



Committee Report

Planning Committee North - 13 December 2022

Application no DC/22/1189/FUL

Location

Wayland Cottage
The Street
Walberswick
Southwold
Suffolk
IP18 6UG

Expiry date 22 May 2022

Application type Full Application

Applicant Ms Caroline & Philappa Wright & Easterbrook

Parish Walberswick

Proposal Construction of new sustainable dwelling and modified access

Case Officer Steve Milligan
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1. Summary

- 1.1 This is a full planning application for the construction of a new sustainable dwelling and modified access within the side garden of the property Wayland Cottage, The Street, Walberswick.
- 1.2 The site comprises land on the western side of Wayland Cottage, a mid to late eighteenth century vernacular detached cottage, that has been remodelled and extended during the early twentieth century. It lies within Walberswick Conservation Area and is identified in the Conservation Appraisal as making a positive contribution to the Conservation Area. It is directly opposite a Grade II listed building Old Corner House.
- 1.3 The site lies within the settlement boundary of Walberswick where new housing development is normally permitted, as set out in policies SCLP3.3: Settlement Boundaries and SCLP5.2: Housing Development in Small villages, subject to it meeting other Local Plan policies.
- 1.4 The setting to Old Corner House consists primarily of its garden and associated outbuildings. The application site does not contribute in any specific or meaningful way to the significance of Old Corner House.
- 1.5 The impact of the proposed new dwelling will be modest and its effects neutral. It is judged that the application will preserve the setting of the Grade II listed Old Corner House and preserve the character and appearance of the Walberswick Conservation Area - both designated heritage assets - free from harm, in conformance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.6 The form of the building and its design/fenestration will limit impact upon the amenity of neighbours and there is no conflict with policy SCLP11.2.
- 1.7 Subject to receipt of a RAMS payment the proposal is considered in compliance with the Local Plan and NPPF and is hereby recommended for approval.

Reason for consideration by Planning Committee

- 1.8 The application is referred to Planning Committee following consideration by the Scheme of Delegation Referral Panel. It was referred to the Panel because the recommendation to Approve is contrary to the recommendation of Walberswick Parish Council. The Panel referred the application to committee because of the sensitivity of the development/site given the context of Walberswick Conservation Area and setting of a listed building.

2. Site Description

- 2.1 The site comprises an area of garden to the side of Wayland Cottage, between the cottage and Marsh View. The land comprises an existing annexe, single garage and shed and garden to the rear; with the buildings proposed for removal. The garden to the rear of the buildings is grass and shrubs/conifers.

- 2.2 Wayland Cottage is a mid to late eighteenth century vernacular detached cottage, that has been remodelled and extended during the early twentieth century. It lies within Walberswick Conservation area and is identified in the Conservation Appraisal as making a positive contribution to the Conservation Area. It is directly opposite a Grade II listed building Old Corner House. On the western side of the dwelling is an annexe and a single garage alongside, set back just beyond the rear wall of the dwelling.
- 2.3 The Walberswick Conservation Area Appraisal describes Wayland Cottage as *"Imaginatively composed with a varied palette of vernacular materials and details. Prominently positioned opposite Leveretts Lane."*
- 2.4 To the west of the site is more modern housing of a largely single storey scale with any first floor rooms accommodated within the roof space. The immediate neighbour is Marsh View.
- 2.5 The application site accommodates the access and car parking area of Wayland Cottage.

3. Proposal

- 3.1 It is proposed to remove the garage building and annexe accommodation and erect a three bedroom passive house sustainable dwelling. A shared parking arrangement, comprising four spaces, is proposed to the front to serve both the existing and proposed dwelling. The existing access is to be widened.
- 3.2 The building design includes two gable features fronting the road with setback pitched roofs between and parallel to the highway. The walls are to be clad in timber vertical boarding with zinc proposed for the roof, which together with the fenestration design gives a modern contemporary appearance.
- 3.3 The shrubs and conifer at the rear of the site are proposed for removal with a 1m tall circular PV array proposed.

4. Third Party Representations

- 4.1 None received.

5. Consultees

5.1 Parish/Town Council

Consultee	Date consulted	Date reply received
Walberswick Parish Council	8 April 2022	20 May 2022
Summary of comments: The Parish Council consider that the proposed development will adversely affect the character of Walberswick Conservation Area and the setting of the grade II listed Old Corner House. This will be		

contrary to local and national policy considerations.

The full details of the objection are available on the ESC website via Public Access:

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9CE07QJXH00>

5.2 Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	8 April 2022	28 April 2022
Summary of comments: Conditions recommended regarding access/visibility; parking and ev charging.		

5.3 Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	19 April 2022	3 May 2022
Summary of comments: Internal planning consultee - comments incorporated into report.		

Consultee	Date consulted	Date reply received
Ward Councillor (David Beavan)	N/A	8 June 2022
Summary of comments: <i>I think that the Walberswick Parish Council and the PAG group make a very valid point about the Conservation area. We must preserve the village from changing to a holiday park with large houses and car parking. It is an issue that needs to be addressed by the full planning committee, otherwise we will loose the village by default and delegation.</i>		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	15 June 2022	4 July 2022
Summary of comments: A Preliminary Ecological Appraisal (PEA) including a Preliminary Roost Assessment (PRA) undertaken by a suitably qualified ecologist is required to assess the impact of the proposed development on biodiversity. From the information available on their construction, it appears that the buildings impacted by the proposal may have bat roosting opportunities, and may also be suitable for other protected species (such as nesting birds). Officer Note: see final comments dated 20 September 2022.		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	8 April 2022	22 April 2022
<p>Summary of comments:</p> <p>This site lies in an area of high archaeological potential recorded on the County Historic Environment Record, close to the likely former location of Walberswick and finds of multiple ages. 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. Conditions are recommended.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	8 April 2022	12 April 2022
<p>Summary of comments:</p> <p>Condition recommended regarding discovery of unexpected contamination</p>		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	8 April 2022	10 May 2022
<p>Summary of comments:</p> <p>I do not consider that the proposal will give rise to any undue adverse landscape or visual impacts.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	8 April 2022	6 May 2022
<p>Summary of comments:</p> <p>A Preliminary Ecological Appraisal (PEA) including a Preliminary Roost Assessment (PRA) undertaken by a suitably qualified ecologist is required to assess the impact of the proposed development on biodiversity. From the information available on their construction, it appears that the buildings impacted by the proposal may have bat roosting opportunities, and may also be suitable for other protected species (such as nesting birds).</p> <p>Officer Note: see final comments dated 20 September 2022.</p>		

5.4 Re-consultation consultees

Consultee	Date consulted	Date reply received
East Suffolk Ecology	1 September 2022	20 September 2022
<p>Summary of comments:</p>		

Although no roosts were identified during the bat surveys, signs of bat activity was identified within the Preliminary Roost Assessment. Therefore, the demolition of the buildings should be undertaken in an ecologically sensitive manner by hand stripping the roof and weather boarding from the existing buildings

6. Publicity

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

Category	Published	Expiry	Publication
Conservation Area	28 April 2022	20 May 2022	East Anglian Daily Times
Category	Published	Expiry	Publication
Conservation Area	14 April 2022	10 May 2022	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Conservation Area; Affects Setting of Listed Building Date posted: 20 April 2022 Expiry date: 12 May 2022
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7. Planning policy

SCLP3.3 - Settlement Boundaries (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.2 - Housing Development in Small Villages (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP5.7 - Infill and Garden Development (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.1 - Biodiversity and Geodiversity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.3 - Environmental Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP10.4 - Landscape Character (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

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

SCLP11.4 - Listed Buildings (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.5 - Conservation Areas (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.6 - Non-Designated Heritage Assets (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

Walberswick - Conservation area appraisal (East Suffolk Council - Suffolk Coastal District Local Plan - Supplementary Planning Document)

National Planning Policy Framework 2021 (NPPF)

8. Planning Considerations

- 8.1 All applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.2 Given the site's location within the Conservation Area, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant which states that it is the duty of the Council that with respect to any buildings or other land in a conservation area, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act requires that, in considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.3 The site lies within the settlement boundary of Walberswick where new housing development is normally permitted, as set out in policies SCLP3.3: Settlement Boundaries and SCLP5.2: Housing Development in Small villages, subject to it meeting other Local Plan policies.
- 8.4 Policy SCLP5.7 indicates that proposals for residential development within existing gardens will only be supported where:
 - 1. The scale, design and materials would not result in harm to the street scene or character of the area;
 - 2. The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where

appropriate to mitigate any potential impacts or to enhance the appearance of the site;

3. There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;
4. Existing and proposed dwellings have sufficient curtilage space; and
5. The proposals are otherwise in accordance with the housing policies of the Local Plan.

- 8.5 Policies SCLP11.3; SCLP11.4; SCLP11.5 and SCLP11.6 seek to conserve and enhance the historic environment and ensure developments do not adversely impact on the character and setting of listed buildings and non-designated heritage assets and will preserve and enhance the character and appearance of Conservation Areas, in line with the guidance in the NPPF.
- 8.6 Local Plan policy SCLP11.1 seeks to ensure high standards of design and that developments response to local context and be of a scale and design that respects their surroundings. Policy SCLP11.2 seeks to ensure new development will not adversely impact on neighbours amenity and that there are good standards of amenity for future occupants of buildings.
- 8.7 The proposed dwelling is proposed to be of a passive house standard and contemporary in design.
- 8.8 The site is located between Wayland Cottage and Marsh View and is considered as an infill development, supported in principle by Policies the SCLP5.2 and SCLP5.7. The location within the Conservation Area and within the setting of a Grade II listed building affect whether the proposal can be considered a sustainable development and the main issues to consider when determining the planning application are the design of development/heritage impact; residential amenity; highways and ecology which are discussed below.

Design/Heritage Impact

- 8.9 Wayland Cottage is an 'unlisted building that makes a positive contribution' to the character and appearance of the Conservation Area. The garage building proposed for removal is not identified as part of the positive unlisted interest of Wayland Cottage and it is clear that the proposal is not for the loss of a positive unlisted building in the Conservation Area.
- 8.10 With respect to Old Corner House, this is the only listed building within the vicinity of the application site. A map regression shows that by 1973 the previously open land to the south of The Street and to the west of Wayland Cottage was already infilled which confirms that, for the lifetime of the Conservation Area, this infilled characteristic has been the extant character of this part of the Conservation Area. The submission (DAHS) also makes the point that old maps show that the plot for Wayland Cottage was originally the same width as the dwelling (more or less) and that the side plot that houses the garage (the application site) was a later addition.
- 8.11 Old Corner House is a Grade II listed building of 16th century origin and with an 18th century red brick façade and gables. It is an imposing building within the streetscene by virtue of its scale and attractive design, although it exhibits few characteristics of a more formal Georgian style of architecture.

- 8.12 Historic mapping shows that it would have faced an open area of land to the south of The Street which did not become developed and built up until the mid-later 20th century. Wayland Cottage has been within its proximity since the 18th century and is a settled and established part of its setting.
- 8.13 The setting to Old Corner House consists primarily of its garden and associated outbuildings. As setting includes the surroundings in which a heritage asset is experienced, The Street forms a key part of it, providing views on approach to Old Corner House. The application site, which is already built over, provides part of the built-up village that provides the developed surroundings to the listed building as a house located within a village. It is not considered that the application site contributes in any specific or meaningful way to the significance of Old Corner House, therefore, and appears never to have formed part of it.
- 8.14 The application proposals include for the removal of the existing garage and ancillary accommodation and to replace them with a new 3-bedroom dwelling. It is noted from the Design, Access and Heritage Statement (DAHS) that the designer has been anxious to be respectful of both the listed building and Wayland Cottage in providing a design, the scale and character of which does not compete with either building, thus preserving their local pre-eminence in the local streetscene. This is achieved by rendering the new dwelling of subservient scale and set back within the streetscene well behind the building line set by Wayland Cottage. The design itself is very quiet and employs a muted materials and colour palette. It is site responsive in its use of the gabled design form which reflects its wider village context, and its stylistic approach fits in with the general miscellany that is character of Walberswick, in which there is no dominant style, period or materials use.
- 8.15 The proposed plot sub-division, itself, reflects an historical position when the plot to Wayland Cottage was the width of the house itself, only; and is not of concern thereby. The new plot pattern is similar in effect in terms of width and building placement to those around it, and the offset to Wayland Cottage will helpfully retain a gap between them, which is important in terms of the unlisted building's streetscene presence not being crowded out.
- 8.16 The impact of the proposed new dwelling will be modest and its effects neutral. This is because the house will add to a streetscene of houses and is, therefore, characteristic of it and the setting to the listed building. The recessive qualities of the design will ensure that the visual importance and pre-eminent value of Old Corner House and Wayland Cottage remain unaltered and is why it is judged the effects of this application to be neutral.
- 8.17 The quality of the actual house design is good and merits support.
- 8.18 The site was the subject of a pre-application advice request which acknowledged the proposed design to be of a high quality in itself but raised concern that the development would appear cramped and will have a poor relationship with the existing cottage. The access and parking arrangements were considered not to preserve and enhance the character of the Conservation Area.
- 8.19 The proposed dwelling has been adjusted from that considered at pre-application stage in terms of its design, with a reduction in width and depth, position on site and more steeply pitched roof. The design and extent of the parking area has also been reduced/redesigned. The proposed changes are considered to have addressed the concerns expressed at that

stage and the current design is good quality that merits support and has received support from the Principal Design and Conservation Officer of the Council.

- 8.20 The current design retains space for softening landscaping to boundaries and along the frontage. In terms of the AONB, the site is within the built context of the village, and even to the south and the open countryside, there is the wrap around garden (tennis court) of a neighbouring property with additional intervening boundary planting.
- 8.21 The application makes reference to enhanced planting to the street frontage area to partly mitigate the proposed conifer removal. Details will be sought by condition should consent be granted.
- 8.22 The PV array at the rear of the site will be 1m in height and will be effectively screened from public views by Wayland Cottage, the proposed building, and landscaping.

Residential Amenity

- 8.23 The dwelling has been designed with space to both side boundaries, providing good levels of separation to Wayland Cottage and Marsh View. Side facing fenestration above ground floor level is high level and will not result in adverse impact upon the privacy of either neighbour.
- 8.24 Marsh View has a lean-to side extension close to the site boundary with east facing windows, but the plans consented in 2011 (C/11/0219) indicate the windows serve an ensuite or are secondary windows to a bedroom and kitchen and impact upon eastern light and any outlook will not be significant and there is no conflict with SCLP11.2.
- 8.25 No comments have been received from this neighbour in respect of the application.

Highways

- 8.26 The access is proposed to be improved. The current access close to Wayland Cottage does not allow for turning on site and vision is poor. There are three parking spaces plus the garage. The new access will be to highways standards as a shared access (3m wide) and allow adequate vision in each direction. Given the road has a 20mph limit, splays are 2m by 25m. The four parking spaces allow two for each dwelling but further parking can take place in tandem if needed and there is adequate turning so cars can enter and exit in a forward gear.
- 8.27 The Highway Authority have considered the access and parking arrangement and recommend conditions to control access, visibility, and parking.

Ecology

- 8.28 The application was supported by a Preliminary Ecological Appraisal (DCS Ecology, June 2022, REV 1), Preliminary Roost Assessment (DCS Ecology, June 2022, REV 1), and Bat Activity assessment (DWA Ecology, August 2022, Rev B). Although no bat roosts were identified in the buildings proposed for demolition signs of bat activity was identified within the Preliminary Roost Assessment (DCS Ecology, June 2022, REV 1). Therefore, the demolition of the buildings should be undertaken in an ecologically sensitive manner by

hand stripping the roof and weather boarding from the existing buildings. This can be secured by condition in the event of the approval of planning permission.

- 8.29 The dwelling lies within the 13km zone of influence of a European habitats site under Article 4.1 of the Directive (79/409/EEC). It is within 13km of the Minsmere-Walberswick SPA/SAC/Ramsar; Benacre to Easton Bavents SPA and the Sandlings SPA 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) arising from new residential development. This must be secured prior to the applications being determined.

Other Matters

- 8.30 The proposed dwelling has three bedrooms with a study at ground floor. That is a size and scale of dwelling common for a C3 dwellinghouse use, and there is no planning justification to restrict this dwelling to only being used as a principal residence, as there is no Neighbourhood Plan containing such a policy covering Walberswick. The provision of a ground floor study is a normal part of a modern floor plan, particularly post-pandemic where new dwellings are frequently designed in such a manner to provide a homeworking space.

9. Conclusion

- 9.1 The scheme has been designed to be respectful of both the listed building and Wayland Cottage in providing a design, the scale and character of which does not compete with either building, thus preserving their local pre-eminence in the local streetscene. This is achieved by rendering the new dwelling of subservient scale and set back within the streetscene well behind the building line set by Wayland Cottage. The design itself is very quiet and employs a muted materials and colour palette. It is site responsive in its use of the gabled design form which reflects its wider village context, and its stylistic approach fits in with the general miscellany that is character of Walberswick, in which there is no dominant style, period or materials use.
- 9.2 The new plot pattern is similar in effect in terms of width and building placement to those around it, and the offset to Wayland Cottage will helpfully retain a gap between them, which is important in terms of the unlisted building's streetscene presence not being crowded out.
- 9.3 The impact of the proposed new dwelling will be modest and its effects neutral. It is judged that the application will preserve the setting of the Grade II listed Old Corner House and preserve the character and appearance of the Walberswick Conservation Area - both designated heritage assets - free from harm, in conformance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 9.4 The form of the building and its design/fenestration will limit impact upon the amenity of neighbours and there is no significant impact upon amenity contrary to policy SCLP11.2.
- 9.5 The scheme is also acceptable in highways safety terms with no objections raised.

- 9.6 Subject to receipt of a RAMS payment the proposal is considered in compliance with the Local Plan and NPPF and is hereby recommended for approval.

10. Recommendation

- 10.1 Authority to Approve subject to receipt of RAMS payment.

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 carried out in accordance with the following approved plans/reports:

Drg Nos 561 - 11 Rev L; 12 Rev H; 14 Rev H and 15 received 28.03.2022

Drg No 561 - 13 Rev J received 20.10.2022

Design, Access and Heritage Statement received 28.03.2022

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

3. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (DCS Ecology, June 2022, REV 1), Preliminary Roost Assessment (DCS Ecology, June 2022, REV 1), and Bat Activity assessment (DWA Ecology, August 2022, Rev B) as submitted with the planning application and agreed in principle with the local planning authority prior to determination. In addition to the mitigation measures identified in the submitted reports, roof coverings and weather boarding on the existing buildings must be carefully removed by hand. In the event that any protected species are encountered works must cease and further advice must be sought from a suitably qualified ecologist.

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

4. No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

5. Before the access is first used visibility splays shall be provided as shown on Drawing No. SK001D with an X dimension of 2 metres and a Y dimension of 25 metres 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.

6. The use shall not commence until the area(s) within the site shown on Drawing No. 12 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 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. 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.

8. No development shall commence until precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks and other operations as appropriate) at a scale not less than 1:200 have been submitted to and approved in writing by the local planning authority.

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

9. The approved scheme of landscape works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of five years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter and shall be retained and maintained.

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

10. No work shall commence on the elements of the proposed development listed below, until details/detailed drawings of those matters have been submitted to the Local Planning Authority and the details approved in writing. The work shall only take place in accordance with the approved details. (These matters may be submitted for discharge individually, or for specific phases of site development and work may proceed on the relevant item/phase once approval has been given):
- i) materials and finishes;
 - ii) hard surfacing;
 - iii) means of enclosure;
 - iv) eaves and ridge height relative to road level and eaves and ridge of Wayland Cottage and Marsh View.

Reason: In the interests of amenity and the character of Walberswick Conservation Area.

11. 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 of Suffolk Coastal Local Plan (2020) and the National Planning Policy Framework (2019).

12. 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 11 and the provision made for analysis, publication and dissemination of results and archive deposition.

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

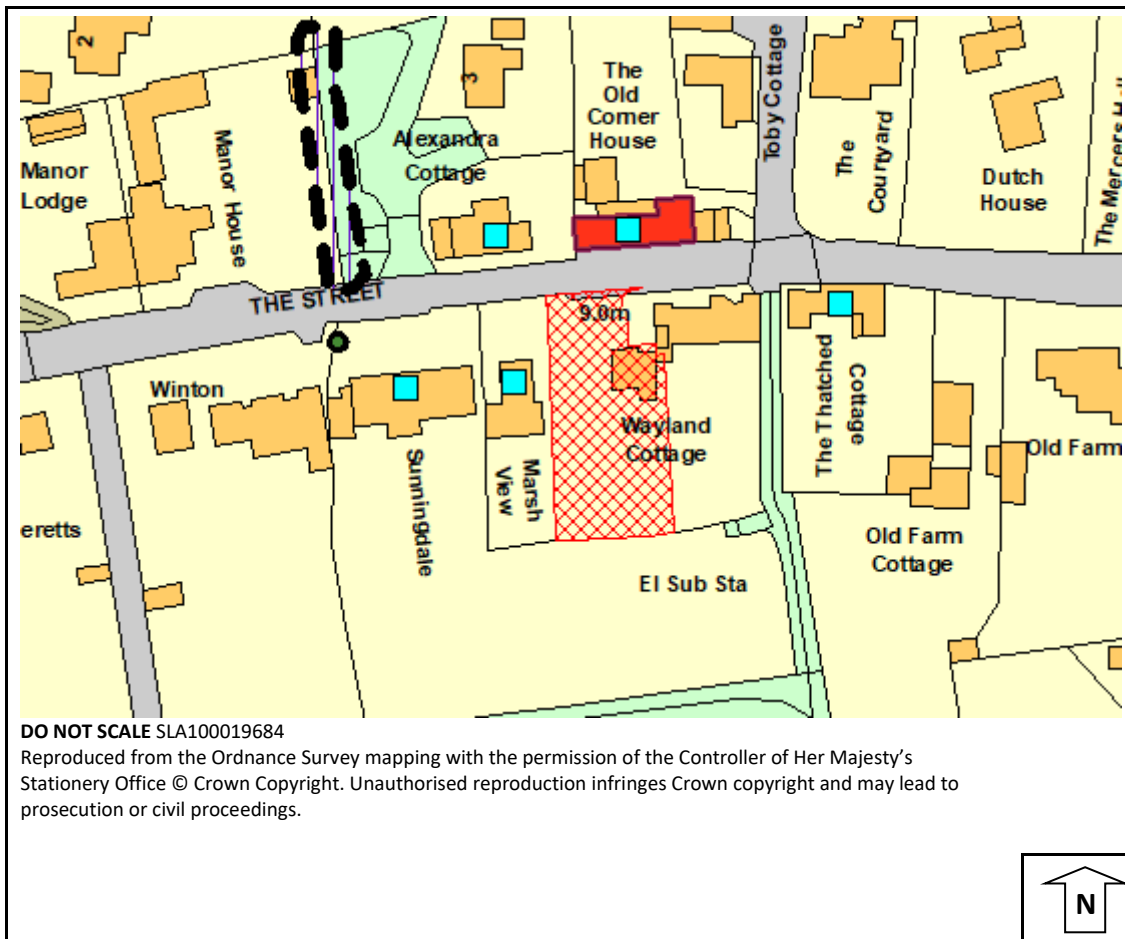
- 13 No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- a. The proposed route for access to the site by plant, operatives and delivery vehicles;
 - b. Loading and unloading of plant and materials;
 - c. Storage of plant and materials used in the construction of the development;
 - d. Materials/plant delivery times;
 - e. Construction times;
 - f. Parking for construction workers and visitors;
 - g. Wheel washing facilities; measures to control the emission of dust and dirt during construction;
 - h. A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of amenity, highway safety and the protection of the local environment, given the restricted nature of the site, close proximity of neighbours and narrow road serving the site with parking restrictions.





Background Papers

See application reference DC/22/1189/FUL on [Public Access](#)

Map



Key

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