “Demolition of dwelling and erection of Replacement Dwelling”.
- 1.2. The site is situated within the Southwold Conservation Area and Suffolk Coast and Heaths AONB; the building to be demolished is not a Heritage Asset, the proposed replacement dwelling is of high-quality design and would represent an enhancement to the Character and Appearance of the Conservation Area and can therefore be supported.
- 1.3. The application is presented to members as the area of land required to gain access to the site, which forms part of the application site is owned by East Suffolk Council, which automatically triggers referral to Planning Committee.
- 1.4. The proposal is considered to accord with the Development Plan and is recommended for Approval by Officers.

2. Site Description

- 2.1. Gun Hill Cottage is situated within the Marine Villas Character Area of the Southwold Conservation Area. The existing property is not Listed and is not considered to be a Non-Designated Heritage Asset (NDHA).
- 2.2. The Marine Villas Character Area began to be developed in the early-nineteenth century, when a number of genteel residences were constructed. Development continued throughout the century, resulting in a delightful array of architecture characterised by playfulness and variety.
- 2.3. Gun Hill Cottage first appears in the 1882 OS Map. The appearance of Gun Hill Cottage has been substantially altered over the past century, and it currently features cement-rendered elevations with applied timbers and a concrete tiled roof. Its current appearance detracts from the character and appearance of the surrounding conservation area, and therefore the site presents an opportunity for enhancement.
- 2.4. Opposite the property is Gun Hill Place, a Grade II Listed Building dating from the early-nineteenth century. The site faces onto the South Green and Gun Hill to the southwest, which are designated 'Village Green', meandering between larger grounds eastward to the public footpath which connects onto Southwold beach.

3. Proposal

- 3.1. The proposed building is a two-storey cottage with two bedrooms, designed in a contemporary manner. Gun Hill Cottage is a replacement dwelling aiming to complement its surroundings, responding to the local character of Southwold both in form and material selection.
- 3.2. The facade is proposed to be a stone/flint aggregate material. The roofs in the proposal are a mixture of slate, standing seam metal and green roof. The main house two-storey volume will feature natural slate characteristic of the Southwold Conservation Area.

4. Third Party Representations

- 4.1. One response received with the following concerns:

I am very supportive of the application in principle, but it adversely affects Bonsey House in some important respects which I hope could be rectified without derogating from the overall scheme.

1. The main roof in the plans is of such a height as to obscure the light to and outlook from the two South facing windows of the en-suite bathroom on the top floor of Bonsey House.
2. The outlook from the South facing window of the master bedroom on the top floor of Bonsey House would be significantly adversely affected by the new roof of the

proposals, such that the view towards Gun Hill would be obscured. Bonsey House is first and foremost a coastal property and its outlook is thus an essential component.

3. The proposals show a first -floor bedroom with a full-height picture window which will have a view into the garden area of Bonsey House which currently has no overlooking, thus having a negative effect on the privacy of occupants of the property. A possible solution to this would be a small privacy screen on top of the boundary wall that would help to protect this overlooking in both directions.

5. Consultation:

Parish/Town Council

Consultee	Date consulted	Date reply received
Southwold Town Council	31 July 2023	16 August 2023
Summary of comments: The Committee feel it is an improvement and feel it improves the Conservation Area. The Planning Committee would not want to lose any parking onsite. What is the colour/material of the metal roof ' is it in keeping with the neighbouring properties. There were no objections to this application.		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	31 July 2023	No response
Summary of comments: No comments received		

Non statutory consultees

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	31 July 2023	21 August 2023
Summary of comments: Having reviewed the application documents, I confirm that the proposed replacement dwelling will be a positive addition within the Suffolk Coast & Heaths AONB and the Marine Villas Character Area of the Southwold Conservation Area. The construction materials are considered appropriate, and the proposal will introduce a new high quality designed dwelling into the Primrose Alley streetscape. The Design and Access Statement proposes fitting either integrated external timber shutters or concealed blinds on the windows on the western elevation of the dwelling. The AONB team consider that the installation of either of these would be appropriate to help manage light spill. We		

also support the use of timber batons over the glazed 'outlook' proposed in the dwelling. It is important that these features are secured via condition if planning approval is granted for this scheme.

The need to follow the ecological hierarchy principles set out in the Ecology Report will be an important part of this scheme. The AONB team fully endorse the implementation of the biodiversity net gain recommendations in the report and these should be secured via condition if planning permission is granted.

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	31 July 2023	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	31 July 2023	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	31 July 2023	15 August 2023
Summary of comments: I have read the Preliminary Ecological Appraisal (Geosphere Environmental, July 2023, Version 2), Bat Scoping & Activity Survey (Geosphere Environmental, July 2023, Version 2) and Bat Hibernation Survey (Geosphere Environmental, July 2023, Version 2) and am satisfied with the conclusions of the consultant. Should permission be granted the following conditions should be included (see full response). See consultation response.		

Consultee	Date consulted	Date reply received
East Suffolk Services - Property And Facilities	31 July 2023	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	31 July 2023	No response
Summary of comments:		

No comments received

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	31 July 2023	17 August 2023
Summary of comments: Internal - comments incorporated into main report		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	31 July 2023	3 August 2023
Summary of comments: Internal - comments incorporated into main report		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	31 July 2023	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
East Suffolk Head Of Coastal Management	31 July 2023	2 August 2023
Summary of comments: Coastal Management are of the opinion that the CEVA provided is compliant with the SPG requirements and have no comments to add.		

6. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	4 August 2023	25 August 2023	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	4 August 2023	25 August 2023	Lowestoft Journal

7. Site notices

General Site Notice	Reason for site notice: Conservation Area Date posted: 3 August 2023 Expiry date: 24 August 2023
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8. Planning policy

- 8.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”*.
- 8.2. The National Planning Policy Framework (NPPF) (2023) and National Planning Policy Guidance (NPPG) are material considerations.
- 8.3. The East Suffolk Council (Waveney) Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:
- WLP1.1 - Scale and Location of Growth
 - WLP1.2 - Settlement Boundaries
 - WLP8.21 - Sustainable Transport
 - WLP8.25 - Coastal Change Management Area
 - WLP8.29 – Design
 - WLP8.34 - Biodiversity and Geodiversity
 - WLP8.35 - Landscape Character
 - WLP8.37 - Historic Environment
 - WLP8.39 - Conservation Areas
- 8.4. The Southwold Neighbourhood Plan ('Made' February 2022), also form part of the Development Plan of which the following Policies are relevant:
- SWD6 – Design
 - SWD7 – Parking
 - SWD11 - Provision for wildlife in development
 - SWD12 - Loss of private garden space
 - SWD14 - Minimising the impact of flooding.

9. Planning Considerations

Principle:

- 9.1. The site is situated within the Settlement boundary of Southwold as shown on the proposals map. Policy WLP1.2 explains that settlement boundaries define the built-up area of settlements, and subject to the other policies of this Local Plan, indicate where development for housing, employment and town centre development would be suitable.
- 9.2. In this case the proposal is for a replacement residential property and is not a Heritage Asset, the principle of demolition and replacement is acceptable.

Heritage/Design:

- 9.3. Policy WLP8.37 "Historic Environment" and Policy WLP 8.39 "Conservation Areas" highlights that proposals for development should seek to conserve or enhance Heritage Assets and their settings.

- 9.4. The requirement to 'Preserve or Enhance' a Conservation Area is stated in S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 9.5. High Quality design is promoted by Paragraph 126 of the NPPF which states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development".
- 9.6. A high standard of design and materials is of particular importance within Conservation Areas as explained within Policy WLP8.39. Local Plan Policy WLP8.29 also requires high quality design generally which should reflect local distinctiveness. In so doing proposals should demonstrate a clear understanding of the form and character of the built, historic and natural environment.
- 9.7. The Southwold Neighbourhood Plan has a detailed design policy SWD6, which highlights the following:

"All planning applications should demonstrate, either through the Design and Access Statement where this is required or through sufficiently detailed plans and documents, that they have:

- A. understood and followed the process for creating high quality design set out in the National Design Guide;
- B. understood and proposed design that is sympathetic to and in keeping with the best of the prevailing local character area;
- C. maximized the opportunities to improve the quality of design;
- D. positively addressed the Recurrent Design Issues and area-specific Sensitivities and Susceptibilities identified in the Southwold Character Area Appraisal (SCAA) and reinstated character where the SCAA identifies opportunities for this; and
- E. where relevant, addressed heritage management issues identified in the Southwold Conservation Area Appraisal.

Development proposals which do not demonstrate their compliance with the design principles A - E above will not be supported."

- 9.8. The Design and Access Statement explains the design concept as follows:
- 9.9. The proposed building is a two-storey cottage with two bedrooms. It directly references the volumes of the existing cottage, modestly enlarging rooms and improving the layouts to suit modern family living.
- 9.10. The double height volume is concentrated to the northwest corner of the site, on the footprint of the main existing volume, and acts as a natural conclusion to the terrace with 28 South Green and Bonsey House.
- 9.11. The central courtyard provides valuable light into the long and narrow site whilst simultaneously recalling the broken-up nature of traditional cottages.

- 9.12. Gun Hill Cottage is designed to complement the landscape and existing levels of the site. Soft landscaping is used to blend the volumes into the surrounding greenery and promote the character of the area; great importance is given to the front and rear gardens, which are treated equal to the building itself. These amenity spaces will be rejuvenated and improved to become valuable landscapes for the occupants, beautiful views from public footpaths and an oasis for local wildlife".
- 9.13. The double storey volume is deliberately located where the topography is lowest and where that volume currently exists.
- 9.14. Main additions include infilling the central part of the site with a single storey volume, and a submerged structure to the east which will be masked by the surrounding hillside and greenery.
- 9.15. The roofscape makes reference to the characteristically abundant display of chimneys and roofs of wider Southwold. The interplay of levels and building heights serve to break up and situate the volumes on site;
- 9.16. The footprint of development on the site is increased from existing but is said to remain modest in scale, particularly in comparison to neighbouring properties.
- 9.17. The overall material palette is muted and neutral, picking up on natural accents of the area and designed to give the house a timeless expression. A mixture of slate, standing seam metal and green roof. The facades are proposed to be lime rendered, using a variety of aggregates. Doors, window surrounds and joinery features will be timber, oiled and treated to provide sustainable protection from the elements, but allowed to age naturally. Small details such as guttering and metal fittings will be made with copper and blackened steel, to suit application.
- 9.18. Pre-application discussions have taken place and consultation with Southwold Town Council and various amendments made in response to comments received.
- 9.19. Officers are largely supportive of the design of the proposed dwelling. Its canted front elevation references the bay windows of the adjacent Victorian buildings, allowing it to establish a sense of continuity with its surroundings. The sloping roofscape and gable end on the front elevation reference the surrounding historic buildings, while the roof's irregular design also establishes it clearly as a contemporary structure. The stairwell tower and chimney stack structures also reflect the varied roofscapes of the historic town, and therefore also contribute to the building's character. In addition, the proposed balcony on the south-east elevation adds character and charm to the design and also helps establish the site's seaside location, taking advantage of sea breezes.
- 9.20. Most of the materials proposed are positive and will allow the structure to integrate well with its neighbours, such as the slate roof, timber surrounds for the windows and slurried flint boundary wall, while high quality modern materials allow it to be legible as contemporary, including the metal roof and extensive glazing.
- 9.21. Concerns were raised with the aggregate mix of flint, shale and shells and this element has been agreed to be explored further by condition.

- 9.22. At pre-application stage the appropriateness of an integral garage on this prominent elevation was raised, also this would create an additional vehicular crossing over the village green. This aspect of the proposals still formed part of the original application and was considered to detract from the design quality of the proposal. This element has since been removed and replaced with a door to gain access to the property, exact details of which are to be reserved by condition.
- 9.23. The proposal, with the minor amendments now proposed, is considered to be acceptable representing high quality design, which would enhance the character and appearance of the Southwold Conservation Area. The proposal therefore accords with the Development Plan and NPPF

Residential Amenity:

- 9.24. Policy WLP8.29 seeks to protect the amenity of neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development. This is also a requirement of Paragraph 130 (f) of the NPPF.
- 9.25. The D&A Statement highlights that:
- “The massing has been carefully considered based on pre-existing fabric, minimising impact on neighbouring properties and maximising natural light as well as catchment areas for passive heating”.
- ” Maintaining the existing hierarchy of the volumes, the building drops in height towards Cannons and towards the rear. Perimeter roofs have been sculpted to maintain existing eaves heights toward neighbouring properties, referencing existing boundary walls and protecting current views and light ingress”.
- 9.26. From a site visit it is evident that the occupiers of Cannons will not be affected by the proposal. The neighbours on the west side at Bonsey have highlighted concerns with the proposal in terms of the increased height of the property and the resultant impact on their side windows which would obscure views towards Gun Hill, impacting on the outlook from these windows and light into them. Being a coastal property its outlook in this direction is considered to be an essential component by the owner.
- 9.27. Although Officers have not been in this property it is highlighted that these are south facing windows of the master bedroom and two South facing windows of the en-suite bathroom.
- 9.28. Whilst it is acknowledged that this proposal would affect the outlook from these windows and the view towards Gun Hill and the sea, it should be noted that the impact in view is not a material planning consideration. In the case of the master bedroom it is a secondary window to this habitable room but does not provide the primary outlook or light which will remain unaffected. The en-suite bathroom windows are not habitable rooms and therefore the impact on these windows is of lesser importance.

- 9.29. The rear window to the first-floor bedroom would allow a view to the rear but in terms of overlooking to the courtyard garden at Bonsey House the opportunity for this would be very limited and at an oblique angle.
- 9.30. It is considered that the proposal as a whole protects the amenity of the occupiers of the adjacent properties as required by Policy WLP8.29 and the NPPF.

Landscape:

- 9.31. Policy WLP8.35 - "Landscape Character" highlights that development proposals should demonstrate that their location, scale, form, design and materials will protect and where possible enhance: the special qualities and local distinctiveness of the area; the visual and historical relationship between settlements and their landscape settings; and visually sensitive skylines, seascapes and significant views towards key landscapes and cultural features.
- 9.32. The Waveney District Landscape Character Assessment (2008) identifies the F2: Southwold Coast landscape character area directly adjacent to the south and east, which is described as a 'wild coastal landscape of big skies and defined by panoramic views across a windswept, exposed coast'. Southwold forms an important backdrop to views from the Blyth Estuary and harbour, located to the south-west of the town. The location, scale and form of the proposed building should not adversely affect the visual relationship between the settlement and its landscape setting.
- 9.33. The Southwold Conservation Area Character Appraisal identifies a number of important views and vistas within the town, including views out to the coast from within the built-up area and views back into the town from the seafront; however, it does not appear that the proposal would impact on any of these. Whilst the scale of the proposed dwelling is slightly larger than existing, the existing dwelling already limits potential views out to the sea from the Gun Hill and South Green public open spaces.
- 9.34. The landscaping scheme includes a series of courtyard areas and aims to incorporate native planting and local materials to reference the special qualities of the AONB. The use of native, resilient species suited to the location is supported and proposed planting will help to improve biodiversity at the site. Additional landscaping details including a planting plan, planting schedule and specification can be secured by condition.
- 9.35. The AONB unit have also reviewed the application documents and have confirmed that the proposed replacement dwelling will be a positive addition within the Suffolk Coast & Heaths AONB and the Marine Villas Character Area of the Southwold Conservation Area.

Highways:

- 9.36. SCC Highways Authority have not commented on the application. As this is a replacement dwelling and the number of bedrooms is not increasing, it is considered that maintaining the existing parking area is acceptable.
- 9.37. As highlighted previously the integral garage has been removed from the scheme, however the internal measurements of that space did not comply with the Suffolk Guidance for Parking in any case and it would not be considered to be a 'parking space'.

- 9.38. Within the response from Southwold Town Council it was highlighted that they 'would not want to lose any parking onsite'. The proposal as amended would achieve this as the external parking area which exists currently is to be maintained.
- 9.39. The Southwold Neighbourhood Plan Policy SWD7 requires development to comply with Suffolk Guidance for Parking. The site is within Zone 5 which as highlighted by Policy SWD7 is one of the areas at capacity, to provide for the cumulative parking needs of residents, workers and visitors for on street parking.
- 9.40. One of the other aims of this Policy is that proposals should also not lead to a car dominated environment. In this case as the proposal is for a replacement dwelling of similar bedroom spaces the retention of the parking area as existing is considered to be acceptable and complies with the aims of the Development Plan and the NPPF.

Coastal Management

- 9.41. The site falls within 30 metres of the Coastal Change Management Area. Policy WLP8.25 "Coastal Change Management Area" requires all planning applications for development within the Coastal Change Management Area and 30 metres inland to be accompanied by a Coastal Erosion Vulnerability Assessment which demonstrates that the development will not result in an increased risk to life or property.
- 9.42. A suitable assessment has been submitted with this application; the Coastal Management team are of the opinion that the CEVA provided is compliant with the Development and Coastal Change Supplementary Planning Document and have no comments to add.

Ecology

- 9.43. The Council's ecologist has considered the Ecology information submitted and is satisfied with the conclusions of the consultant. Subject to conditions the proposal will accord with Policy WLP8.34.
- 9.44. As this is a replacement dwelling no RAMS contribution required.

Contaminated Land

- 9.45. A phase 1 contaminated land assessment has been provided with the application. Based upon the findings of the preliminary risk assessment and site walkover, a number of potential contaminant sources and pathways to potential receptors have been identified.
- 9.46. It is recommended that a preliminary targeted intrusive ground investigation is undertaken post-demolition to determine the extent of any potential contamination within the soil strata within the areas of concern.
- 9.47. It is recommended that monitoring wells for ground gas and groundwater should be constructed on site as part of the investigation with subsequent monitoring visits undertaken.
- 9.48. Therefore in order to comply with Paragraph 183 of the NPPF standard Contaminated Land Conditions are required to ensure this assessment is carried out and that suitable mitigation is agreed.

Sustainability

- 9.49. The design of the proposal has sustainable design principles embedded within it with a 'fabric first' approach.
- 9.50. The high-performing, airtight envelope ensures a ground source or air source heat pump become viable options for internal climate control. A utility room has been allowed for in the plan, to accommodate a heat pump.
- 9.51. The main chimney, besides helping to stabilise the main house frame, will house the Mechanical Ventilation and Heat Recovery (MVHR) system.
- 9.52. The proposal therefore accords with the sustainable construction principles highlighted within Policy WLP8.28

10. Conclusion

- 10.1. The dwelling to be demolished has not been identified as a Non-Designated Heritage Asset and is not highlighted within the Southwold Conservation Area Appraisal as having a positive impact on the character and appearance of the Conservation Area. Therefore there is no objection to the principle of demolition.
- 10.2. The replacement dwelling is well considered; of high-quality design, which proposes a contemporary dwelling which will enhance the character and appearance of the Southwold Conservation Area.
- 10.3. The impact of the proposal on neighbour amenity has been considered within the design and would safeguard neighbour amenity.
- 10.4. The level of off-street parking on the site will be maintained as existing, with the number of bedrooms proposed not increasing. This development will therefore not increase the pressure in an area of limited on street parking.
- 10.5. The proposal is considered to accord with the Development Plan as a whole and the NPPF.

11. Recommendation

- 11.1. Approve, subject to conditions.

Conditions

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

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

- 2. The development hereby permitted shall be completed in all respects strictly in accordance with the following plans:

Drawing No PL001 Rev P2 - Site Plan - Received 21 September 2023

Drawing No PL002 Rev P2 - Block Plan - Received 21 September 2023
Drawing No PL202 Rev P2 - Roof Plan Proposed - Received 21 September 2023
Drawing No PL210 Rev P3 - Front Elevation Proposed - Received 21 September 2023
Drawing No PL211 Rev P2 - Rear Elevation Proposed - Received 21 September 2023
Drawing No PL200 Rev P3 - Ground Floor Plan Proposed - Received 21 September 2023
Drawing No PL212 Rev P2 - Side Elevations Proposed - Received 21 September 2023
Drawing No PL210 Rev P1 - First Floor Plan Proposed - Received 17 July 2023

for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

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

3. Development must be undertaken in accordance with the ecological avoidance, mitigation and enhancement measures identified within the Preliminary Ecological Appraisal (Geosphere Environmental, July 2023, Version 2) Bat Scoping & Activity Survey (Geosphere Environmental, July 2023, Version 2) and Bat Hibernation Survey (Geosphere Environmental, July 2023, Version 2) 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.

4. 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

5. Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before the work is begun. The work shall be carried out in accordance with such approved details and retained in this approved form thereafter:

- Window and door Joinery details in section, including any external timber shutters.
- Full materials specification.
- Design of door to front elevation.
- Eaves and verge details.

Reason: In order to ensure a high quality design, appropriate to the site and its setting.

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

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

7. The use shall not be occupied until the area(s) within the site shown on drawing no. for the purposes of manoeuvring and parking of vehicles including electrical vehicle charging and secure cycle storage/bin storage has been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

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

8. A Demolition and Construction Management Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The strategy shall include access and parking arrangements for contractors vehicles and delivery vehicles (locations and times) and a methodology for avoiding soil or other materials from the site tracking onto the highway together with a strategy for remedy of this should it occur. The development shall only take place in accordance with the approved strategy.

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

9. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

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

10. The landscaping scheme approved within condition 9 shall be completed within the first available planting season following commencement of the development, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.

Reason: to ensure the satisfactory external appearance of the building.

11. The use shall not commence until the area(s) for the storage of refuse and recycling bins as shown on Drawing No. Drawing No. PL200 Rev P3, has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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.

12. The use shall not commence until the area(s) for cycle storage and electric vehicle charging infrastructure as shown on Drawing No. PL200 Rev P3, shall be provided and thereafter shall be retained and used for no other purposes.

Reason: To ensure the provision of cycle storage and charging infrastructure for electric vehicles in accordance with Suffolk Guidance for Parking (2019).

13. 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 has been submitted to, and approved in writing by, the local planning authority:

Following the Phase 1 desk study and site reconnaissance an intrusive investigation(s), based on the recommendations of the desk study, 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 with current guidance and best practice, including BS10175:2011+A1:2013 and CLR11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

14. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:

- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
- an explanation, including justification, for the selection of the proposed remediation methodology(ies);
- proposed remediation objectives and remediation criteria; and
- proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

15. Prior to any occupation or use of the approved development the RMS approved under condition 14 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

16. 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.

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.

17. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS 10175:2011+A1:2013 and CLR11) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

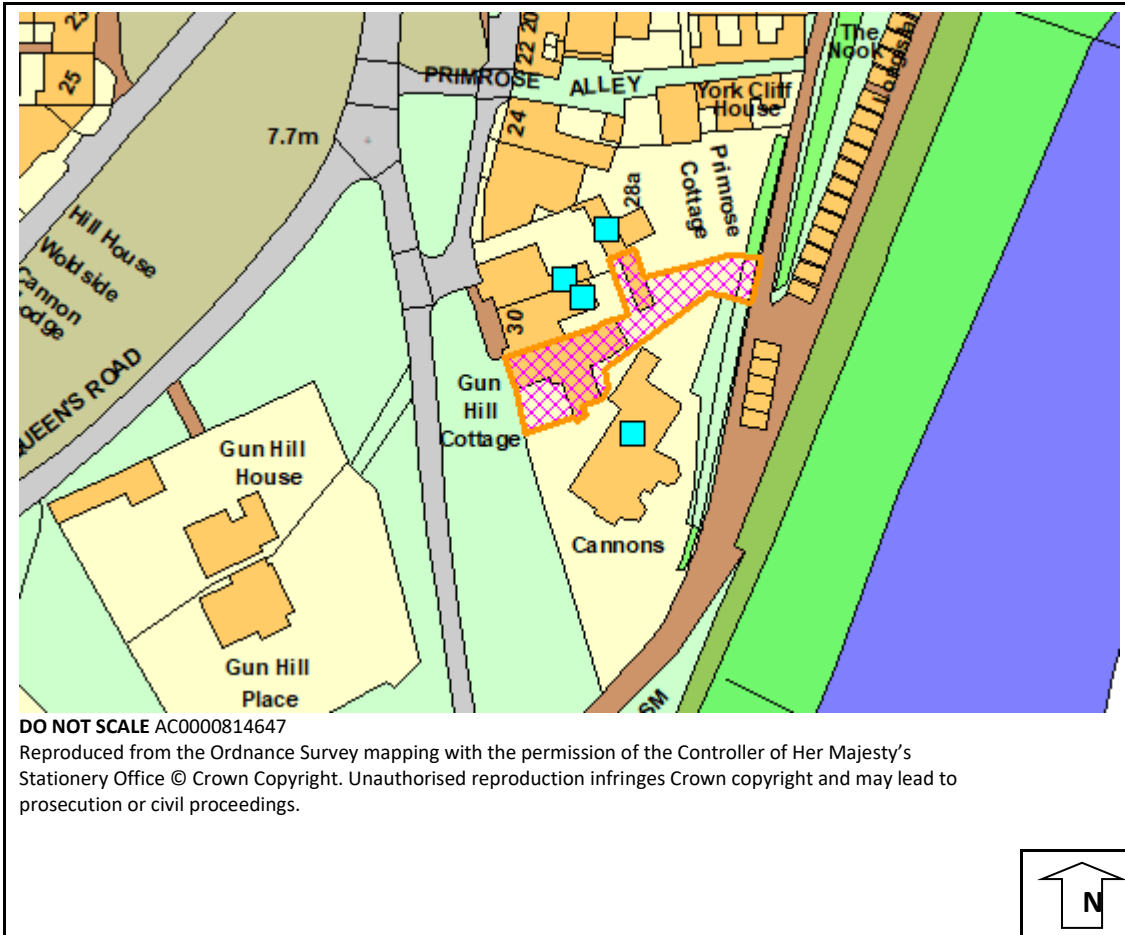
12. Informatives:

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.

Background information

See application reference DC/23/2803/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support