



## Committee Report

**Planning Committee North** - 10 November 2020

**Application no** DC/20/2737/FUL

**Location**

Os 7554  
Mill Road  
Peasenhall  
Suffolk

**Expiry date** 21 September 2020

**Application type** Full Application

**Applicant** Mr & Mrs O'Neill

**Parish** Peasenhall

**Proposal** New two storey, 8-bedroom house, with up to four of the rooms let for Bed & Breakfast accommodation, with studio and carport, and associated landscaping works.

**Case Officer** Iain Robertson  
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### 1. Summary

- 1.1. Planning permission is sought for the construction of a two-storey dwelling comprising eight bedrooms, with up to four of the rooms let for Bed & Breakfast accommodation, with studio and carport, and associated landscaping works.
- 1.2. The site is situated outside but adjacent to the settlement boundary of Peasenhall. The site benefits from an extant outline planning permission for four residential properties (Ref: DC/15/2706/OUT) for which an application for approval of reserved matters is currently under consideration (Ref: DC/20/0075/ARM).
- 1.3. Although this proposal is contrary to the Local Plan the extant permission for four dwellings is a material planning consideration that should be given significant weight when determining this application. The proposal as shown within this application is of a very high

design quality and is preferable to the previously approved scheme for four properties and is therefore recommended for approval.

- 1.4. This application is before members as it is a departure from the Local Plan being residential development situated outside the settlement boundary.

## **2. Site description**

- 2.1. Peasehall is a settlement located to the West of the neighbouring villages of Yoxford and Sibton accessed from the A12. Mill Road runs east to west, starting at Mill Hill near the village centre, and ending by Old Hall Road near Badingham. The application site is situated on Mill Road, just on the outskirts of the settlement boundary for Peasehall and has a north-south orientation.
- 2.2. The existing site is currently a vacant field which contains a pond to the north and is bounded by tree lines, mature hedging and fencing. There are residential houses to the north and the east of the site consisting of a mix of traditional and modern detached homes; pasture fields to the west; and a public footpath that runs along the south boundary with further agricultural land beyond. The site has historically been agricultural and has an existing site entrance on the eastern boundary off Mill Road.
- 2.3. In 2017, an outline planning approval was granted for the erection of 4no. dwellings on the site (DC/15/2706/OUT). The dwellings approved within that application would be two-storeys in height, with two being detached and the other two semi-detached. This is an extant permission which remains so due to the reserved matters application currently under consideration (Ref: DC/20/0075/ARM).

## **3. Proposal**

- 3.1. The proposal is for a new two-storey 8-bedroom house with a single storey studio and car port, and associated landscaping works, with up to four of the rooms let for Bed & Breakfast accommodation. The proposal neither falls within use class C3 (Dwelling houses) or C1 (Hotels) of the Use Classes Order and is therefore considered to be a 'Sui Generis' use.
- 3.2. The proposal takes inspiration from the traditional 3-cell Suffolk farmhouse typology, which, although not present in the immediate vicinity, provides the basis for the simplified, linear form of typical rural dwellings.
- 3.3. The main house is situated on the southern end of the site and will include the living spaces and bedrooms. The studio is situated on the northern end and will provide annexe accommodation to be used in association with the main property and will also contain further utility and storage spaces. An adjoining car port will provide sheltered parking spaces in addition to the driveway parking available.
- 3.4. The proposed external cladding for the main house, studio and carport and fencing/ gates will primarily consist of vertical black stained sawn softwood cladding, however the main house will also feature horizontal English oak cladding with a natural finish to provide visual differentiation across the elongated volume.

- 3.5. Timber cladding has been chosen due to its sustainability, and because it is a light material which will be suitable for outwardly expressing the lightweight timber construction that will be used for the structure. The roofs will also be clad in vertical black stained timber cladding to create a seamless look continuing up from the walls. A hidden gutter detail will be used to retain this effect.
- 3.6. Large, glazed elements will be incorporated into the ground floor to emphasise the lightness of the structure and to create stronger connections between the buildings and its surrounding natural landscape.
- 3.7. It is intended that this structure will be a timber truss or beam and will be an innovative structural design.

#### 4. Consultations/comments

- 4.1. Three letters of objection have been received raising the following material planning considerations (inter alia):
- Highways - Suitability of Mill Lane for increased traffic - Visibility.
  - Guest house use is inappropriate in this location.
  - Design out of keeping with other properties.

#### Consultees

##### Parish/Town Council

Consultee	Date consulted	Date reply received
Peasenhall Parish Council	1 September 2020	17 September 2020
Summary of comments: <i>"No objection."</i>		

##### Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	1 September 2020	20 August 2020
Summary of comments: No objection subject to standard Archaeological investigation conditions.		

Consultee	Date consulted	Date reply received
Suffolk County - Rights of Way	28 July 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	28 July 2020	19 August 2020
Summary of comments: No objection subject to conditions.		

### Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	28 July 2020	30 July 2020
Summary of comments: Comments include the need for a condition relating to unexpected contamination and that a noise assessment for the proposed plant equipment should be carried out.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	28 July 2020	No response
Summary of comments: No comments received		

Consultee	Date consulted	Date reply received
Ecology (Internal)	30 July 2020	21 August 2020
Summary of comments: Internal - Comments included in main report		

### Re-consultation consultees

Consultee	Date consulted	Date reply received
Peasenhall Parish Council	28 July 2020	17 September 2020
Summary of comments: No objection		

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	02 September 2020	23 September 2020
Summary of comments: No objection subject to conditions.		

## 5. Publicity

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

Category	Published	Expiry	Publication
Departure	10 September 2020	1 October 2020	East Anglian Daily Times

## 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, if regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”*.

6.2. National Planning Policy Framework (NPPF) (2019)

6.3. National Planning Policy Guidance (NPPG)

6.4. The East Suffolk Council – Suffolk Coastal Local Plan was adopted on 23 September 2020 and the following policies are considered relevant

- SCLP3.2 - Settlement Hierarchy
- SCLP3.3 - Settlement Boundaries
- SCLP5.3 - Housing Development in the Countryside
- SCLP5.4 - Housing in Clusters in the
- SCLP5.13 - Residential Annexes
- SCLP6.1 - Tourism
- SCLP6.5 - New Tourist Accommodation
- Policy SCLP9.2 - Sustainable Construction
- SCLP10.1 - Biodiversity and Geodiversity
- SCLP10.4 - Landscape Character
- SCLP11.1 - Design Quality
- SCLP11.2 - Residential Amenity
- SCLP11.7 - Archaeology

## 7. Planning considerations

### Principle of development:

7.1. The main village of Peasenhall is situated approximately 1/2 mile to the south east of the application site. Within Policy SCLP3.2: "Settlement Hierarchy" Peasenhall is classified as a 'smaller village', within such areas housing development is restricted to small groups of new housing and infill within the Settlement Boundaries.

- 7.2. Policy SCLP3.3: "Settlement Boundaries" are defined on the Policies Map and apply to Major Centres, Market Towns, Large Villages and Small Villages. Land which is outside of Settlement Boundaries and which isn't allocated for development in the Local Plan and Neighbourhood Plans is defined as Countryside.
- 7.3. In such locations Policy SCLP5.4: "Housing in Clusters in the Countryside" is relevant and allows development of a clearly identifiable gap within a continuous built up frontage. This site does not meet the criteria for this policy.
- 7.4. As this site is outside of the settlement boundary and does not meet the requirements for development within a cluster in the countryside the proposal represents a departure from the Local Plan.
- 7.5. However, in this case, due to the fact that the site benefits from an extant permission for four residential properties; and that the site is now situated adjacent to the settlement boundary as extended within the newly adopted local plan the principle of residential development on this site is considered to be acceptable, subject to other policy requirements of the Local Plan.

#### Bed and Breakfast Use:

- 7.6. The proposal has been described as an 8-bedroom property and the purpose of this is to provide an element of B&B accommodation (up to 4 bedrooms).
- 7.7. As highlighted in Policy SCLP6.1, tourism is an important part of the economy of the former Suffolk Coastal area, contributing 12% to total employment across the District in 2017. Whilst Policy SCLP6.5 does require that tourist accommodation comprising permanent buildings be situated within settlement boundaries; this site does abut the settlement boundary. Furthermore, the additional scale of development on the site to provide this element of the proposal is minimal and in any case is less than that previously approved within the extant outline permission for four residential properties.
- 7.8. Therefore, although this is a departure from this policy the only harm arising from this element of the proposal would be from additional traffic movements which would still be less than from four dwellings.

#### Design:

- 7.9. Policy SCLP11.1: "Design Quality" states that the Council will support locally distinctive and high-quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means.
- 7.10. Paragraph 131 of the NPPF gives great weight to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 7.11. The application is supported by a Design and Access Statement which is comprehensive and well detailed as a summary of the planning and pre-application process that has led up to this submission. Additional information in the form of coloured plans, visualisations,

sectional details and streetscene drawings to show this scheme in its context has also been provided.

- 7.12. The addition of a pitched roof to the design has positively enhanced the design by providing a fully modelled 3-D form that is contextual and which represents a design hybrid that combines traditional vernacular forms with contemporary forms of construction and appearance. These latter express modern ideas of living and sustainability and which then take on their own form of appearance providing a high-quality design that is clearly of its time which will read more comfortably within its hamlet and landscape setting.
- 7.13. A pitched roof also provides the opportunity to provide a PV array that here is designed flush and which will appear as an integral feature of the building which is supported. Paragraph 150 of the NPPF supports the reduction of greenhouse gas emissions through well planned developments. Policy SCLP9.2: "Sustainable Construction" encourages on-site renewable energy generation such as this. Other renewable energy and water saving measures incorporated into the design is an air source heat pump and integral rainwater harvesting water butts.
- 7.14. It is proposal to use a mix of untreated oak and black stained softwood in horizontal and vertical configurations, respectively, to mitigate the visual bulk of the building. This is chosen as a more sustainable material choice and would reflect the 'aim to have a lightweight timber structure'. There is no objection to its use on the walls and roof and this approach is welcomed to refine the design of this key element, the result of which is attractive.
- 7.15. It is considered that the architectural design of the main dwelling to be high quality, well considered, sophisticated and subtle. The annexe building (studio) is appropriately subdued in scale and appearance whilst sharing similar design attributes in terms of simplicity of form and materials choice. It is right that it leaves the architectural interest of the main house to do the eye-catching at this site.
- 7.16. When built the property will appear distinctive locally as a bespoke, site-responsive design and, therefore, add into the local distinctiveness of the area, instead of diluting it with bland pastiche. The approach taken here is supported and would comply with the aims of Policy SCLP11.1 and the NPPF.

#### Highways:

- 7.17. A small access does exist to this site, which historically has had very limited use and does not provide suitable visibility for the development proposed.
- 7.18. A speed traffic survey has been submitted with the application which has resulted in acceptance from SCC Highways Authority of reduced visibility splay of 35m in either direction. Conditions are therefore recommended that the hedge be removed/reduced to a height of 0.6m within the splay as shown on drawing no PL\_P100 rev B and retained in that condition in order that any significant impacts on highway safety that may result from limited visibility are mitigated as required by Policy SCLP7.1. With conditions as recommended, the proposal is acceptable in terms of highways safety.

### Landscape Character:

- 7.19. The provision of an improved vehicular access suitable for residential use would result in harm to Landscape Character from the loss of a large section of this hedge. Policy SCLP10.4: "Landscape Character" requires that development proposals will be expected to demonstrate that they will protect and enhance the special qualities and features of the area including distinctive landscape elements such as hedgerows.
- 7.20. The loss of the extent of hedging proposed will have a harmful impact on this landscape feature. It is proposed to replant the hedge behind the existing to mitigate to some extent the loss of the existing hedge; additional native species hedges and tree planting are also proposed within the site. Details have been provided within the Hedgerow Plan and Management Statement by Abrehart Ecology Ltd, which will be required to be adhered to by condition.
- 7.21. Although this will not fully mitigate the harm arising from the provision of this improved access; it is accepting that there is an extant permission for four dwellings which would result in an equal or greater loss of hedgerow than that proposed within this application. Therefore, the proposal as submitted is considered to be acceptable.

### Ecology:

- 7.22. The proposed site plan PL\_P100 rev B shows an area around the onsite pond to be retained and managed as terrestrial habitat for great crested newts, in accordance with requirements set by Natural England as part of the required licence.
- 7.23. Inappropriate management of this area would result in the loss of the last piece of terrestrial habitat on the site suitable for great crested newts, which in turn could have wider impacts for the population present in the area.
- 7.24. This area is shown to be separated from the residential curtilage by a hedge with a gate to access this area for maintenance purposes. Long term management should be undertaken in accordance with a management plan written by a suitably qualified ecologist, whilst this will form part of the Natural England licence its implementation should also be secured by planning condition.
- 7.25. There is some biodiversity loss from removal and replanting of the roadside hedge as discussed above, although this loss would reduce in time as the new hedgerow planting matures on the site. It is considered that the proposal would adhere to the hierarchical approach within Policy SCLP10.1: "Biodiversity and Geodiversity" in that losses that cannot be avoided are mitigated for through the development.

### RAMS:

- 7.26. In addition to the above, the site is within the Suffolk RAMS Zone of Influence (Zone B) and therefore a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites). This has been secured as a S111 payment.



### Archaeology:

- 7.27. This site lies in an area of archaeological potential recorded on the County Historic Environment Record, in an area that has not been subject to systematic investigation. The site is close to the historic core of Peasenhall and two sections of Roman road. 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.
- 7.28. In accordance with the National Planning Policy Framework (Paragraph 199), any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed. With these conditions in place the proposal would also accord with Policy SCLP11.7: "Archaeology" of the Local Plan.

### Other matters - Neighbour amenity:

- 7.29. Policy SCLP11.2: "Residential Amenity" requires that development proposals provide for adequate living conditions for future occupiers and will not cause an unacceptable loss of amenity for existing or future occupiers of development in the vicinity. The closest residential property is 'Byways', situated approximately 30 metres to the south east of the proposed property. The floor plans show glazing to the south elevation at first floor level which serves the master bedroom. This would enable views to be gained over the fields to the south and south west.
- 7.30. The separation distance between the properties is generous and there is mature planting on this southern boundary. Due to orientation of 'Byways' and the design and location of the proposed dwelling no direct overlooking of this property or their garden would occur on the site.
- 7.31. An air source heat pump is shown on the proposed plans, whilst these installations have the potential to cause noise, if installed in accordance with Microgeneration Certification Scheme (MCS) standards it is considered that this would not impact on the amenities of surrounding residential properties. A condition is included to ensure that this is installed by an MCS certified installer.
- 7.32. There would be minimal impact on neighbour amenity from this proposal and it therefore complies with the requirements of Policy SCLP11.2

### Annexe accommodation:

- 7.33. Policy SCLP5.13: "Residential Annexes" requires amongst other things that the annexe is smaller in scale, well related to and clearly ancillary to the host dwelling, not requiring a separate access or physical separation of the residential curtilage. In this case it is considered that this aspect of the proposal would comply with this policy and a condition is proposed to prevent future use as a separate dwelling.

## **8. Conclusion**

- 8.1. This site is situated outside of the settlement boundary of Peasehall and therefore falls within an area of Countryside. Development in this location does not meet any of the exceptions within Policy SCLP5.3: "Housing Development in the Countryside" and therefore this proposal for a dwelling represents a departure from the Local Plan.
- 8.2. Section 38 (6) Planning and Compulsory Purchase Act 2004 states that determination must be made in accordance with the development plan unless material considerations indicate otherwise. In this case there is an extant outline planning permission in place for four residential properties on the site; this is a viable 'fallback' position which is a material planning consideration which must be given significant weight when determining this application. Furthermore, since the adoption of the new local plan and the re-drawing of the settlement boundary to include much of Mill Road, the site is considered to be in a more sustainable location.
- 8.3. The development as proposed would provide less built development on the site than that previously approved; the design of which would be of very high quality and would appear distinctive locally as a bespoke, site-responsive design and, therefore, add in to the local distinctiveness of the area. The smaller building mass on the site would have less visual impact than the 'fallback' position and would result in less impact on landscape character. The site layout would allow for a higher quality landscaping proposal which would positively contribute towards biodiversity.
- 8.4. Overall, this application presents a high-quality development proposal, which has benefits over the existing extant permission as detailed within this report. The 'fallback' position is an important material consideration which is considered to outweigh the conflict with Local Plan Policies and approval is recommended.

## **9. Recommendation**

- 9.1. Approve subject to the following conditions:

## **10. Conditions:**

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

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

2. The development hereby permitted shall be completed in all respects strictly in accordance with drawing nos. PL\_P200, P300, P101 and PL\_E001 received on 22 July 2020 and drawing nos. P201, P200 Rev A, 301 and the Hedgerow Plan and Management Statement by Abrehart Ecology Ltd received on 29 September 2020 and drawing no. P100 rev B received on 02 October 2020 for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

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

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. Before the access is first used visibility splays shall be provided as shown on Drawing No. PL\_P100 Rev B 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 (As amended) (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would provide sufficient visibility for vehicles to enter the public highway safely and that vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action

5. The vehicular access shall be laid out and completed in all respects in accordance with Drawing No. PL\_P100 Rev B and with an entrance width of 3m and made available for use prior to occupation. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety

6. The use shall not commence until the area(s) within the site shown on Drawing No. PL\_P100 Rev B for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

7. The residential studio/annex hereby approved shall only be occupied and used for ancillary accommodation or for a purpose incidental to the enjoyment of the dwelling house and shall at no time be subdivided from the curtilage of the main dwelling, or used as an independent unit of residential accommodation.

Reason: The building is not suitable for use as a separate residential property.

8. The air source heat pump shown on the drawing no PL\_P100 rev B shall be installed in accordance with the Microgeneration Certification Scheme (MCS) Planning Standards or equivalent and shall thereafter be maintained to that standard.

Reason: To protect the amenities of the occupiers of nearby premises in terms of noise nuisance.

9. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (Abrehart Ecology, May 2020) and Great Crested Newt Survey (Abrehart Ecology, May 2020).

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

10. No removal of hedgerows, trees or shrubs 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.

11. The development shall not in any circumstances commence unless the local planning authority has been provided with either:
  - a. a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead; or
  - b. a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

Reason: To ensure that the legislation relating to protected species has been adequately addressed as part of the implementation of the development.

12. Prior to first occupation a long-term management plan for retained and created habitats on the site (including those retained or created for great crested newts) will be submitted to and approved in writing by the local planning authority. Habitat management will be delivered in accordance with the approved Strategy.

Reason: To ensure that optimal habitat management for biodiversity, including protected species, is undertaken on site in the long term.

13. 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 Policy SCLP11.7: "Archaeology" of East Suffolk Council - Suffolk Coastal Local Plan (Adopted September 2020) and the National Planning Policy Framework (2019).

14. 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 13 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 Policies SP1 and SP 15 of Suffolk Coastal District Council Core Strategy Development Plan Document (2013) and the National Planning Policy Framework (2012).

15. The landscaping scheme shall be carried out in accordance with the details shown on drawing no. P100 Rev B and the Hedgerow Plan and Management Statement by Abrehart Ecology Ltd and shall be completed in the autumn (October -December) planting season following occupation of the property, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 3 years shall be replaced during the next planting season.

Reason To ensure a satisfactory appearance within the landscape

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

- Representative details of fenestration and external doors and the position relative to the external cladding.
- Detail of the hidden gutter and downpipes.
- Detail of cladding to soffits where there are overhangs and projections.
- Exact height of stainless-steel flue above roof level.

Reason: In order to ensure the property is suitably detailed.

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

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

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

Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

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

**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. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail , your development may be liable to pay CIL and you

must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to [CIL@eastsoffolk.gov.uk](mailto:CIL@eastsoffolk.gov.uk)

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>

3. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website [www.eastsoffolk.gov.uk/planning/street-naming-and-numbering](http://www.eastsoffolk.gov.uk/planning/street-naming-and-numbering) or email [llpg@eastsoffolk.gov.uk](mailto:llpg@eastsoffolk.gov.uk)
4. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service.

SCC would be pleased to offer guidance on the archaeological work required and, in their role as advisor to East Suffolk Council, 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.

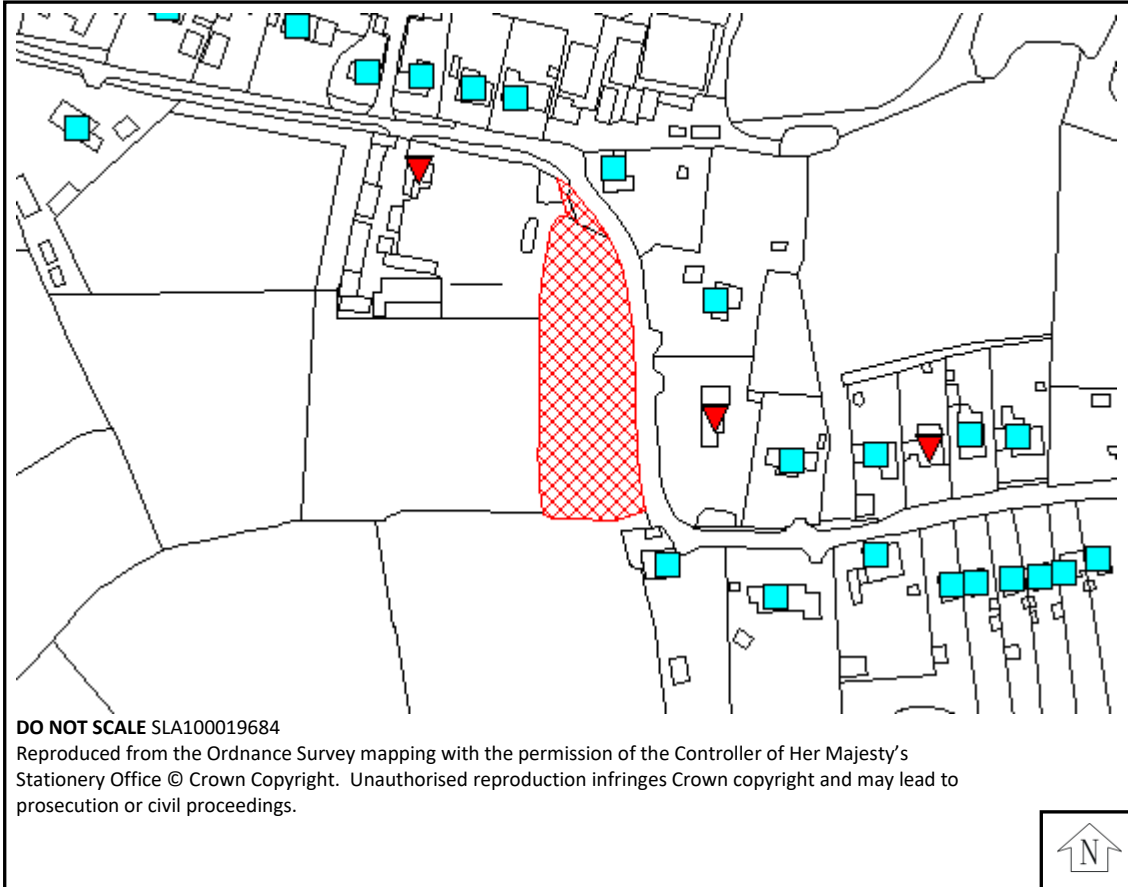
Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

5. The mixed-use nature of the proposal hereby approved is not considered to fall within any specific use class within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and is therefore considered to be 'Sui Generis'. Therefore, planning permission would be required for any change of use to the property.





## **Background Papers**

See application reference DC/20/2737/FUL on [Public Access](#)

## Map



## Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support