



Committee Report

Planning Committee North - 10 October 2023

Application no DC/21/5536/OUT

Location

Field Off
Elms Lane
Wangford
Suffolk

Expiry date 7 July 2022
Application type Outline Application
Applicant Bellingham Homes Ltd

Parish Wangford With Henham

Proposal Outline Application (Some Matters Reserved) - Erection of 20 residential Units

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1. Summary

- 1.1. The application seeks outline planning permission for 20 residential units on land North of Elms lane, Wangford. Matters to be considered include access and layout, with other matters reserved for later consideration (scale, appearance & landscaping). Therefore, the access, road layout and footprints of dwellings is fixed in this proposal and it will be the external design of buildings and landscaping which would need to follow as reserved matters applications.
- 1.2. The site is allocated for residential development within the East Suffolk Council - Waveney Local Plan: Policy WLP7.7 - "Land North of Elms Lane, Wangford" for approximately 16 dwellings, developed at a density of approximately 20 dwellings per hectare. The proposal seeks 20 dwellings at 22.5 dwellings per hectare.

- 1.3. The application is before members at the request of the Head of Planning and Coastal Management as this is a major application on an allocated site within the Suffolk Coast and Heaths AONB, which has generated interest from the community.
- 1.4. Various iterations of the proposed layout have been submitted during the course of the application with the quantum of development reducing from the 24 dwellings initially proposed to 20 as shown on the proposed plans which have been amended and reconsulted on.
- 1.5. The proposed development is considered to be broadly in accordance with allocation Policy WLP7.7; the application is recommended for Approval subject to the completion of a S106 legal Agreement.

2. **Site Description**

- 2.1. The site (0.89 hectares) is located northeast of the village and is an extension of the existing built-up area. The land is used for agriculture and can be accessed from Elms Lane. The site is located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) and close to the Wangford Conservation Area.
- 2.2. Wangford is located on the A12 and has good access to Lowestoft, Southwold and Halesworth. The village benefits a range of services and facilities including a village shop, a pub, a small GP surgery, a village hall, farm shop and veterinary clinic. It has a petrol station and further pub outside the village on the A12. It lacks primary school provision and school children generally go to Reydon or Brampton Primary Schools. It has relatively good bus connections with regular services connecting to Southwold, Beccles, Halesworth, Lowestoft and Norwich. The population is approximately 600 residents comprising 345 residential properties.
- 2.3. Elms Lane is a single-track road, characterised by established hedges on either side of the road. There are views of the open countryside when heading north along Elms Lane from the built-up area. Framed within these views are the Grade II Listed buildings of the Maltings and Elms Farm. The site has a high potential for archaeology.
- 2.4. The site forms an extension to the settlement boundary which currently runs along the western boundary of the site and abuts existing residential properties on Blacksmiths Close, of which Red House and Mill House share are situated adjacent to the site. Between these two properties is a former pit located on the northern boundary of the site.
- 2.5. Site constraints include a water main which runs between the Northeastern and southwestern corner of the site. This has an easement associated with it meaning that built development cannot take place within 5 metres of the water main.
- 2.6. The site is within Flood Zone 1 and therefore at a low risk of flooding.

3. **Proposal**

- 3.1. The application seeks outline planning permission for 20 residential units on land North of Elms lane, Wangford. Matters to be considered include access and layout, with other

matters reserved for later consideration (scale, appearance & landscaping). This would result in the site being developed at a density of 22.5 dwellings per hectare.

- 3.2. The layout plan shows a single vehicular access point (reduced from the three accesses initially proposed) and a pedestrian access point in the southwestern corner closest to the existing footway on Elms Lane. Off-site highway works are proposed to enable access to the footway running partially along the south side of Elms Lane. The vehicular access point requires the removal of a section of the roadside hedge in order that sufficient visibility splays are provided. A recent request has been put to the applicant to re-position the existing hedgerow by pushing it back if possible, instead of removal and replanting and the conditions proposed reflect that opportunity.
- 3.3. The layout provides a mix of properties with six affordable units. Associated parking and manoeuvring areas are shown within the proposed layout plan.
- 3.4. A surface water attenuation basin is shown to be situated within the Southwestern corner of the site. Landscaping is shown indicatively, which will be subject to greater detail at reserved matters stage.

4. Consultations/comments

4.1. Third Party Representations

- 4.2. 12 representations have been received 11 of which object to the application and one making comments:

4.3. The objections are summarised as follows:

- Disagree with developing a greenfield site in an AONB, close to a conservation area.
- House unit creep from the original allocation of 16. 24 is a 50% increase.
- Overdevelopment of the site $20 \times 0.89 = 17.8$, at least 2 properties should be removed
- Additional allocation on Wangford was removed due to lack of primary school provision.
- Elms Lane is narrow with no passing places and no room for a footway.
- Access and egress from Norfolk Road to Elms Lane is a concern. The existing busy veterinary clinic causes congestion in this area. Pedestrians are at risk due to lack of footways.
- Foul sewers inadequate in the area.
- The proposal would not protect the amenity of the area as required by policy WLP8.29 as highlighted in the LVIA.
- Increase pollution and noise from increased traffic.
- Light pollution
- More houses will simply serve to supply this demand for second homes/holiday lets rather than enable people in the area to buy a home.
- This development and the upheaval caused by the building works will be detrimental to the current residents, the countryside and resident wildlife, and that there are other areas that lend themselves far more satisfactorily to becoming a residential area.

- The local plan states that these units be 2- or 3-bedroom houses, 1½ storeys high. The plans do not appear to accord with that requirement.
- Water main incorrectly shown on original plan.
- Elms Lane will become dangerous for vulnerable road users such as pedestrians, horse riders and cyclists.
- No reference to the overhead power cables.
- Layout suggests poor design quality
- Affordable housing provision does not accord with the needs of those on the register.
- Most of the frontage hedge would need to be removed.
- Suds proposals are ill conceived
- Due to topography the properties on the northern boundary would be affected Mill House and Red House
- Inaccuracies within AIA.

Parish/Town Council

Consultee	Date consulted	Date reply received
Wangford With Henham Parish Council	14 April 2022	6 May 2022
<p>Summary of comments:</p> <p>Over development. The recommended density of housing in the Waveney Plan is for 16 houses not 24.</p> <p>Elms Lane is a narrow single-track lane and there is no mention of creating a footpath. There is already congestion at the end of Elms Lane due to the very busy veterinary practise and existing properties.</p> <p>The sewer system in the village is inadequate in its present state and needs to be upgraded.</p>		

Consultee	Date consulted	Date reply received
Wangford With Henham Parish Council	2 May 2023	25 May 2023
<p>Summary of comments:</p> <p>The extra houses will be an additional strain on resources (including GP surgery).</p> <p>Elms Lane is a narrow single-track lane and there is no mention of creating a footpath. There is already congestion at the end of Elms Lane due to the very busy veterinary practice and existing properties.</p> <p>The sewer system is inadequate in its present state and needs to be upgraded.</p> <p>Please note that these views are held by Wangford with Henham Parish Council. Several residents have been in touch with the Parish Council to express their concerns.</p>		

Wangford With Henham Parish Council	10 August 2023	16 August 2023
Summary of comments: Objection as per previous reasons stated.		

Consultee	Date consulted	Date reply received
SCC Highways Department	14 April 2022	7 June 2023
Summary of comments: Due to there being concerns over pedestrian connectivity to and from the site from the outside highway network, a holding objection shall be maintained by the highway authority		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	20 April 2022	21 April 2022
Summary of comments: A holding objection is necessary because insufficient evidence has been provided in support of the drainage strategy and the proposed strategy does not deliver multifunctional SuDS that deliver on the four pillars.		

Consultee	Date consulted	Date reply received
East Suffolk Housing Development Team	14 April 2022	22 June 2022
Summary of comments: Set out affordable housing and M4 (2) requirements.		

Consultee	Date consulted	Date reply received
East Suffolk CIL	14 April 2022	No response
Summary of comments: No comment received.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	14 April 2022	3 May 2022
Summary of comments: Requested unexpected contamination condition.		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	14 April 2022	22 April 2022
Summary of comments: Standard Archaeology conditions required.		

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	14 April 2022	21 April 2022
Summary of comments: Internal - comments included in main report.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	14 April 2022	10 May 2022
Summary of comments: Internal - comments included in main report.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	14 April 2022	No response
Summary of comments: No comment received.		

Consultee	Date consulted	Date reply received
SCC Section 106 Officer	2 May 2023	28 April 2022
Summary of comments: Outlined S106 contribution requirements - To be detailed in main report.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	N/A	22 April 2022
Summary of comments: General advice relating to access, firefighting facilities, water supplies and the benefits of sprinkler systems.		

Consultee	Date consulted	Date reply received
Water Management Alliance	2 May 2023	12 May 2022
Summary of comments: Insufficient information within drainage strategy.		

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	20 April 2022	11 May 2022
Summary of comments: Summary - While the AONB team is not objecting to the principle of this site being developed for residential use, we cannot support the scheme as proposed. This response should therefore be treated as a holding objection until the issues raised regarding housing numbers and access have been addressed.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	20 April 2022	16 May 2022
Summary of comments: No objection subject to conditions.		

Reconsultation consultees

Consultee	Date consulted	Date reply received
East Suffolk CIL	2 May 2023	No response
Summary of comments: No comment received.		

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	2 May 2023	9 May 2023
Summary of comments: Internal - comments included in main report		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	2 May 2023	No response
Summary of comments:		

No comment received.

Consultee	Date consulted	Date reply received
East Suffolk Ecology	2 May 2023	17 May 2023

Summary of comments:
Original comments still stand.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	2 May 2023	No response

Summary of comments:
No further comment received.

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	2 May 2023	3 May 2023

Summary of comments:
Our original, published comment may Remain in Place. We do not need to comment again.

Consultee	Date consulted	Date reply received
East Suffolk Housing Development Team	2 May 2023	10 May 2023

Summary of comments:
Set out affordable housing and M4 (2) requirements for reduced scheme.

Consultee	Date consulted	Date reply received
East Suffolk Planning Policy	2 May 2023	No response

Summary of comments:
No comment received.

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	2 May 2023	16 May 2023

Summary of comments:
Overall the AONB team welcome the changes made to the revised outline application and the previous holding objection can be removed.

Consultee	Date consulted	Date reply received
SCC Section 106 Officer	2 May 2023	9 May 2023
Summary of comments: Outlined S106 requirements for reduced scheme.		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	2 May 2023	2 May 2023
Summary of comments: Previous comments still stand.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	2 May 2023	17 May 2023
Summary of comments: We have reviewed the following submitted documents and we recommend approval of this application subject to conditions.		

Consultee	Date consulted	Date reply received
SCC Highways Department	2 May 2023	9 May 2023
Summary of comments: Further comments made. Holding objection maintained.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	2 May 2023	12 May 2023
Summary of comments: Internal - comments included in main report		

Consultee	Date consulted	Date reply received
Water Management Alliance	2 May 2023	19 May 2023
Summary of comments: I am pleased to see that initial testing shows that a drainage strategy reliant on infiltration is likely to be achievable on the proposed development. If for any reason a strategy wholly reliant on infiltration does not prove viable and a surface water discharge is proposed to a watercourse within the watershed catchment of the Board's IDD then we request that this be in line with the		

Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	10 August 2023	21 August 2023
Summary of comments: Internal - comments included in main report.		

Consultee	Date consulted	Date reply received
SCC Highways Department	10 August 2023	1 September 2023
Summary of comments: Holding objection removed - conditions recommended.		

5. Publicity

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

Category Major Application	Published 2 June 2023	Expiry 23 June 2023	Publication Lowestoft Journal
Category Major Application	Published 2 June 2023	Expiry 23 June 2023	Publication Beccles and Bungay Journal
Category Major Application	Published 15 April 2022	Expiry 10 May 2022	Publication Beccles and Bungay Journal
Category Major Application	Published 15 April 2022	Expiry 10 May 2022	Publication Lowestoft Journal

Site notices

General Site Notice

Reason for site notice:
Major Application
Date posted: 12 May 2023
Expiry date: 5 June 2023

6. Planning policy

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”*.
- 6.2. The National Planning Policy Framework (NPPF) (2023) and National Planning Policy Guidance (NPPG) are material considerations.
- 6.3. The East Suffolk Council (Waveney) Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:
- WLP1.1 - Scale and Location of Growth
 - WLP1.2 - Settlement Boundaries
 - WLP1.3 – Infrastructure
 - WLP7.1 - Rural Settlement Hierarchy and Housing Growth
 - WLP7.7 - Land North of Elms Lane, Wangford
 - WLP8.1 - Housing Mix
 - WLP8.2 - Affordable Housing
 - WLP8.21 – Sustainable Transport
 - WLP8.31 - Lifetime Design
 - WLP8.34 - Biodiversity and Geodiversity
 - WLP8.35 - Landscape Character
 - WLP8.37 - Historic Environment
 - WLP8.40 – Archaeology
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- Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)
 - Sustainable Construction Supplementary Planning Document (East Suffolk Council, Adopted April 2022)
 - Affordable Housing Supplementary Planning Document (East Suffolk Council, Adopted May 2022)
 - Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (SPD) adopted May 2021
 - National Design Guide January 2021

7. Planning Considerations

Principle

- 7.1. The site is situated adjacent to the defined settlement boundary of Wangford as indicated on the Polices Maps. This area of land benefits from being allocated for residential development within the Local Plan under Policy WLP7.7 - "Land North of Elms Lane,

Wangford". It is therefore suitable for residential development and an important component of delivery of the Local Plan, subject to other policy considerations. This is the only residential development site for the village (apart from infill development and similar). It would therefore add 20 dwellings to this village of approximately 345 dwellings, which is a 5.7% increase in the number of homes in the village. This development would provide 6 additional affordable homes in the village, no other affordable homes are planned for this village in the Local Plan. The last major development in the village was consented in 1990 comprising of 15 homes immediately west of the site.

7.2. This Policy indicates that the site is 0.89 hectares in area and is allocated for a residential development of approximately 16 dwellings and that the site should be developed in accordance with the following site-specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority is for smaller two- and three-bedroom dwellings.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Any planning application should be supported by a Landscape and Visual Impact Assessment that identifies the impact on the wider landscape and the Area of Outstanding Natural Beauty and conservation area, and any necessary mitigation works.
- A landscaping scheme, informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and the completed Landscape and Visual Impact Assessment, will be required. Hedgerow and tree planting along the east boundary of the site should be provided to connect existing hedgerows either side of the site and provide screening from the open countryside to the northeast.

7.3. The primary objection to this proposal from the community and the Parish Council is the quantity of development proposed being 20 dwellings compared to the policy reference to approximately 16 dwellings, and the resultant additional traffic that would be generated onto Elms Lane. This road is considered locally to not be suitable due to it being single track, with no passing places. It is also noted in the objections that congestion is already experienced at the junction with Norfolk Road.

7.4. It has also been raised within objections that a site on Wangford Road on the south side of the village for 22 dwellings was withdrawn from consideration of the Draft Local Plan due to lack of primary school provision. This is correct as it was assessed that Reydon Primary School could only support one site in Wangford, plus other Reydon and wider area development. It should be noted that local infrastructure demands and primary school capacity was considered when this site was allocated in the Local Plan and the County Council remain satisfied that CIL funding can be used to mitigate for pupil number expansion.

7.5. In respect of the number of homes, there is flexibility in the numbers identified in policy as the word 'approximate' is used in respect of both the quantum and density of development. The density figure is used also needs to be taken into account and

considered in the efficient use of sustainable and allocated sites for development. In this case a site area of 0.89 hectares would equate to 17.8 dwellings at 20 dwellings per hectare. Instead, the proposal is or 20 dwellings at 22.5 dwellings per hectare. Development density is usually used to consider the design and visual effects of housing and generally there is no perceivable difference in design terms between 20 and 22.5 dwellings per hectare.

- 7.6. The application was originally submitted for 24 dwellings, which was too many homes for the site at too great a density. Through design amendments and discussions, the total number of homes was reduced to 20. Although the reduced figure of 20 still exceeds marginally exceeds the approximate policy amount and densities, this is still considered to be suitable and an acceptable amount and density subject to complying with other aspects of the policy and the Local Plan as a whole.

Highways

- 7.7. Within the pre-amble to Policy WLP7.7 it is highlighted that Elms Lane is narrow and there is limited opportunity to extend the pedestrian network along the road. It is stated that any development proposal should include a footway network that enables safe access to the footway along the south side of Elms Lane. Although this limitation was recognised at Local Plan stage, it was recognised that the site, the lane and village could support this amount of growth in this location in the Local Plan.
- 7.8. SCC Highway Authority initially registered a holding objection due to there being concerns over pedestrian connectivity to and from the site form the outside highway network.
- 7.9. Amended plans submitted now show a footway within the development site which would then connect into the existing pedestrian network of which there would be a requirement to carry out off site highway works. The details of which would be required by condition.
- 7.10. It is acknowledged that the pedestrian connectivity onto Norfolk Road cannot be improved, therefore this is the best solution that can be required from this development.
- 7.11. Paragraph 111 of the NPPF highlights that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. In terms of the objections to increase in traffic along Elms Lane and the resultant potential for impact on highway safety; this site has been allocated for residential development and the suitability of the surrounding road network to accommodate this level of development has already been considered.
- 7.12. Although the quantum of development is slightly higher than what may have been envisaged by the local community, SCC do not object to the proposal as it is not considered that the extra four dwellings would make a notable difference or that the proposal would have an unacceptable impact on highway safety.

Trees/landscape

- 7.13. Policy WLP7.7 highlights that 'any planning application should be supported by a Landscape and Visual Impact Assessment that identifies the impact on the wider landscape

and the Area of Outstanding Natural Beauty and conservation area, and any necessary mitigation works'.

- 7.14. This is reiterated in Policy WLP8.35 - "Landscape Character" which highlights that development proposals which have the potential to impact upon the Area of Outstanding Natural Beauty should be informed by a Landscape and Visual Impact Assessment to assess and identify potential impacts and to identify suitable measures to avoid or mitigate these impacts.
- 7.15. Paragraph 176 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- 7.16. A Landscape and Visual Impact Appraisal (LVIA) has been produced for the proposed development site and has now been updated to reflect layout changes.
- 7.17. The updated LVIA contains the same conclusions as the original regarding the level of magnitude and significance of the development. It is considered that without full detailed information about the appearance and heights of buildings and details of the proposed landscape a full assessment cannot be made on these aspects.
- 7.18. The reduction in access points onto Elms Lane proposed through the updated scheme results in the retention of more existing hedgerow along the southern boundary, helping to reduce impacts on the existing landscape setting and soften views into the site. This would be less harmful to the existing landscape character of the site and is a more acceptable approach. An Arboricultural Impact Assessment (AIA) has also been provided to BS5837 standard which assesses the trees on site and categorises the trees in terms of importance. A 'Tree Constraints Plan' has been provided in order to demonstrate that the proposed layout can be carried out without detriment to the trees highlighted to be retained.
- 7.19. The landscape design proposals which would be submitted under a future reserved matters application should incorporate new mixed native hedge planting within the development to mitigate the loss or consider relocation of the section of hedge to be removed behind the required splays. A methodology for which would need to be provided.
- 7.20. Paragraph 7.65 of the Local Plan highlights that "There are views of the open countryside when heading north along Elms Lane from the built-up area. Framed within these views are a number of listed buildings. Dwellings should therefore be of a smaller scale and on the eastern edge of the site, no higher than 1.5 storeys". The LVIA identifies this as Viewpoints 3 of high sensitivity with an impact significance of high.
- 7.21. At Year 1 the LVIA highlights that in terms of viewpoint 3 "The magnitude of change is considered to be major (adverse) as there would be new buildings visible from a listed building, where before it was likely that only a few of the village houses would have been seen. In the first year the buildings would introduce a large new built element to the aspect, so the significance would be high".

- 7.22. The LVIA highlights that over time the magnitude of change would reduce to medium-high as the screening effects of planting continue to improve over time.
- 7.23. The proposed layout plan indicatively shows a strip of buffer planting along the entire eastern boundary outside of the residential curtilage of the properties, which would be retained and properly managed in the future. Future maintenance and management arrangements would also be secured at Reserved Matters stage, which would also include any other areas of public space outside of residential gardens.
- 7.24. Together with the recommendation within the pre-amble to Policy WLP7.7 to provide 1 ½ storey buildings on this eastern boundary, this will reduce the magnitude and significance of the development to medium – high at year 15.
- 7.25. Viewpoints 4 and 5 from the southwest are of moderate sensitivity and the impact significance is less, mitigated to Medium - low after year 15.
- 7.26. Viewpoints 1 (from Red House) and viewpoint 2 (from Mill House) are considered within the LVIA and are given a high sensitivity as currently direct views are gained across the AONB from those properties. Although LVIA guidance, does set out that in some cases it may be appropriate to consider private viewpoints from residential properties, in this case this is more of a residential amenity consideration. With suitable planting and consideration of scale, the impact on amenity can be suitably mitigated, which is discussed in the residential amenity section.
- 7.27. In terms of the western and northern boundaries with these two properties; the AIA highlights that the conifer hedge and 2 horse chestnut trees on the western boundary are to be removed and replaced with a new hedge. H2 (scrub vegetation) which is situated along the northern and part of western boundary together with T2 (sycamore) and T4 (Oak) are shown to be retained and will be protected during development and integrated into future landscape proposals.
- 7.28. Albeit that the LVIA attempts to predict the reduction in magnitude and significance from the development, as scale and landscaping are reserved for later consideration this cannot be fully assessed until reserved matters stage.
- 7.29. When considered against Paragraph 176 of the NPPF, the extent of development within the AONB is 'limited' and as this site is allocated for development it is acknowledged that there will be some landscape impact. It is however considered that the layout as proposed provides sufficient confidence that a suitable landscaping scheme can be delivered in order to successfully filter views and provide amenity value ensuring that any harm to surrounding landscape character is suitably mitigated as much as possible.
- 7.30. It should be noted that the AONB Team are satisfied with the amended layout subject to the final design details still to be agreed.
- 7.31. The proposal is considered to meet the aims of Policy WLP8.35 of the Local Plan and the NPPF.

Residential Amenity

- 7.32. 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.
- 7.33. The proposals have the potential to impact on the amenity of nearby neighbours, particularly the occupiers of Red House and Mill House. These are 25 metres and 50 metres respectively from the nearest proposed property which would avoid significant impacts through loss of light, loss of privacy or any disturbance. The viewpoints within the LVIA note that views within the AONB from these properties would be affected, however the right to a view is not in itself a material planning consideration. The layout plan shows indicative planting which will allow a buffer between these properties and the site. At reserved matters stage scale and appearance will be considered when building heights and window positions can be considered in detail to ensure that the amenities of these properties are protected in accordance with Policy WLP8.29 and the NPPF.

Ecology

- 7.34. The Council's Ecologist has considered the Preliminary Ecological Appraisal (Liz Lord Ecology, February 2022) and broadly agree with the conclusions of the consultant. With regard to the suitability of the site for nesting skylark (*Alauda arvensis*), whilst the PEA considers that the site is unlikely to be used by ground nesting birds, it is part of a larger complex of open arable fields which are likely to provide suitable habitat for such species. Whilst the development of the site itself may not result in a direct impact on the local skylark population as a result of habitat loss, it will increase local impacts arising from urbanisation and therefore, as skylark are a UK Priority species (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)) such impacts must be mitigated. A condition is suggested to secure details of the necessary mitigation measures as part of the reserved matters application.
- 7.35. It is also noted that the PEA recommends that additional surveys are required for badgers. Given the fact that this is an Outline application and that badgers are a highly mobile species which can colonise or abandon areas over relatively short time periods, it is recommend that these further surveys are undertaken prior to the submission of any reserved matters application to ensure that up to date mitigation measures are implemented. A condition to secure this will also be required.
- 7.36. The site is within the Suffolk Coast RAMS Zone of Influence (Zone B - within 13km of Benacre to Easton Bavents SPA and Minsmere-Walberswick SPA/SAC/Ramsar; therefore, a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites) arising from new residential development. This will be secured as part of the S106 legal agreement.
- 7.37. The proposal is considered to accord with Policy WLP8.34 subject to conditions and the RAMS contribution to be secured by S106 agreement.

Heritage

- 7.38. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to have special regard to the desirability of preserving the building or its setting and S72 requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 7.39. Policy WLP8.37 - "Historic Environment" highlights that the Council will work with partners, developers and the community to protect and enhance the District's historic environment. Proposals for development should seek to conserve or enhance Heritage Assets and their settings.
- 7.40. All development proposals which have the potential to impact on heritage assets or their settings should be supported by a Heritage Impact Assessment, this is also a requirement of Paragraph 194 of the NPPF.
- 7.41. The initial Heritage Assessment was considered by the Principal Design and Conservation officer to be limited in scope and extent and failed to meet the requirements of the NPPF. The revised Heritage Statement (April 2023) now correctly includes an assessment of impacts of the proposed development on the proximate Wangford Conservation Area (as identified in the site allocation policy) and is now considered to comply with the requirements of the NPPF.
- 7.42. The immediate setting to Wangford Conservation Area consists of the built-up remainder of the village that falls outside of the Conservation Area and which contributes importantly to its significance as an historic evolved settlement along the historical route of the Ipswich-Yarmouth turnpike. The wider setting of the Conservation Area is formed of its rural farmed landscape and its important position where the turnpike crossed the River Wang, an important transport nexus that included the road to Southwold/Reydon. 19th century census records show a large proportion of the village population employed in agriculture. The application site does form part of the rural surroundings to the Conservation Area and which can be experienced by traversing Elms Lane itself.
- 7.43. Officers agree with the conclusion of the Heritage Statement that the impact of the application proposal will be neutral - it will be change but its effect on the significance of the Wangford Conservation Area will be neither beneficial nor harmful.
- 7.44. With respect to designated heritage assets that are listed buildings, the Heritage Statement correctly identifies two that are proximate - Elms Farmhouse and The Maltings which sit close to each other and north-east of the application site on Elms Lane. The Grade I listed parish church of Saint Peter and Saint Paul in the village centre, the tower of which is visible from Elms Lane (and likely the application site and should therefore also be taken into account.
- 7.45. Similarly to the Conservation Area impact St Peter and St Paul's is a village church and one that is embedded within the built form, layout and character of the village. The village setting is formed of the farmed landscape; and the church is part of the village. Although this proposal will represent some further change to the surroundings of the church in one

small area of it, the proposal will not alter that relationship between church, village and landscape. The impact from this proposal would therefore be neutral.

- 7.46. The Maltings is a Grade II listed building that dates from the 18th century with a pair of early 19th century ranges. It is listed for group value alongside the Grade II listed Elms Farmhouse, which is an 18th century farmhouse with a mid-19th century rear range. The setting to both is largely formed of the surrounding rural farmed landscape and partial erosion of that through development in one modest area of it will result in a minor level of less-than-substantial harm.
- 7.47. This level of harm is considered to be minor because of the substantial physical distance between the application site and designated heritage assets - a lot of farmed landscape will remain between. However, there is intervisibility between the application site and The Maltings and built development will encroach upon the visual and physical separation between Wangford village and the two listed buildings.
- 7.48. Paragraph 199 of the NPPF highlights that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.49. Paragraph 202 highlights that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 7.50. Given the additional information provided within the amended Heritage Statement, and the reduction in the proposed number of dwellings - four fewer - than originally submitted, the reduced impacts as assessed within the revised Heritage Statement are concluded by it in terms with which the Principal Design and Conservation officer is in agreement with. This is partly due to the improved layout, alongside the reduced number of dwellings: good design helps mitigate heritage impacts.
- 7.51. It is noted that the revised layout drawing includes a sketch streetscene which illustrates the relative levels of the site frontage with the Grade II listed building at The Maltings to the east of the application site and this shows how topography will help mitigate the impacts of the proposed development upon it (the listed building).
- 7.52. It is therefore considered that the layout as now proposed will accord with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan Policy WLP8.37 and the NPPF and that the less than substantial harm identified would be outweighed by the public benefits of the proposal, with the delivery of an allocated site for residential development and the resultant social and economic benefits that will arise.

Archaeology

- 7.53. This site lies in an area of archaeological potential recorded on the County Historic Environment Record, in close proximity to known crop marks of possible Roman or Prehistoric age (BUGGY 021, NFL 061, 056) and known find spots (NFL 007, 009). As a result, there is high potential for the discovery of below-ground heritage assets of

archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

- 7.54. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

Design

- 7.55. Section 12 of the NPPF highlights that good design is a key aspect of sustainable development. Policy WLP8.29 - "Design" requires development proposals to demonstrate high quality design which reflects local distinctiveness.
- 7.56. With respect to the revised layout, it is considered that this has been considerably improved over that originally submitted, such that it can now be supported. The original layout did not appear to fully take into account existing site constraints and was lacking in a continuous frontage which would relate the layout better to its immediate existing built context on Elms Lane. The revised layout fully addresses these previous concerns and satisfactorily overcomes them. The layout now enjoys a better frontage that provides a good degree of street enclosure and which manages that in combination with an informal grouping of a short terrace, paired and individual dwellings and to a varied building line close to the site edge. In this way, a good frontage is achieved without being overly dense and formal, and in a manner more suitable for the village edge where it approaches and abuts the countryside. The sketch streetscene included on the layout drawing - which although is only indicative at Outline stage - shows the potential resultant effect of the frontage layout and shows how this layout will provide a successful streetscene. The revised layout design for the frontage of 1.5 storey scale with a mix of end-on and front elevations, and general village character as shown is considered to be successful.
- 7.57. With respect to the remainder of the layout, the designer has used the site constraint of the wayleave that runs across it as a positive layout device by creating an internal street along it. This works well in ordering the site layout - making a necessity a virtue. The overall density and spacing of dwellings is well considered and fits the edge-of-village character of the site's location well - the plots are relatively spacious; there are good gaps between dwellings; there is good contrast between the looser lower density within the site and higher density and narrower plots along the frontage; there is still space leftover for a green offset to the eastern countryside edge of the site; and Suds design has been taken into account within the overall layout.
- 7.58. It is considered that, as a layout template, this one works particularly well and any future Reserved Matters Application should not deviate particularly from it unless it can be improved upon in some minor way.
- 7.59. On the above bases, therefore, this Outline application can be supported in respect of heritage and design (layout) and accords with the requirements of the Local Plan and NPPF.

- 7.60. Other matters of detail which have been highlighted by nearby neighbours can be addressed when considering any future application for the Reserved Matters of appearance and scale.

Flooding/Drainage Strategy

- 7.61. The site is situated in FZ1 and is therefore at a low risk of flooding. Policy WLP8.24 - "Flood Risk" highlights that developments should use sustainable drainage systems to drain surface water. This is also a requirement of Paragraph 169 of the NPPF which states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should take account of advice from the lead local flood authority.
- 7.62. A holding objection was initially received from SCC LLFA as it was considered that insufficient evidence had been provided in support of the drainage strategy and the proposed strategy did not deliver multifunctional SuDS.
- 7.63. An amended Flood Risk Assessment and Drainage Strategy (GHBullard Ref: 038/2022/FRADS P6, February 2023), was then submitted to support the application which has been updated to take account of the new layout and provides two infiltration basins one for adoptable highway and the other for the private drainage system.
- 7.64. SCC LLFA now recommend approval of the drainage system subject to conditions that further details be submitted concurrent with the Reserved Matters application, this will also include the requirement for a Construction Surface Water Management Plan.
- 7.65. In addition, sustainable drainage systems cross over into general design/landscaping and ecology considerations. Policy WLP8.24 highlights that SuDS should be integrated into the landscaping scheme and the green infrastructure provision of the development and not detract from the design quality of the scheme. The updated scheme includes a SuDS infiltration basin system in the south-western corner which is integrated into a small accessible area of greenspace with meadow planting.
- 7.66. This is an improvement on the original scheme which did not include SuDS for surface water drainage. Additional planting should be introduced to this area where appropriate and will be dealt when landscaping is considered at Reserve Matters stage.
- 7.67. The details submitted within the Flood Risk Assessment and Drainage Strategy are sufficient and comply with the requirements of Policy WLP8.24 and Paragraph 169 of the NPPF.

Housing Mix/Affordable Housing

- 7.68. Policy WLP8.1 - "Housing Mix" highlights that the mix of sizes and types of units on any particular site should be based on evidence of local needs including the Strategic Housing Market Assessment and in consultation with the local planning authority. Proposals for new residential developments will only be permitted where at least 35% of new dwellings on the site are 1- or 2-bedroom properties, unless this can be satisfactorily demonstrated to be unfeasible.

- 7.69. In this case the housing mix indicated is acceptable as it exceeds 35% of 1- or 2-bedroom properties.
- 7.70. Policy WLP8.2 - "Affordable Housing" requires that all new housing developments on sites with a capacity of 11 dwellings or more must make provision for a proportion of the total dwellings to be affordable housing, in this area of the district a 30% provision is required.
- 7.71. The Policy states that of these affordable dwellings, 50% should be for affordable rent. The affordable Housing SPD was adopted in May 2022, which takes account of the requirement for 'First Homes'. First homes were introduced on 28th June 2021 and area specific type of discounted market sale housing and the Government's preferred discounted market tenure. The Government is requiring that 25% of homes delivered through developer contributions are First Homes.
- 7.72. Around 27% of the need for affordable housing in the Waveney area was assessed as being for Shared Ownership properties and the Council will therefore still expect the provision of Shared Ownership alongside First Homes.
- 7.73. The S106 is currently in Draft form but will require 6 Dwellings to be made available as Affordable Housing comprising of:
- i) 3 Affordable Dwellings for Rent
 - ii) 1 Shared Ownership Dwelling
 - iii) 2 First Homes

The exact number, location, tenure and mix of Affordable Dwellings to be set out in the Affordable Housing Scheme, which would have to be agreed prior to commencement of the development.

- 7.74. It is important to note that the affordable housing benefit of 20 homes on this site is greater than would be the case if 16 homes were proposed. In a 16 dwelling home scheme the development would achieve four affordable homes plus a partial financial contribution to affordable housing. Therefore, of the extra four dwellings beyond 16 in the allocation, half of those would be affordable.
- 7.75. Subject to the signing of the S106 legal agreement, the proposal will be compliant with Policy WLP8.2 and the accompanying Affordable Housing - Supplementary Planning Document (May 2022).

S106/Community Infrastructure Levy (CIL) contributions

- 7.76. This development will be liable for CIL for the whole of the proposed Gross Internal Area (GIA), chargeable at the Zone 3 (Mid-Value Zone) rate.
- 7.77. Suffolk County Council have set out the infrastructure requirements of this development in accordance with Appendix 1 - 'Infrastructure and Delivery Framework' of the Local Plan.
- 7.78. The local primary schools are Reydon Primary School (2.5 miles away) which is at capacity and proposed for possible future expansion through CIL funding and Brampton Primary

School (2.9 miles away) which is currently undersubscribed. There are secondary schools at Sir John Leman High School, Beccles and BET Beccles School.

- 7.79. Within the representations made it was suggested that there was insufficient capacity at Reydon primary school for this level of development, which is the catchment school. The number of pupils arising from housing completions beyond the forecast period, applications pending decision, and local plan site allocations are expected to cause the school to exceed 95% capacity based on current forecasts. The proposed strategy for mitigating this growth is via expansion of existing provision including through land acquisition. On this basis, at the primary school level a CIL contribution of (5 pupils x £18,187) = £90,935 will be required as highlighted below. This will be in combination with CIL funding related to other development in the area. It should also be noted that Brampton Primary School is only 0.4 miles further from the site than Reydon and that school is currently undersubscribed with capacity to accommodate pupils from this development.
- 7.80. The following feedback from Suffolk County Council Planning is indicative of the proportionate infrastructure demands of the development and may inform future CIL bids for funding as follows:
- Primary expansion @£18,187 per pupil place, totalling £90,935
 - Secondary expansion @£25,253 per pupil place, totalling £101,012
 - Sixth Form expansion @£25,253 per pupil place, totalling £25,253
 - Early years expansion @£18,187 per place, totalling £54,561
 - Waste (Improvement of Lowestoft Recycling Centre) @£55 per dwelling, totalling £1,100
 - Libraries improvements @ £216 per dwelling, totalling £4,320
- 7.81. Furthermore by way of a planning obligation for the site-specific costs will be required to be secured by S106 agreement, comprising:
- Primary school transport contribution £49,175
 - Secondary school transport contribution £28,100.
 - Other contributions include and £22,000 to allow for the installation of a new bus shelter and DDA kerbs for the stop on Norfolk Road and for DDA kerbs for the stop opposite the High Street.
- 7.82. Wangford Parish does not have a Neighbourhood Plan and therefore 15% of CIL collected from this development would be provided to the Parish Council to spend on local infrastructure projects.

Other matters - Sewerage

- 7.83. It has been highlighted within representations that the sewerage system is inadequate for further development. If it is the case that capacity is insufficient Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should planning permission be granted. This includes the requirement for the developer to fund and necessary upgrades and improvements directly.

Part M4(2) of the Building Regulations

- 7.84. Policy WLP8.31 – “Lifetime Design” highlights that all new housing developments on sites of 10 or more dwellings must make provision for 40% of all dwellings to meet requirement M4 (2) of Part M of the building regulations for accessible and adaptable dwellings.
- 7.85. Provision for this will be required at Reserved Matters stage.

Sustainability statement

- 7.86. Policy WLP8.28 – “Sustainable Construction” requires proposals for major residential development of 10 or more houses to submit a sustainability statement in accordance with the requirements of this policy and the supporting Sustainable Construction SPD. This will also come forward at Reserve Matters stage.

8. Conclusion

- 8.1. Officers consider that the proposed development accords with the plan-led approach to deliver housing growth in the Wangford area.
- 8.2. Albeit that the proposal departs slightly from the 16 dwellings or 20 DPH figure stated within Policy WLP7.7, the proposals demonstrate that the site can accommodate this quantum of development without significant harm to the surrounding AONB and would have a neutral impact on Heritage Assets in the vicinity. It is also considered that the surrounding highway network can accommodate the additional traffic that this proposal would generate without an unacceptable impact on highway safety as required by Paragraph 111 of the NPPF. Paragraph 124 of the NPPF also states that planning policies and decisions should support development that makes efficient use of land. In this case the 20 dwelling proposal also enables an additional two affordable homes to be included in the development as a benefit to the community and area.
- 8.3. It has been demonstrated through the Heritage Assessment and subsequent design changes to the proposal, including the removal of 4 dwellings, that the development would have a neutral impact on Heritage Assets in the vicinity including the Wangford Conservation Area and the Listed buildings in the area. Due regard has been given to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the proposal accords with the Local Plan and NPPF in this regard.
- 8.4. Whilst the LVIA has demonstrated there will be some harm to landscape character and that the development will have some localised visual impact within the AONB, it is considered that it has been demonstrated that the layout will enable suitable mitigation to be achieved within any future application for Reserved Matters when scale, appearance and landscaping will be controlled.
- 8.5. Paragraph 176 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty of Areas of Outstanding Natural Beauty. This harm will need to be properly weighed against the public benefits, which include the delivery of an allocated site providing 20 homes, of which 6 will be ‘affordable’. Other public benefits include the economic benefit in the short to medium term from job creation in the construction industry and longer term social and economic benefits from additional

dwellings of which the occupants will contribute to the local economy both economically and socially.

- 8.6. The proposal is considered to represent sustainable development and is in accordance with the objectives of the National Planning Policy Framework (2023) and the Development Plan as a whole. There are no significant, or unacceptable environmental impacts arising from the proposals. There are also public benefits that would outweigh any harm arising from this proposal through delivery of housing, affordable housing and economic benefits. Planning permission can therefore be granted.

9. **Recommendation**

- 9.1. Approve subject to the following conditions and the completion of a S106 legal agreement to secure, affordable Housing provision, RAMS contribution, schools transport contributions and bus stop improvements.

10. **Conditions:**

1. a) Application for approval of any reserved matters must be made within three years of the date of this outline permission and then

b) The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

Reason: To comply with section 92 of the Town and Country Planning Act 1990.

2. Details relating to the scale, appearance and landscaping of the site (the "reserved matters"), shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason: To comply with Sections 91 and 92 of the 1990 Act.

3. The development hereby approved shall be begun within the time limits specified on the outline permission and is subject to any conditions imposed thereon.

Reason: In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

4. The development hereby permitted shall be completed in accordance with Drawing No. 21-087-200-J, received 30 August 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.

5. Concurrent with the first reserved matters application, a detailed Sustainability Statement shall be submitted to and approved in writing by the Local Planning Authority. The identified

measures shall be implemented prior to occupation and thereafter be retained and maintained in their approved form.

Reason To ensure the finished development implements the approved sustainable measures in compliance with the requirements of Policy WLP8.28 of the East Suffolk Council - Waveney Local Plan (2019).

6. An application for the approval of reserved matters shall include provision for 40% of all dwellings (including affordable dwellings) to meet the Requirements of M4(2) 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) (and/or M4(3) standards where applicable).

Reason: To ensure the development complies with Planning Policy WLP8.31.

7. 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 Pan (2019), and to ensure Building Control Officers and Independent Building Inspectors are aware of the water efficiency standard for the dwelling(s).

8. 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 FRA 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-ondevelopment-and-floodrisk/construction-surface-water-management-plan/>

9. 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-assetregister/>

10. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (Liz Lord Ecology, February 2022) 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.

11. Commensurate with the Reserved Matters application, a strategy detailing the measures to be implemented to mitigate for the loss of habitat suitable for skylark (*Alauda arvensis*) will be submitted to and approved in writing by the Local Planning Authority. All mitigation measures will be delivered and retained in accordance with the approved strategy.

Reason: To ensure that habitat loss for ground nesting birds (skylark) is mitigated as part of the development

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

Reason: To ensure that nesting birds are protected.

13. Commensurate with the reserved matters application, a "lighting design strategy for biodiversity" for the development, shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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.

14. No development shall take place (including any demolition, ground works, site clearance) until a method statement for badgers has been submitted to and approved in writing by the local planning authority. The content of the method statement shall be based on up to date badger survey information (in accordance with that described in the Preliminary Ecological Appraisal (PEA) (Liz Lord Ecology, February 2022)) and shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;

- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

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

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

15. Commensurate with the Reserved Matters Application an Ecological Enhancement Strategy, addressing 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.

16. If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 2 years from the date of the planning consent, the approved ecological measures secured through Conditions 15 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 presence and/or abundance of habitats on site, in particular the potential badger setts identified within the Preliminary Ecological Appraisal (Liz Lord Ecology, February 2022) 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.

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. No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management

(LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local

Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

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

18. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Provision to be made for archive deposition of the analysis and records of the site investigation.
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2019).

19. 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 18 and the provision made for analysis, publication and dissemination of

results and archive deposition.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2019).

20. No part of the development shall be commenced until details of the proposed access have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any other part of the development taking place.

Thereafter the access shall be retained in its approved form.

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

21. Before the access is first used visibility splays shall be provided as shown on Drawing No. 21-087-200-j with an X dimension of 2.4 metres and a Y dimension of 70 metres to the nearside edge of the carriageway and thereafter retained in the specified form.

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

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

22. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard.

23. No part of the development shall be commenced until details of the proposed off-site highway improvements indicatively shown on Drawing No. 21-087-200-j have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be laid out and constructed in its entirety prior to occupation.

Reason: To ensure that the necessary highway improvements are designed and constructed to an appropriate specification and made available for use at an appropriate time in the

interests of highway safety and sustainable travel. This is a pre-commencement condition because the required details relate to off site works that need to be agreed before the development can be said to be acceptable in terms of highway capacity/safety.

24. 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.

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

25. The use shall not commence until the area(s) within the site shown on drawing no.21-087-200-j for the purposes of, manoeuvring and parking of vehicles and secure cycle storage have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

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

26. Before the development is commenced, details of the areas to be provided for the 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 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.

27. Plots 1 and 15 shall be limited to single storey height.

Reason: In the Interest of the amenity of the adjacent neighbours.

28. Prior to the access being created and the visibility splays provided as required by condition 21, a detailed methodology for the relocation of the section of hedge within the visibility splays shall be submitted to and agreed in writing by the Local Planning Authority. The hedge relocation shall be carried out in accordance with the approved methodology within an agreed timescale. Any plants dying within a 5-year period shall be replaced in the next available planting season to a specification to be agreed by the LPA.

Reason: In the interest of the visual amenity of the area and to protect landscape character.

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.
 - o Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991,
 - o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017,
 - o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution,
 - o Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act,
 - o Any works to a main river may require an environmental permit.
3. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

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

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

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

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

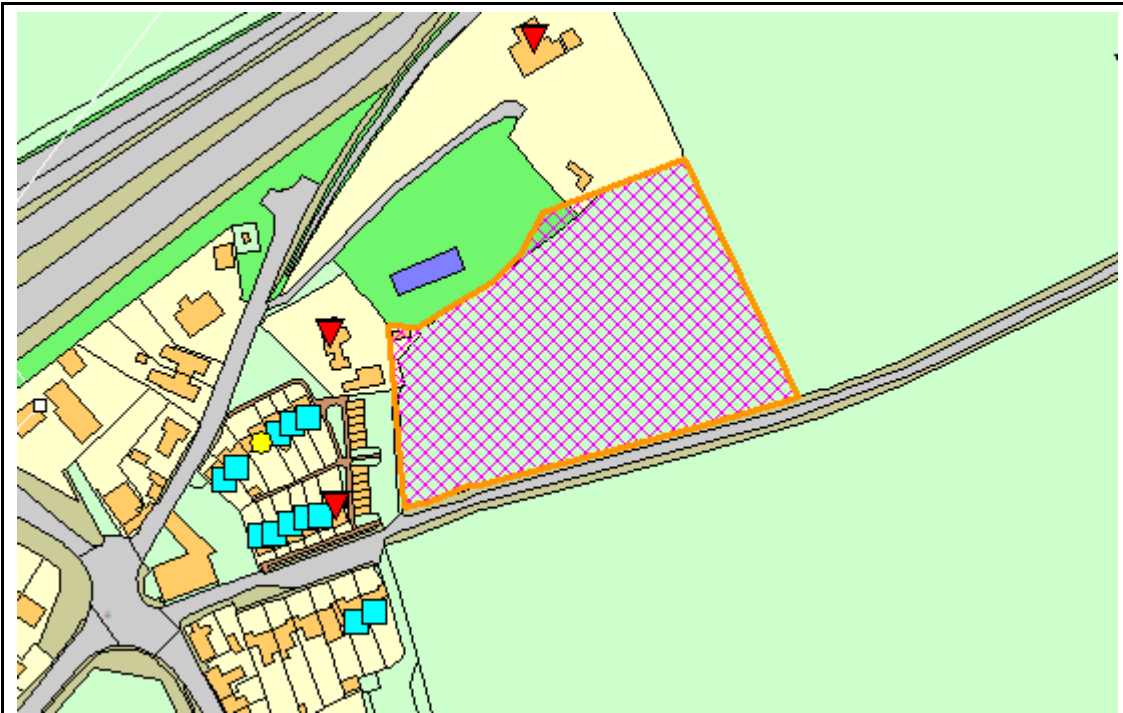
For further information please visit:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

Background information

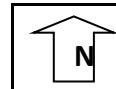
See application reference DC/21/5536/OUT on [Public Access](#)

Map



DO NOT SCALE AC0000814647

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Key



Notified, no comments received



Objection



Representation



Support