



Committee Report

Planning committee - 10 May 2022

Application no DC/21/1166/FUL

Location

Land Off
South Close
Leiston
Suffolk

Expiry date 8 June 2021
Application type Full Application
Applicant Flagship Housing Group Limited

Parish Leiston Cum Sizewell

Proposal Construction of 10no. dwellings with associated access, infrastructure, garden sheds and landscaping, and demolition of garages

Case Officer Steve Milligan
07867 158060
steve.milligan@eastsoffolk.gov.uk

1. Summary

- 1.1 This application seeks full planning permission for the development of 10 dwellings and associated infrastructure.
- 1.2 The site lies within the physical limits of Leiston as defined within the Leiston Neighbourhood Plan.
- 1.3 The application was deferred by the Planning Committee on 14.09.2021 "to enable officers to discuss with the applicant the Committee's concerns regarding the proposed number of dwellings and the loss of green space."
- 1.4 The application has been subject to amendment to revise the design of plots 1 and 2 to improve the relationship to 3 South Close and reduce impact. The number of units on the site has not been changed because this would have an unacceptable impact upon the viability of the development.

The Case for Development

- 1.5 The site lies within a sustainable location where policy Neighbourhood Plan policy P1 states that development proposals will be supported subject to compliance with other policies in the development plan.
- 1.6 The site is an existing garage court associated with an estate dating from the mid 20th century and contains 48 garages. These have however not been in use since 2011. Neighbourhood Plan policy TM4 requires any redevelopment of communal parking garages to provide alternative and equivalent parking space.
- 1.7 In this instance, the scheme provides 8 visitor spaces, in addition to the parking serving the 10 dwellings. This is considered to adequately provide for the level of recent use of the parking court. The application is therefore considered to be an acceptable departure to the Development Plan (Policy TM4).
- 1.8 Overall, the design of the development is considered to be acceptable and in conformity with the requirements of Development Plan. The development will provide 10 affordable dwellings and will deliver an acceptable mix of house types, sizes and designs whilst providing a high-quality environment.
- 1.9 The green space off South Close is not identified for protection within the Neighbourhood Plan and Leiston Town Council do not raise objection to the development/its loss.
- 1.10 The principle of residential development on the site is accepted and the proposal is an acceptable departure to the Neighbourhood Plan.

Reason for Committee

- 1.11 This application was originally referred to the Planning Committee by the Head of Planning and Coastal Management under the terms of the Scheme of Delegation as the development is a departure to the Development Plan. It is returned following deferral by the Planning Committee in September 2021.

Recommendation

- 1.12 Officers are seeking authority to approve the application with conditions, subject to the completion of a Section 106 legal agreement to secure the necessary obligations.

2. Site Description

- 2.1 The application site is 0.329 hectares in area and comprises a former communal parking court with two blocks of single-storey garages for cars and hard surfacing and areas of grass surrounding these buildings. The site has accesses onto South Close and Quakers Way.
- 2.2 The garages (48 in total) were last used in 2011 and the site has been largely vacant since, with security fencing installed around much of the site including the garage blocks. There is a detached single garage building used by the residents of 56 Seaward Avenue, which has been vacant since 2017.
- 2.3 The site is bounded by residential properties to the north and east. To the north the site is two storey houses and their rear curtilages, on Seaward Avenue and South Close. No 3 South Close lies immediately to the north. To the east are a pair of semi-detached two-

storey houses known as Quakers Cottages, and the curtilage to 2 Quakers Cottage. To the south is Quakers Way, a cul-de-sac with two-storey houses on the opposite side, which is used as a drop off area for Alde Valley Academy. To the west is South Close also with two-storey houses on the opposite side. At the west of the site, near the corner of South Close and Quakers Way, there is a single storey building which comprises three dwellings, Nos 9 and 11 South Close and 49 Garrett Crescent. The application site bounds three sides of its curtilage.

- 2.4 The town centre is approximately 400 metres to the northwest. Alde Valley Academy lies 50m to the east, on the other side of Quakers Cottages; the Leiston Primary School is approximately 180m to the northeast, and the Leiston Leisure Centre is approx. 150m to the southeast.
- 2.5 The site and the surrounding area is generally level, although there is a slight fall south to north from Quakers Way.
- 2.6 The site has an open boundary to Quakers Way and South Close. Otherwise, the site bounds private residential curtilages and domestic fencing, and hedges form these boundaries. Within the site there are several open areas laid to grass. A number of trees exist along the north and east boundaries, as well as a mature Lime tree on the northern side of 9 South Close.
- 2.7 An application for the erection of 8 dwellings on the site was submitted in 2010 ref C10/3246/FUL, which was withdrawn.

3. Proposal

- 3.1 This application seeks full planning consent for the development of 10no. dwellings, together with associated landscaping, garden sheds, infrastructure and access.
- 3.2 All ten dwellings will be affordable homes, to be secured by section 106 agreement. The ten residential units comprise:
 - 6 no. 1-bed single-storey houses / bungalows [plot nos. 5 to 10 inclusive], and
 - 4 no. 2-bed two-storey houses [plot nos. 1 to 4 inclusive].
- 3.3 The dwellings will comprises six buildings: Plots 1 and 2 form a pair of semi-detached houses; Plots 3, 4 and 5 form a row of two houses and a bungalow at one end; Plots 6, 7 and 8 are detached bungalows; and Plots 9 and 10 form a pair of semi-detached bungalows.
- 3.4 4 of the bungalows will be Building Regulations Part M4(2) - Accessible and Adaptable Dwellings and 2 of the bungalows will be Building Regulations Part M4(3) - Wheelchair User Dwellings.
- 3.5 Each dwelling will have a detached timber shed (each with a ground footprint of 2m by 2m) to provide secure bicycle and equipment storage. All existing buildings and structures on the site will be demolished. The dwellings will be heated with Air Source Heat Pumps.
- 3.6 The application was supported by following documents:

- o Application and CIL forms
- o Survey by SJ Geomatics
- o Architectural Package, including Location and Site Plans, Proposed Elevations and Floor Plans, and CGI, by Ashenden Architecture
- o Design and Access Statement by Ashenden Architecture
- o Arboricultural Impact Assessment, including Tree Protection Plan, by A T Coombes Associates
- o Ecological Report by Norfolk Wildlife Services
- o Flood Risk Assessment & Drainage Strategy, and Foul & Surface Water Drainage Strategy Plan, by Rossi Long
- o Preliminary Ground Investigation by A F Howland Associates
- o Parking Note prepared by Rossi Long
- o Rolec WallPod:EV Ready specification
- o Vaillant aroTHERM air source heat pump specifications
- o Planning Statement by La Ronde Wright Limited
- o Obligations (s. 106) statement.

3.7 The application has been supported by a viability statement received 30.03.2022.

3.8 The application has been amended three times since submission and been subject to re-consultation. Additional information has been received in relation to surface water drainage and a noise report in respect of heat pumps. There have been changes to the layout to address highways matters, which has included changes to the access onto South Close, revised position of plots 1 and 2 and retention of lime tree adjacent to 9 South Close and in the last revision, the position of the dwellings on plots 1 and 2 has changed and there has been design amendments to these dwellings. Viability information has been provided to support the development of the 10 dwellings proposed.

4. Third Party Representations

4.1 13 Representations have been received in objection to the proposed development, raising the following key concerns (inter alia):

- o There is not adequate replacement provision for the parking which will be displaced. The properties in Seaward Avenue park to the rear. These properties are unable to park on street to the front.
- o The proposal is contrary to Neighbourhood Plan policy TM4 which requires "Any redevelopment of communal parking garages must provide alternative and equivalent parking space."
- o The proposal will result in loss of tree of significant value to the amenity of the area.
- o The properties to south of 3 South Close will have a deeper plan so that they will be built forward and to the rear of No 3 with resultant significant impact upon light, outlook, sunlight and privacy. Amended plans result in property closer to No 3 with greater impact upon amenity.
- o The displaced parking will affect the safety of school traffic in Quakers Way and Seaward Avenue.

4.2 Any representations received as a result of the latest re-consultation will be reported in the update sheet.

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Leiston-cum-Sizewell Town Council	16 March 2021	7 April 2021
Summary of comments: Councillors acknowledged the breach in the Neighbourhood Plan regarding this site but noted 8 visitor parking spaces had been provided within the development for people to use. Councillors were disappointed regarding the loss of a tree and the green space but felt the development would enhance the area overall. Therefore Leiston Town Council recommend approval.		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	16 March 2021	19 April 2021
Summary of comments: SCC as LHA recommends a holding objection until such time as it can be demonstrated that safe and suitable access can be achieved for all users		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Drainage Board	21 June 2021	21 June 2021
Summary of comments: Please 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 then we request that this be in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.		

Consultee	Date consulted	Date reply received
Ward Councillor	6 April 2021	6 April 2021
Summary of comments: Concern at loss of light and overlooking of 3 South Close. Loss of green space and trees. Concern at ground conditions in western part of site given report submitted with application in		

2010.

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	16 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	16 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	16 March 2021	6 April 2021
Summary of comments: The loss of the mature lime tree from the site is regrettable and, as recognised in the ecological report, will result in a minor negative impact on local biodiversity. As well as the mitigation for the loss of the lime tree, the ecological report identifies the need for other small scale biodiversity mitigation and enhancement measures. These should be made a condition of planning permission. RAMS payment is required and must be secured prior to the application being determined.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	16 March 2021	14 April 2021
Summary of comments: No objections in principle to the proposed development, however there are concerns at noise impact of air source heat pumps on neighbouring properties. Noise report recommended.		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	16 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
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East Suffolk Housing Development Team	16 March 2021	26 March 2021
<p>Summary of comments: The delivery of affordable homes is a corporate priority and will be required on all schemes over 10 dwellings. This application has been put forward by Flagship Housing Association, a housing partner of the Council to deliver a scheme of 10 affordable homes for rent. The scheme consists of 6x1 bed bungalows (including 1 M4(3) fully wheelchair accessible property plus 4x2 bed houses. These homes will help meet the need for family and level access living for local residents.</p>		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	16 March 2021	No response
<p>Summary of comments: No comments received.</p>		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	16 March 2021	No response
<p>Summary of comments: No comments received.</p>		

Consultee	Date consulted	Date reply received
Disability Forum	16 March 2021	No response
<p>Summary of comments: No comments received.</p>		

Consultee	Date consulted	Date reply received
East Suffolk CIL	16 March 2021	17 March 2021
<p>Summary of comments: Affordable housing relief may be granted for any on site affordable housing where the criteria in the CIL Regulations is met.</p>		

Consultee	Date consulted	Date reply received
SCC Section 106 Officer	16 March 2021	8 April 2021
<p>Summary of comments:</p>		

Contributions for library provision and early years will be sought through CIL.

Consultee	Date consulted	Date reply received
Ipswich & East Suffolk CCG & West Suffolk CCG	16 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Natural England	16 March 2021	18 March 2021
Summary of comments: A suitable contribution to the emerging Suffolk RAMS should be sought from this residential development whilst ensuring that the delivery of the RAMS remains viable.		

Consultee	Date consulted	Date reply received
SUSTRANS	16 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Waste Management Services - East Suffolk Norse	16 March 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	6 April 2021	20 April 2021
Summary of comments: The proposals require the removal of one Category B tree (Lime) adjacent to the entrance to the site. This removal is regrettable as this tree had the potential to contribute to local landscape amenity for many years to come.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	19 March 2021	19 March 2021
Summary of comments: No additional water supply for fire fighting purposes is required in respect of this planning		

application.

Re-consultation consultees – (undertaken 09 July 2021)

Consultee	Date consulted	Date reply received
East Suffolk CIL	9 July 2021	13 September 2021
Summary of comments: Internal - no comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	9 July 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Disability Forum	9 July 2021	12 July 2021
Summary of comments: The Suffolk Coastal Disability Forum has no additional comments to make.		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	9 July 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	9 July 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Natural England	9 July 2021	16 July 2021
Summary of comments: We advise that you should not grant permission until such time the implementation of RAMS measure has been secured.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	9 July 2021	26 July 2021
<p>Summary of comments: Provided that a 10 dB reduction for screening attenuation is achieved as predicted at some existing dwellings, then the requirements of the permitted development noise guidance should be achieved and I have no further comments or recommendations at this stage.</p>		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	9 July 2021	5 April 2022
<p>Summary of comments: No comments received.</p>		

Consultee	Date consulted	Date reply received
East Suffolk Housing Development Team	9 July 2021	8 April 2022
<p>Summary of comments: No comments received.</p>		

Consultee	Date consulted	Date reply received
Leiston-cum-Sizewell Town Council	9 July 2021	4 August 2021
<p>Summary of comments: Councillors noted the changes to the application and recommend approval.</p>		

Consultee	Date consulted	Date reply received
Ipswich & East Suffolk CCG & West Suffolk CCG	9 July 2021	No response
<p>Summary of comments: No comments received.</p>		

Consultee	Date consulted	Date reply received
SCC Section 106 Officer	9 July 2021	27 July 2021
<p>Summary of comments: No further comments to make in respect of the re-consultation</p>		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	9 July 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	9 July 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
SCC Highways Department	9 July 2021	20 August 2021
Summary of comments: The improved layout, including improved inter-visibility to the direct access on to South Close means that the highway authority is able to lift its holding objection subject to the imposition of conditions: details of layout/access onto Quakers Lane; visibility splays; means to prevent discharge of surface water onto the highway; parking/manoeuvring; electric vehicle charging; refuse/recycling.		

Consultee	Date consulted	Date reply received
SUSTRANS	9 July 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	9 July 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	9 July 2021	26 July 2021
Summary of comments: Internal - comments incorporated into report.		

Consultee	Date consulted	Date reply received
Ward Councillor	9 July 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Waste Management Services - East Suffolk Norse	9 July 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Drainage Board	9 July 2021	5 April 2022
Summary of comments: No comments received.		

Re-consultation consultees – (undertaken 25 May 2021)

Consultee	Date consulted	Date reply received
East Suffolk CIL	25 May 2021	25 May 2021
Summary of comments: Internal.		

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	25 May 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Disability Forum	25 May 2021	28 May 2021
Summary of comments: We think the applicant should be clear in respect of whether all the dwellings will meet Part M4(2) and therefore be accessible and adaptable, and that one bungalow does actually meet Part M4(3) of the Building Regulations. All bathrooms look small & could be difficult to navigate for a wheelchair user.		

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Consultee	Date consulted	Date reply received
Environment Agency - Drainage	25 May 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	25 May 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Natural England	25 May 2021	28 May 2021
Summary of comments: Natural England has previously requested further information on this proposal in our letter dated 17 March 2021. The information is still needed by Natural England to determine the significance of impacts on designated sites. Without this information Natural England may need to object to the proposal.		

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	25 May 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	25 May 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Housing Development Team	25 May 2021	No response

Summary of comments:
No comments received.

Consultee	Date consulted	Date reply received
Leiston-cum-Sizewell Town Council	25 May 2021	2 June 2021

Summary of comments:
Further to our previous recommendation, Leiston Town Council recommend approval.

Consultee	Date consulted	Date reply received
Ipswich & East Suffolk CCG & West Suffolk CCG	25 May 2021	No response

Summary of comments:
No comments received.

Consultee	Date consulted	Date reply received
SCC Section 106 Officer	25 May 2021	No response

Summary of comments:
No comments received.

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	25 May 2021	No response

Summary of comments:
No comments received.

Consultee	Date consulted	Date reply received
SCC Flooding Authority	25 May 2021	4 June 2021

Summary of comments:
We have reviewed the submitted documents and we recommend approval of this application subject to conditions regarding implementation of FRA/Drainage Strategy; details of drainage infrastructure and construction surface water management.

Consultee	Date consulted	Date reply received
SCC Highways Department	25 May 2021	17 June 2021

Summary of comments:
The Highways Authority recommends that permission be refused as the development, as currently

proposed, would likely result in an unacceptable impact on highway safety due to the sub-standard inter-visibility that appears to be achievable at the northern access junction onto South Close.

Consultee	Date consulted	Date reply received
SUSTRANS	25 May 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	25 May 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	25 May 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Ward Councillor	25 May 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
Waste Management Services - East Suffolk Norse	25 May 2021	No response
Summary of comments: No comments received.		

Final re-consultation – (undertaken 05 April 2022)

Consultee	Date consulted	Date reply received
East Suffolk CIL	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
Disability Forum	5 April 2022	8 April 2022
<p>Summary of comments:</p> <p>The application remains unclear that all dwellings will meet Part M4 of the Building Regulations in this planning application. All dwellings should be visitable and meet Part M4(1), and at least 50% of the dwellings should meet the 'accessible and adaptable' standard Part M4(2).</p> <p>It is our view that in housing developments of over 10 dwellings, at least one of the dwellings should be built to wheelchair standard Part M4(3). It is not clear whether one of the bungalows now meets that standard following the changes to the original plans.</p> <p>As this development will attract people with restricted mobility, there should be more parking spaces that are wide enough for wheelchair users. A further wider parking space could be included as one of the 5 spaces for visitors as well as giving consideration to wider spaces for all the bungalows meeting Part M4(2).</p> <p>Consideration should be given to the location of electric charging points so that electric cables do not have to be trailed across rear gardens in order to reach the cars.</p> <p>Every effort should be made to ensure all footpaths are wide enough for wheelchair users, with a minimum width of 1500mm, and that any dropped kerbs are absolutely level with roads for ease of access.</p>		

Consultee	Date consulted	Date reply received
Environment Agency - Drainage	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
East Suffolk Ecology	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
Natural England	5 April 2022	No response

Summary of comments:

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	5 April 2022	No response

Summary of comments:

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	5 April 2022	5 April 2022

Summary of comments:

No comments

Consultee	Date consulted	Date reply received
East Suffolk Housing Development Team	5 April 2022	8 April 2022

Summary of comments:

This scheme is being delivered as an 100% affordable (Socially Rented) housing scheme. It includes 2x1 bed bungalows delivered as M4(2), wheelchair visitable properties and 2x1 bungalows delivered as M4(3) wheelchair adaptable homes. All 4 bungalows will help meet local housing need for residents with mobility impairments.

Consultee	Date consulted	Date reply received
Leiston-cum-Sizewell Town Council	5 April 2022	No response

Summary of comments:

Consultee	Date consulted	Date reply received
Ipswich & East Suffolk CCG & West Suffolk CCG	5 April 2022	No response

Summary of comments:

Consultee	Date consulted	Date reply received
SCC Section 106 Officer	5 April 2022	5 April 2022

Summary of comments:

Previous consultation response remains valid until 07 October 2022.

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
SCC Flooding Authority	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
SCC Highways Department	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
SUSTRANS	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
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Ward Councillor	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
Waste Management Services - East Suffolk Norse	5 April 2022	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
East Suffolk Drainage Board	5 April 2022	5 April 2022
Summary of comments: No additional comments		

6. Publicity

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

Category	Published	Expiry	Publication
Departure	25 March 2021	15 April 2021	East Anglian Daily Times

7. Site notices

General Site Notice
Reason for site notice: Major Application; Contrary to Development Plan
Date posted: 24 March 2021
Expiry date: 14 April 2021

General Site Notice
Reason for site notice: Major Application
Date posted: 24 March 2021
Expiry date: 14 April 2021

8. Planning policy

SCLP5.10 - Affordable Housing on Residential Developments (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)

SCLP9.2 - Sustainable Construction (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.5 - Flood Risk (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP9.6 - Sustainable Drainage Systems (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)

PL1 - Leiston Town Physical Limits Boundary (Leiston Neighbourhood Plan - 'Made' March 2017)

H2 - Housing Mix (Leiston Neighbourhood Plan - 'Made' March 2017)

H3 - Residential Density and Design (Leiston Neighbourhood Plan - 'Made' March 2017)

LG2 - Greens and Verges (Leiston Neighbourhood Plan - 'Made' March 2017)

TM3 - Residential Parking Standards (Leiston Neighbourhood Plan - 'Made' March 2017)

TM4 - Parking Garages (Leiston Neighbourhood Plan - 'Made' March 2017)

FL1 - Addressing Localised Flooding Matters (Leiston Neighbourhood Plan - 'Made' March 2017)

National Planning Policy Framework 2021 (NPPF)

9. Planning Considerations

Principle of Development and Impact on Car Parking Provision

- 9.1 The site is located within the settlement or "physical limits" boundary of Leiston, as defined by both the Local Plan and the Neighbourhood Plan. The settlement hierarchy under policy SCLP3.2 of the Local Plan categorises Leiston as a Market Town.
- 9.2 Policy SCLP3.3 of the Local Plan states that "New development within defined settlement boundaries will be acceptable in principle, subject to consideration of other relevant policies of the development plan". Policy PL1 of the Neighbourhood Plan also states that "The development of Leiston town shall be focused within the physical limits boundary."
- 9.3 The site is also brownfield or previously developed land, and its re-use is supported by the NPPF. The principle of residential development, of the scale proposed, is therefore established. The site is a sustainable location, by virtue of its location within the town.

- 9.4 The site is however an existing parking court where Neighbourhood Plan POLICY TM4: PARKING GARAGES states: *"Any redevelopment of communal parking garages must provide alternative and equivalent parking space.
Alternative parking/storage provision will be required to meet the following criteria:
o the scale of the alternative site must be of an equivalent scale to the existing parking provision; and
o the location of the alternative provision must be in very close proximity to the existing site and must be accessible by car."*
- 9.5 Car parking spaces to be provided within the site as part of the scheme are a total of 14no. allocated spaces for residents of the ten proposed dwellings - 2no. for each 2-bed house and 1no. for each 1-bed bungalow - and in addition a total of 8no. visitor spaces. The visitor spaces are located in three places: 5no. alongside Quakers Way, 2no. opposite plot 2 and 1no. by plot 8. A further car parking space, bringing the overall total on the proposed site to 23, is provided for the neighbouring property at 56 Seaward Avenue, in lieu of the detached single garage that had previously been provided for that house.
- 9.6 In relation to the requirements of TM4, Transport consultants Rossi Long (RLC) were commissioned to assess the matter and a Parking Note has been submitted in support of the application. It confirms that previously the site was in use for garaging for local houses. A total of 48 garages occupy the site, however due to lack of uptake and general disrepair, the garages were last occupied in 2011. The remainder of the site is currently a hardstanding area occasionally used by local residents for informal parking. It is understood that these people have no legal right to park on the site.
- 9.7 In order to understand the quantum of parked cars which may be displaced upon development of the site, a site visit and parking survey was undertaken by RLC on a Wednesday in November 2019 during the hours of 12.30-14.00 and again on the evening of Friday 15 November (18.30-19.00) and morning of Sunday 24 November 2019 (09.00-09.30). These surveys were undertaken when there was the greatest potential for local residents to be at home (and hence park their car on the site).
- 9.8 The results of the additional surveys were similar to the first, with 5No. cars parked on the site on the Friday evening, and 5No. cars and 1No. caravan parked on the Sunday morning.
- 9.9 The Suffolk Guidance for Parking, parking space requirement is 0.25 visitor spaces per dwelling, which for a proposal for ten dwellings means a requirement of 2.5no. (rounded up to 3no.) spaces in total for this application. The scheme therefore represents a surplus of 5no. visitor spaces.
- 9.10 The application does not propose to allocate any of the eight visitor spaces to be formed on the site for parking and the applicant would be content to agree to a condition that requires in perpetuity that the 8no. visitor spaces are kept available for the purposes of visitor parking for both on- and off-site residential properties. In view of these considerations and the continued availability of a limited but adequate number of visitor spaces for visitors to the locality, the redevelopment of the site should therefore not be dependent on having to provide an equivalent or similar parking site as required by TM4.

- 9.11 Furthermore, the removal of the garage structures will represent an improvement in amenity to nearby residents in regards to their appearance and potential for anti-social behaviour.
- 9.12 The proposal is therefore compliant with policies SCLP7.2, SCLP11.1 and SCLP11.2 of the Local Plan, policies TM3 and is an acceptable departure to the requirements of TM4 of the Neighbourhood Plan.

Affordable housing delivery

- 9.13 The scheme is for all 10no. dwellings proposed to be affordable housing. All 10no. dwellings proposed would be in the social rent tenure, which is to be secured by a section 106 agreement. The housing will be retained by the applicant, Flagship Housing Group, a registered social landlord and a registered charity, and would be made available to meet an identified local need. Through delivering new affordable homes the proposal would have a positive impact on the affordable housing provision in the town. The East Suffolk Housing Strategy and Enabling Manager confirms the delivery of affordable homes is a corporate priority and will meet an identified housing need in Leiston.
- 9.14 Whilst policy SCLP5.10 would ordinarily require a mix of affordable tenures (50% affordable or social rent, 25% shared ownership, 25% discounted home ownership) within the component of affordable housing provided within a larger mixed affordable and market homes development, it is considered that the scheme of 10 houses, which would only be required by the policy to provide three affordable homes (therefore 2no. social rent and 1no. either shared or discounted ownership) will contribute towards local affordable housing need to a greater extent than this policy provision.
- 9.15 The proposal is therefore compliant with policies SCLP5.8 and SCLP5.10 of the Local Plan, policies of the Neighbourhood Plan, and the NPPF.

Design and layout

- 9.16 The mix of single- and two-storey buildings and exterior materials proposed, are sympathetic to the existing character of the wider residential area surrounding the site. The redevelopment of the site, with its existing dilapidated structures, to create the proposed scheme of houses and bungalows, will significantly enhance the character and appearance of the area.
- 9.17 Some verges bounding the site at Quakers Way are covered by policy LG2 of the Neighbourhood Plan, and these have been incorporated into the layout of the scheme accordingly.
- 9.18 The D&A Statement confirms that all the houses and bungalows will meet the Decent Homes Standard, in respect to the internal size of liveable accommodation provided. The bungalows at plots nos. 6 and 7 will be fitted to Lifetime Homes standard, each incorporating a wet room and scooter store and are fully Part M(2) compliant.
- 9.19 The other four bungalows will also be built as 'accessible and adaptable dwellings' in accordance with building regulations, by virtue of their layout, and would be readily capable

of achieving Lifetime Homes standard by a different fit-out in the future, should the specific need arise.

- 9.20 4 of the bungalows are proposed as Building Regulations Part M4(2) - Accessible and Adaptable Dwellings and 2 of the bungalows (Plots 6 and 7) as Building Regulations Part M4(3) - Wheelchair User Dwellings.
- 9.21 Two variants of exterior materials are proposed to be used on the walls and roofs of the dwellings and two types of boundary treatment to be used, including garden walls. The designs represent an appropriate balance between providing some variety in the street and roof scenes, whilst also retaining a sense of unity and are acceptable in context.
- 9.22 The site layout, including with respect to footpaths, parking courts and a parking space, is proposed so that neighbouring private rights that subsist can be maintained as part of the residential development.
- 9.23 The proposal therefore accords with policies SCLP11.1 and SCLP11.2 of the Local Plan, policies H3 and LG2 of the Neighbourhood Plan, and the NPPF.

Residential amenity

- 9.24 The proposals are sympathetic to the residential amenities of existing neighbouring properties and care has been taken to ensure adequate separating distances and no significant harm from overlooking, overshadowing or loss of outlook.
- 9.25 Particular concern has been raised by the residents of 3 South Close and it is acknowledged that the development lies to the south of this neighbouring property and that the houses on Plots 1 and 2 have a greater depth than No 3 so that there is a projection to the rear of the property. The level of projection is limited, such that the level of impact upon light or outlook will not be significant.
- 9.26 The latest amendment has moved units 1 and 2 1m to the East, and 0.5m to the South following concerns raised about shadowing. This has now resulted in the proposed dwellings being set in line with the front façade of 3 South Close. As such, there will be no adverse shadowing from the proposal on the front of 3 South Close, and reduction in shadowing of the front garden of 3 South Close. Regarding the rear, by moving the dwellings south, this will further reduce any limited shadowing on the rear garden and any limited impact, would be acceptable and limited.
- 9.27 Regarding the concerns raised in relation to overlooking, both plots 1 and 2 have now been fitted with angled upper floor windows, ensuring that there would be no overlooking of 3 South Close. The Agent confirms that to reduce any perceived impact on amenity, a further trellis has been added along the northern boundary of plot 1 with 3 South Close, to limit any nominal amenity impacts.
- 9.28 The proposed two-storey houses have been designed so that the only first-floor level side elevation windows are a small obscure-glazed bathroom window to each unit.
- 9.29 There are good distances between the rear walls of the proposed two-storey houses (at plots 3 and 4) and the existing houses on Seaward Avenue.

- 9.30 The other six units are single-storey bungalows, which by virtue of their height have no potential of overlooking, loss of light or similar impact on existing or proposed dwellings.
- 9.31 The relationship between the proposed homes and the retained trees is satisfactory.
- 9.32 Pedestrian access to several rear gates of gardens on Seaward Avenue will continue to be provided and these accesses will benefit from the re-development and residential occupation of the site improving safety/security.
- 9.33 Adequate storage and utility space is afforded to each proposed dwelling. The sheds proposed will provide each bungalow or house with private secure bicycle and equipment storage. Plots 6 and 7 will also feature scooter storage as part of the design. These comply with policy SCLP7.2(a) of the Local Plan.
- 9.34 Air source heat pumps will be installed as part of the development. The units are positioned to a side or rear house wall and by virtue of their sound level, their distance to existing or proposed windows, and intervening boundary walls and fences, the noise impact with regard to residential amenity is acceptable, being compliant with MCS Planning Standards. Following receipt of a noise report the Head of Health has no objections to the development.
- 9.35 The proposal is therefore compliant with policies SCLP11.1 and SCLP11.2 of the Local Plan, policy H3 of the Neighbourhood Plan and the NPPF.

Highways and parking

- 9.36 None of the proposed roads or footways are to be adopted as public highway. The two existing points of access onto the highway would be re-used and adapted for the residential scheme.
- 9.37 The layout originally proposed the re-positioning of the access onto South Close south of its existing location. This resulted in restricted visibility and led to an initial objection from the Highway Authority. Following amendments to the layout to revert access to its original location (Drg 2000 Rev H) the Highway Authority are satisfied with the scheme and recommend the imposition of conditions.
- 9.38 The site is located within good walking and cycling connectivity to local services and facilities, including public transport links, a leisure centre, schools and a college. The location is therefore eminently suitable for residential development, as a sustainable location, with alternative means to the private car being available for residents, including those less able to walk or cycle far, in accessing services and facilities.
- 9.39 Car parking is in compliance with Suffolk Guidance for Parking.
- 9.40 As previously noted, the parking provision includes 8no. off-street visitor parking spaces and is a reasonable compensation for the spaces lost as part of the re-development of this parking court. It is considered an appropriate departure to policy TM4.

- 9.41 'Secured by Design' principles have been incorporated into the proposals to ensure high levels of natural surveillance are provided across the application site. The proposed residential use and rationalisation of vehicle access points will reduce the potential for anti-social activity at the site and reduce traffic through-flow, which in turn will benefit the residential environment of the surrounding area.
- 9.42 The proposal is therefore compliant with policies SCLP7.2, SCLP11.1 and SCLP11.2 of the Local Plan, policies TM3 and an appropriate departure to policy TM4 of the Neighbourhood Plan.

Flood risk and drainage

- 9.43 The application is accompanied by a Flood Risk Assessment & Drainage Strategy, together with a Foul & Surface Water Drainage Strategy Plan, by Rossi Long. This is further to the Preliminary Ground Investigation by A F Howland Associates.
- 9.44 It concludes that the site is situated in Flood Zone 1, a low probability flood zone with a less than 1 in 1000 annual probability of flooding and is at 'very low' or 'low' risk of flooding from all sources, including surface water.
- 9.45 Development within a low-risk area is in compliance with the sequential test requirements of the NPPF.
- 9.46 Foul drainage will discharge to the mains sewer.
- 9.47 A Sustainable Urban Drainage System (SuDS) is proposed to be used as part of the strategy for surface water drainage on the site. The long-term SuDS management would be secured as part of a section 106 agreement.
- 9.48 The proposal is therefore compliant with policies SCLP7.2(d), SCLP9.5 and SCLP9.6 of the Local Plan and policy FL1 of the Neighbourhood Plan.

Ground conditions

- 9.49 The application is accompanied by a Preliminary Ground Investigation by A F Howland Associates. With respect to possible ground contamination, the report concludes that "Chemical analysis shows that all contaminants were below levels of concern and the site is considered to be suitable for the proposed use."

Open space and landscaping

- 9.50 The latest layout proposes the retention of both mature lime trees within the site which represents an improvement upon the original layout which proposed the loss of the tree close to 9 South Close. A fully detailed planting and maintenance schedule would be made a condition of planning permission.
- 9.51 The scheme does not involve the loss of any designated public open space or green space. The verge off Quakers Way within the site is identified within the Neighbourhood Plan as an important verge/green space, protected by policy LG2 of the Neighbourhood Plan, and the space is retained although proposed for use in part as visitor parking. Given the open nature

of the verge when visitor parking is not in use, impact is not considered to be of such significance so as to justify the refusal of this application.

9.52 During consideration by Planning Committee in September, Members were concerned at the loss of an undesignated area of green space close to the South Close frontage, in the location of plots 1 and 2. A reduction in the scheme to allow the retention of this area was given consideration by the applicant but it was concluded by the applicant that this makes the scheme unviable. The area of greenspace is not identified in the Neighbourhood Plan for protection under policy LG2 and no objection has been made by the Town Council to the loss of this area. There is no requirement on the applicant to make this area available for public use and, on balance, the loss of this area is not of such impact upon the nearby community so as to justify the refusal of a much-needed scheme of affordable housing.

9.53 The proposal is therefore compliant with policies SCLP11.1 of the Local Plan; policy LG2 of the Neighbourhood Plan and the NPPF.

Renewable energy and EV charging

9.54 All of the proposed dwellings will be heated by air source heat pumps (ASHPs). The 1-bed bungalows will each have a 4.9kw unit and the 2-bed houses will each have a 7.9kw unit, as appropriate to the internal volumes of the respective dwellings.

9.55 The development will be prepared for the shift to electric vehicle use in the coming decade, and the scheme includes charging infrastructure. Four of the plots - nos. 1, 6, 7 and 8 - will have a Rolec WallPod 'EV Ready' installed at the time of the Development.

9.56 In addition, infrastructure will be included as part of the development so that in future EV charging units can be installed at parking spaces allocated for all the dwellings.

9.57 This is in line with the Suffolk Guidance for Parking 2019, which requires "Ducting and suitable consumer unit to allow the install of one wall charging unit per dwelling when required by householder" and "Minimum Charge Specification: 7.4kw".

9.58 The proposal is therefore in accordance with policies SCLP7.2(c), SCLP9.2 and SCLP11.1(k) of the Local Plan and the requirement for electric vehicle charging provided in the Suffolk Guidance for Parking 2019.

Ecology

9.59 An Ecological Report by Norfolk Wildlife Services is submitted with this application. The actions recommended in the report will be secured by condition. The habitat mitigation ('RAMS') contribution will be secured by a section 106 agreement.

10. Conclusion

10.1 The development will provide a scheme of affordable housing which lies within the physical limits/settlement boundary of Leiston.

- 10.2 The proposal is a re-development of a garage court and represents a departure to Neighbourhood Plan policy TM4 which requires the provision of replacement parking for the garaging affected. There are 48 garages within the existing site and areas of hardstanding. The garages have not been used since 2011, however the site has had some limited use for parking. Traffic surveys carried out to support the development show use by 5/6 vehicles. One of the surveys was on a Friday evening, another Sunday morning and are considered a reasonable indication of local use.
- 10.3 The proposal provides parking in accordance with Suffolk Guidance for Parking and also provides 8 general/visitor spaces which will compensate for the level of use identified in the parking surveys. As a result it is considered reasonable to depart from the requirements of TM4. Leiston Town Council support the development notwithstanding the requirements of Neighbourhood Plan policy TM4.
- 10.4 Whilst the scheme results in the loss of an undesignated area of green space, it is not considered that this will result in such adverse impact upon the character or sustainability of this community/area so as to justify the refusal of this scheme of affordable housing. The scheme will provide a development of 10 affordable houses, including 6 bungalows; 2 Part M4(3) - Wheelchair User Dwellings. The delivery of affordable homes is a corporate priority, and the scheme will meet the local need for residents with mobility impairments. It will result in the redevelopment of little used garages which are close to dereliction and will result in the enhancement of an area within a highly sustainable location within an existing residential area of the town.

11. Recommendation

- 11.1 AUTHORITY TO APPROVE with conditions (including but not limited to those below), subject to the completion of a S106 Legal Agreement within 6 months to secure obligations (including but not limited to):
- o Provision of affordable dwellings;
 - o Per-dwelling contribution to the Suffolk RAMS;
 - o Provision and long term management of SUDS;
- 11.2 If the S106 is not completed within six months AUTHORITY TO REFUSE the application.

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 Drg No 0462-2000 Rev K; 0462-3000D; 0462-3001D; 0462-3002D; 0462-3003D and 0462-3004D received 30.03.2022; 171566 RLC-00-00-DR C-002 P1 and Noise Report Rev A received 08.07.2021; D & A Statement Rev D received 12.07.2021; FRA/Drainage Strategy

171566 received 10.03.2021; FRA/Drainage Strategy Addendum 171566 (Rev 00) received 21.05.2021 and Drg Nos 5000B; 6000B and C-001 P1 received 10.03.2021 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 strategy for the disposal of surface water & Flood Risk Assessment (FRA) (dated 20/01/2020, ref: 171566) and the FRA Addendum (dated 21/05/2021, ref: EJK/SJB/171566 (Rev 00)) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained.

4. Within 28 days of completion of the last dwelling/building become erected details of all Sustainable Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: 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 per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk
<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-assetregister/>

5. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) by a qualified principle site contractor, 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:

a. 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

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater.

6. Before the development is commenced, details of the Quakers Way access and associated 5.5m widening, frontage footway and footway link works, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are designed and constructed to an acceptable standard.

7. Before the altered direct access on to South Close (as shown indicatively on C-002-P1) is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4m metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 43 metres in the north direction, and 21 metres in the southerly direction along the edge of the metalled carriageway from the centre of the access (Y dimension).
Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (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 have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.
8. Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.
Reason: To prevent hazards caused by flowing water or ice on the highway.
9. The use shall not commence until the areas within the site shown on Drawing 0462-2000-K for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles and storage of cycles 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. Provision of storage space required to comply with national and local planning policies relating to sustainable transport.
10. Before the development is commenced details of the areas and infrastructure to be provided for electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.
Reason: Provision of electric vehicle charging points is required to comply with national and local planning policies relating to sustainable transport. 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.
11. Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority.
The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.
Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

12. Prior to the commencement of development a detailed Arboricultural Method Statement supported by 1:200 scale technical drawings should be prepared and submitted to the Local Planning Authority for approval in writing. Work shall be carried out, including all tree protection work only in accordance with the approved Statement.
Reason: In the interests of amenity/ecology, insufficient detail has been provided at application stage.
13. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecological Report (Norfolk Wildlife Services, January 2020) 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.
14. No removal of hedgerows, trees or shrubs, 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.
15. 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 BS8485:2015+A1:2019, BS 10175:2011+A2:2017 and Land Contamination Risk Management) 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.
16. 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.

17. Within three month(s) of commencement of development, 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 shall be 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.

18. 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.

19. The 8no. visitor spaces, as shown on approved plan 0462-2000 rev K shall be provided and be kept available for the purposes of visitor parking for both on and off-site residential properties.

Reason: In the interests of amenity and highway safety.

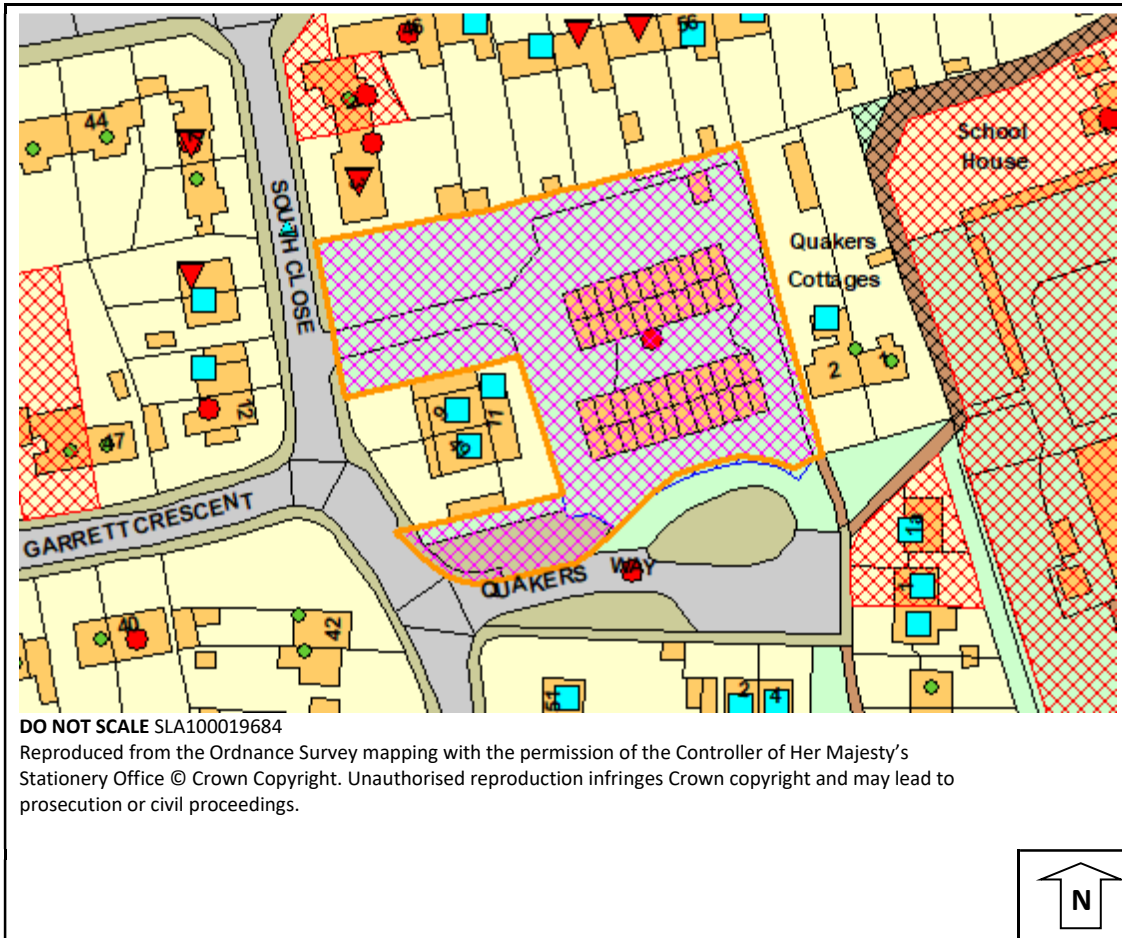
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.





Background Papers

See application reference DC/21/1166/FUL on [Public Access](#)

Map



Key

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