

**NORTH PLANNING COMMITTEE - UPDATE SHEET****20 January 2026****Item 7: DC/25/3322/FUL**

4 Residential Properties to be built to replace 3 cottages already lost to erosion and 1 house due to be lost in the next 20 years.

Land To The Rear Of Larks Rising Easton Lane IP18 6SS And The Warren Easton Lane Easton Barents Reydon Suffolk IP18 6SU

1. Report Update and Planning Conditions (wording in full)

1.1 The applicant has provided their suggested wording for condition 3, which is set out in full below along with all other recommended conditions. Condition 3 relates to the timing of the demolition of The Warren, which the applicant uses for holiday accommodation and therefore they seek to retain it in use and ensure demolition is completed prior to its replacement dwelling being occupied. Officers accept this approach but recommend that the demolition method statement of The Warren is submitted and approved prior to any works of construction on its replacement dwelling taking place. This will ensure that there is a clear demolition strategy agreed to be certain that The Warren will have been demolished in full prior to its replacement dwelling being occupied/brought into use.

1.2 Recommended conditions as follows:

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 carried out in accordance with the following approved plans and documents (received 19 August 2025):

Drawing 0100 REV B LOCATION PLAN PAGE 1

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT
DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ
DX: 41220 Lowestoft

Drawing 01 REV 1	LOCATION PLAN PAGE 2
Drawing 0101 REV B	BLOCK PLAN
Drawing 456/01	SITE LANDSCAPING PLAN
Drawing 1102 REV B	PROPOSED FLOOR PLANS FOR HOUSE TYPE 2
Drawing 1113 REV B	PROPOSED FLOOR PLANS FOR HOUSE TYPE 1C
Drawing 1112 REV B	PROPOSED FLOOR PLANS FOR HOUSE TYPE 1B
Drawing 1111 REV B	PROPOSED FLOOR PLANS FOR HOUSE TYPE 1A
Drawing 2102 REV B	PROPOSED ELEVATIONS FOR HOUSE TYPE 2
Drawing 2113 REV B	PROPOSED ELEVATIONS FOR HOUSE TYPE 1C
Drawing 2112 REV B	PROPOSED ELEVATIONS FOR HOUSE TYPE 1B
Drawing 2111 REV B	PROPOSED ELEVATIONS FOR HOUSE TYPE 1A

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

3. The fourth replacement dwelling hereby approved (identified as Type 2 on Drawing No. 0101 Rev B) shall not be occupied/brought into use until the existing dwelling known as 'The Warren' (identified on Site Location Plan Page 2; Drawing No. 01-1) has been demolished in its entirety and all resulting demolition materials removed from the site.

Reason: the fourth dwelling is only in accordance with the Development Plan where it represents a replacement dwelling, therefore this condition is necessary to ensure the full and timely demolition of The Warren.

4. Prior to any works of construction of the fourth replacement dwelling hereby approved (identified as Type 2 on Drawing No. 0101 Rev B), a Demolition Method Statement / Plan for 'The Warren' shall be submitted to and approved in writing by the Local Planning Authority. This statement / plan shall be adhered to throughout the demolition phase of the development.

Reason: to ensure environmental impacts arising from demolition are mitigated and controlled.

5. Prior to any works of demolition of 'The Warren', the building shall be subject of an ecological survey/appraisal to check for the presence and/or habitats of protected species. Any necessary mitigation or protection measures shall be implemented in accordance with the submitted document in addition to the recommendations of the Council's Ecology Team to ensure that demolition of the building does not harm or irreparably damage protected species and their habitats.

Reason: in the interest of ecological preservation.

6. No development shall take place within 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: The site is potentially of archaeological and historical significance.

7. Following the completion of on-site archaeological investigations and recording the applicant must secure the implementation of a programme of post excavation work, in accordance with a written scheme of post excavation work, which has been submitted by the applicant and approved by the Planning Authority. This programme will comprise an archive of the records and finds, an assessment of the importance of the results and, when appropriate, more detailed analysis and publication of the results.

Reason: The site is potentially of archaeological and historical significance.

8. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal by DCS Ecology (April 2024).

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

9. Prior to development above slab level, a “lighting design strategy for biodiversity” for the approved dwellings and associated external areas 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.

10. Prior to any development above slab level, a scheme for the provision of fire hydrants shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in its entirety prior to the first occupation of any dwelling. It shall thereafter be retained and maintained in its improved form.

Reason: In the interests of the safety of the future occupants of the hereby approved development.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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. Prior to the occupation of any dwelling hereby approved, details of the areas for the storage and presentation of waste/recycling bins shall have been submitted to and approved in writing by the Local Planning Authority. The area for each respective dwelling shall be provided prior to occupation of said dwelling and thereafter retained for the approved purposes.

Reason: this detail is necessary to ensure the design incorporates bin presentation and storage areas.

13. Prior to the occupation of any dwelling hereby approved, details of the secure/covered cycle storage for that dwelling shall have been submitted to and approved in writing by the Local

Planning Authority. This storage must be provided prior to first occupation of the associated dwelling.

Reason: to promote other modes of sustainable transport in accordance with the Development Plan and NPPF.

14. Prior to the occupation of any dwelling hereby approved, the parking and manoeuvring areas for that dwelling must have been provided and shall thereafter retained for that purpose.

Reason: in the interest of highways safety.

15. Prior to works above slab level on any of the hereby approved replacement dwellings, a scheme of both hard and soft landscape works (broadly in accordance with the approved plan no. 456/01) must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate;
- a statement setting out the design objectives and how these will be delivered;
- any earthworks showing existing and proposed finished levels or contours;
- means of enclosure and retaining structures;
- boundary treatment[s];
- vehicle parking layouts;
- other vehicle and pedestrian access and circulation areas; and
- hard surfacing materials.

Reason: the approved landscape plan is acceptable in principle, but more complete detail is necessary to ensure the scheme integrates with this sensitive landscape context.

16. The landscaping works shall be carried out in accordance with the approved landscape scheme before any part of the development is first occupied. Any trees or plants which, within a period of five years from date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: to ensure that the landscape scheme is implemented in a timely manner and at an early stage to allow time for establishment and then ongoing maintenance.

17. Prior to any works of construction above slab level on any of the hereby approved replacement dwellings, full and exact details of the materials to be used in the external surfaces of those dwellings shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with approved details.

Reason: to secure a high-quality finish to this development within the National Landscape (formerly AONB).

18. Unless expressly approved by this planning permission and its conditions, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), development comprising the following works shall not be carried out unless express planning permission for such development has been granted by the Local Planning Authority:

- Extensions to the dwellings;
- Roof alterations to the dwellings such as dormers and additional storeys; and
- Outbuildings, fences, and other means of enclosure within the curtilage of the dwellings.

Reason: the site is located in an exposed and sensitive part of the designated National Landscape where it is necessary to limit permitted development rights.

19. The formal curtilage areas associated with the approved replacement dwellings shall be limited to the area edged green (referenced on plan as '7 = Developed site within green lines') on the approved site landscaping plan no. 456/01.

Reason: the red line area of the site location plan is extensive, and this condition is necessary, for the avoidance of doubt, to clarify the extent of the development area.