



Committee Report

Planning Committee South - 24 November 2020

Application no DC/20/2976/FUL

Location

Manor Farm
Hall Road
Stratford St Andrew
Suffolk
IP17 1LQ

Expiry date 30 September 2020

Application type Full Application

Applicant Mr James Terry

Parish Stratford St Andrew

Proposal Demolition of the existing playbarn and playbarn annex outbuildings which are to be replaced with a new build unit of tourist accommodation, including minor renovation of existing outbuildings to house a home gym and ancillary storage spaces for the farmhouse at Manor Farm, Hall Road, Stratford St Andrew.

Case Officer Natalie Webb
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1. Summary

- 1.1. This application seeks the demolition of the existing playbarn and playbarn annex outbuildings which are to be replaced with a new build unit of tourist accommodation, including minor renovation of existing outbuildings to house a home gym and ancillary storage spaces for the farmhouse at Manor Farm, Hall Road, Stratford St Andrew.
- 1.2. The application is presented to the planning committee as the proposal is a departure to the Development Plan. Local Plan Policy SCLP6.5 states that new tourist accommodation comprising permanent buildings will only be permitted within settlement boundaries, however given recent planning permission to use the building to be replaced as a holiday let, officer's consider that the proposal is acceptable and recommend that the application is approved.

2. Site description

- 2.1. The site is not located within any settlement boundary and is therefore identified as being in the countryside for planning purposes (SCLP3.2 and SCLP3.3). The application site is comprised of a large detached building, known as Manor Farm, which is accessed via a single width road (Mill Lane) with a private driveway leading up to the dwelling and barns. There are a number of barns on site; one is a more historical building and considered to be a non-designated heritage asset due to its flint and red brick construction (Long Barn) which along with the barns subject to this application (Play Barn and Playbarn Annex) were permitted change of use to holiday lets and ancillary use associated with Manor Farm (associated works and alterations) under application DC/19/3965/FUL.
- 2.2. Application C9021 allowed for the conversion of one of the barns on site to form granny annexe, which is shown on the block plans and alongside the Long Barn is not subject to this application.
- 2.3. There are no immediate neighbouring properties and the site is abutted by agricultural fields. A public footpath crosses the adjacent field to the east of the site. The site is not within any designated areas and it does not affect the setting of a listed building.

3. Proposal

- 3.1. This application seeks the demolition of the existing playbarn and playbarn annex outbuildings which are to be replaced with a new build unit of tourist accommodation, including minor renovation of existing outbuildings to house a home gym and ancillary storage spaces for the farmhouse at Manor Farm, Stratford St Andrew.
- 3.2. The playbarn and playbarn annex are both mid 20th century outbuildings. The playbarn is a breeze block brick building with fibre cement roof and single glazing. It is not sympathetic to its context. It is entered via the courtyard and internally connects to the Playbarn annex. The annex building is a single storey pitched pantile roof and rendered exterior. Modern single glazed windows have been retrofitted and a doorway from the playbarn into this building has been formed. The Playbarn is the only unoriginal farm building on the site. It sits adjacent to the farmer's field with open views of the landscape to the north. It is a breeze block and brick building with a steel structure, corrugated roof and single glazing. Officer's have previously noted that that these two linked outbuildings are of no historical or architectural merit. Both have previously been used for ancillary recreational purposes associated with the farmhouse.
- 3.3. As existing, the outbuildings are connected via the farmyard which is now a grassed surface with mature shrubbery and a large tree to the south corner of the long barn. The farmyard is maintained with gated access to the extensive grounds beyond to the east of the site. A concrete path leads from the side entrance of the farmhouse to the play barn annex. The outbuildings are detached from the farmhouse by walls to the courtyard and high wall to the farmhouse garden. The Playbarn annex currently has a small patioed area facing south.

3.4. As stated above, the proposal seeks to remove the play barn and annex which are of poor construction and replace these with a single new building which consolidates new tourist accommodation. The new build seeks to provide a high quality four-bedroom, three-bathroom tourist accommodation.

4. Consultations/comments

4.1. One objection has been received to the proposal raising the following matters:

- Design
- Dominating/Overbearing
- Landscape impact
- Other reason
- Principle of Use
- Setting of precedent
- Sustainability

4.2. The above is a summary of the main points raised; full comments are available to view on the Council's website.

Parish/Town Council

Consultee	Date consulted	Date reply received
Stratford St Andrew Parish Council	11 August 2020	25 August 2020
<p>“The parish council discussed this application in detail and is not in favour of it.</p> <p>The proposed new build is more than twice the footprint of the existing building it will replace. In addition it is not in the same position but moved to allow it to form part of the courtyard. The council's main objection is the size of the build, character and its position in the landscape.</p> <p>it will be two storeys plus the roof which will make it over dominant and inappropriate in the landscape setting. The situation is on a hill overlooking one property in particular and can be seen from the road.</p> <p>The style of the back of the house is very modern with large windows and a huge black box type structure noted by the Design and Conservation Officer 'The design is similar to that presented at pre-app however the projecting element to the east has been changed from a cat slide roof form to a distinct flat roof tower element. The pre-app design was a high quality contemporary reimagining of the traditional forms found elsewhere on the site. I think that the change weakens the cohesiveness of the design approach, introducing a foreign form on the side of a building which otherwise has the form of a traditional agricultural building but is finished in a contemporary way. I think that this element should be reconsidered before any consent is given. '</p> <p>The council agrees with this, the addition is not in keeping with other buildings on the site and provides a visual intrusion on an otherwise unspoiled countryside landscape.</p> <p>The council considers this to be equivalent to a new build rather than a replacement to an existing</p>		

building as it is a different footprint and in a different position. If this application had been made as a new build in the countryside it would not be allowed and as such the council objects to it.”

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	11 August 2020	1 September 2020
Summary of comments: Suffolk County Council (SCC) as Local Highways Authority (LHA) considers that, as the scale of the proposed development will not result in a significant intensification of use of the existing vehicular access onto the highway, the proposal is unlikely to give rise to an unacceptable impact on highway safety. Accordingly, SCC as LHA does not wish to restrict the granting of permission.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	11 August 2020	12 August 2020
Summary of comments: Recommends the full suite of land contamination conditions.		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	11 August 2020	No response
Summary of comments: No representation was received.		

Consultee	Date consulted	Date reply received
Landscape Team (Internal)	12 August 2020	No response
Summary of comments: No representation was received.		

Consultee	Date consulted	Date reply received
Ecology (Internal)	12 August 2020	4 September 2020
Summary of comments: Comments received and are incorporated into the Officer's report; full comments are available on the Council's website.		

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	12 August 2020	20 August 2020
Summary of comments: Comments received and are incorporated into the Officer's report; full comments are available on the Council's website.		

Reconsultation consultees

Consultee	Date consulted	Date reply received
Landscape Team (Internal)	29 September 2020	No response
Summary of comments: No representation was received.		

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	29 September 2020	13 October 2020
Summary of comments: No representation was received.		

Publicity

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

Category	Published	Expiry	Publication
Departure	22 October 2020	12 November 2020	East Anglian Daily Times

Site notices

General Site Notice
Reason for site notice: General Site Notice
Date posted:
Expiry date:

General Site Notice
Reason for site notice: Contrary to Development Plan
Date posted:
Expiry date:

5. Planning policy

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“where in making any determination under the planning Acts, if regard is to be had to the*

development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise”.

- 5.2. National Planning Policy Framework (NPPF) (2019)
- 5.3. National Planning Policy Guidance (NPPG)
- 5.4. The East Suffolk Council – Suffolk Coastal Local Plan was adopted on 23 September 2020 and the following policies are considered relevant

Policy SCLP3.2 - Settlement Hierarchy (Suffolk Coastal Local Plan, Adopted September 2020)

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

Policy SCLP4.5 - Economic Development in Rural Areas (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP6.1 - Tourism (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP6.4 - Tourism Development outside of the AONB (Suffolk Coastal Local Plan, Adopted September 2020)

Policy SCLP6.5 - New Tourist Accommodation (Suffolk Coastal Local Plan, Adopted September 2020)

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

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

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

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

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

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

Policy SCLP12.34 - Strategy for the Rural Areas (Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning considerations

Principle of Development

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that an application should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance the Development Plan comprises of the Suffolk Coastal Local Plan (September 2020) which was adopted after the submission of this application and replaces policies within the former Core Strategy and Development Management Policies, adopted in July 2013 and the Site Allocations and Area Specific Policies DPD.
- 6.2. The Local Plan was adopted as being in general compliance with the National Planning Policy Framework ('the Framework').
- 6.3. The proposal broadly follows what was submitted at a pre-application stage, which was considered under the former policies as being acceptable by Officer's. Whilst consideration was given to the emerging policies, the policies were still subject to main modifications and had limited weight. As stated above the policies within the Local Plan are now given full weight.
- 6.4. Local Plan Policy SCLP4.5 explains that proposals that grow and diversify the rural economy, particularly where this will secure employment locally, enable agricultural growth and diversification and other land based rural businesses, will be supported.
- 6.5. The tourism sector is a substantial and important part of the area's overall economy, which brings benefit to the quality of life and the wellbeing of communities. The Council will seek to manage tourism across the plan area in a way that protects the features that make the area attractive to visitors, and supports local facilities where the local road network has the capacity to accommodate the traffic generated from proposals. Proposals which improve the visitor experience and support opportunities for year-round tourism will be supported where increased tourism uses can be accommodated.
- 6.6. Local Plan Policy SCLP6.4 (Tourism Development outside of the AONB) states that:

“Tourism development outside of the AONB will be supported where it:
 - a) Enhances the long-term sustainability of the area;*
 - b) Is well related to existing settlements;*
 - c) Avoids, prevents or mitigates adverse impacts on the natural environment and on local landscape character;*
 - d) Is of a scale that reflects the surrounding area;*
 - e) Is of the highest design standards;*
 - f) Minimises light pollution from artificial light sources and ensures the retention of dark skies; and*
 - g) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged.”*

6.7. Furthermore Policy SCLP6.5 (new Tourist Accommodation) explains that:

“Proposals for new tourist accommodation will be acceptable where:

- a) The demand or need for tourist accommodation is clearly demonstrated;*
- b) They are of a high standard of design;*
- c) They are of a scale appropriate to the nature of the site and its setting;*
- d) They do not have a material adverse impact on the AONB or its setting, Heritage Coast or estuaries;*
- e) Covered cycle storage, proportionate to the size of the site is provided on site;*
- f) The road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety;*
- g) Ancillary facilities to support the tourist uses are provided on the site where required; and*
- h) Flood adaptation and mitigation measures are included where required.....”*

6.8. In considering the above, it is not considered necessary for the applicant to demonstrate the need for tourist accommodation in this instance, as the existing building has already been granted holiday let use. As confirmed within the Design and Visual Impact Section of this report, the building is considered to be of a high standard of design, which is of a scale appropriate to the nature of the site and its setting. The site is not within an AONB, Heritage Coast or estuaries. Cycle storage can be provided on site and no objections have been raised by the highways authority in respect of highways safety. The proposal will provide an independent tourism unit, where no ancillary facilities are required (toilet block or kitchen, etc). Flood adaption and mitigation measures are not required in this instance as the site is not within a flood zone.

6.9. Local Plan Policy SCLP6.5 also requires tourist accommodation comprising of permanent buildings to be:

- Within the Settlement Boundaries;
- Through the conversion of buildings of permanent structure where they lie outside the Settlement Boundary;
- On medium and large scale sites where commercial, recreational or entertainment facilities are provided on site; or
- Where such development forms part of a comprehensive masterplan which supports wider landscape and ecological gain.

6.10. The site is located in the countryside for planning purposes and previously sought the reuse of an existing building through its conversion under superseded core strategy policies DM13 and DM18 respectively. This proposal seeks to replace that building with an aim to enhance the existing complex of barns and host dwellings, whilst being more visually attractive in the landscape.

6.11. Given the extant consent of the conversion, it is considered that the principle of having a holiday let on this site is acceptable, and that the main considerations should be whether the new building is acceptable in terms of design and visual impact.

Design and Visual Impact

- 6.12. The Design and Conservation team gave advice on the proposals at a pre-application stage. The proposed design was considered to be of greater architectural quality than the buildings to be removed and that there would not be a harmful impact on the setting of the adjacent farmhouse and long barn as non-designated heritage assets. However, during the development of the design proposals some revisions have been made and following the submission of the application, concerns have been raised specifically in relation to the design of the projecting element to the north side of the building. This is now intended to have a flat roof rather than the catslide roof form previously proposed. It was considered that this reads as a 'tower element' which weakens the cohesiveness of the design by introducing a foreign form on the side of the building which otherwise has the form of a traditional agricultural building, although designed in a contemporary manner. It was therefore recommended that further consideration should be given to this element of the proposal.
- 6.13. Amended drawings have now been submitted with the height of the parapet reduced to the level of the eaves on the main part of the building and the external facing material has been changed to brick to match the rest of the building rather than black steel cladding as previously proposed. In addition to the revised elevations, further illustrations have also been submitted to show the proposed building in views from the north.
- 6.14. In considering the impact of this element of the proposed building, because of its position on the north side, it is not seen in views from the main farmhouse or the long barn, or in views on the approach from the east, being screened by the main part of the new building. There are more distant views from the north where the proposed building can be seen in conjunction with the farmhouse and the long barn. However, as a consequence of the reduction in height of the projecting wing together with the use of brick as the external facing material, it is not considered that it will be seen as an incongruous feature which is out of character with the rest of the building. It will be read as part of the building overall, blending in with matching brickwork and its form seen against the main roof with its higher ridge line. In conclusion therefore, the design and conservation team consider the revised design of this element to be acceptable.
- 6.15. The application seeks to combine a mixture of brick colours and textures assorted into block panels. The roof will be pantile to add to the medley of red orange hues. Window and door reveals are deep made with powder coated steel sheet surrounds. A large closable corrugated steel door is reminiscent of the existing barn door of the playbarn. The east and west gable ends are inset with corrugated black steel and stained black timber that tie into the black stain timber of the granary and agricultural buildings of the area. The stairs to the east and west balconies are of the same language as the external stairs to the granary (existing annex).
- 6.16. The proposal uses environmental technologies, sustainable materials and construction methodologies to create a development that has a minimal environmental impact on its immediate and wider context. The principle of "Fabric First" has been incorporated into the design of the new build for an extremely well performing building which includes;
- Solar panels facing south,

- Great Thermal insulation - external walls will have thick insulation in the walls to achieve a low 'U' value,
- Airtightness - airtight membranes and carefully sealed joints will be specified,
- The new building has triple glazing to achieve excellent 'U' Values. The window frames will be effectively sealed.

- 6.17. The building will have passive ventilation through controllable louvred window panels, positioned for cross ventilation in first floor and where possible on ground floor plan and wall to window ratio based upon Passive House Planning Package (PHPP) software, recommended guidelines to PassivHaus standard. The south elevation has large window openings to allow for ample solar gain. The overhanging roof to the east and west gable elevations will prevent the direct sun from entering the dwelling in summer but allowing low winter light into the interior.
- 6.18. The design and conservation team conclude that the scheme is a high quality, contemporary architectural design which will enhance the setting of the existing non-designated heritage assets; compliant with SCLP11.1 and SCLP11.6.
- 6.19. In terms of the visual impact of the proposal, the quality of landscapes, visible features of land or scenery is a defining feature of the former Suffolk Coastal District and the identity of local communities.
- 6.20. The Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) analyse the sensitivity of settlement fringes, their capacity to accommodate future development and priorities for the enhancement, protection, management and conservation of these landscape areas. The application site is located within the Alde Valley, an area which comprises four landscape types: Rolling Valley Claylands, Rolling Estate Claylands, Rolling Estate Sandlands, and Valley Meadowlands. The strategy for the Alde Valley seeks to:
- Protect the quiet rural character of the villages and maintain their historic feel and the 'back water' qualities of the rural area.
 - Protect the setting of key historic buildings, farmsteads or clusters of traditional built form especially where they enhance the scenic composition of the landscape.
 - Protect traditional farm buildings and avoid inappropriate siting of large-scale modern farm buildings may be visually intrusive in views across the valley.
 - Protect the form of the valleyside settlement clusters.
- 6.21. The proposed development seeks to replace an existing building which already exists in the landscape. Whilst the existing building is smaller than the building which seeks to replace it and noting that the building sits on higher ground than the land to the north, due to changes in land levels and existing landscaping, it is likely that only glimpses of the building would be seen from the public right of way. When balanced against the design quality proposed and how it would improve the aesthetic of the existing farmstead by taking the opportunity to make the host building more of a feature within the landscape by opening up wider views to Manor Farm (and non-designated heritage assets) from the north; it is considered that the proposed development would accord with SCLP10.4.

Ecology and Suffolk Recreation Avoidance Mitigation Strategy

- 6.22. Having assessed the Ecology Report (MHE Consulting, September 2019) the Council's ecologist is satisfied with the conclusions of the consultant. Although the report refers to the conversion of the playbarn building and this application is for the demolition and rebuilding, the ecological considerations are similar enough that the mitigation measures identified in the report remain applicable. Should permission be granted conditions are recommended in respect of the proposal to be undertaken in accordance with the recommendations within the aforementioned report and external lighting.
- 6.23. In addition to the above, the site is within the Suffolk Coast RAMS Zone of Influence (Zone B - within 13km of the Deben Estuary SPA; Deben Estuary Ramsar Site; the Alde-Ore Estuary SPA; the Alde-Ore Estuary Ramsar Site; the Alde-Ore and Butley Estuaries SAC; the Orfordness Shingle Street SAC; the Sandlings SPA; the Minsmere-Walberswick SPA; the Minsmere Walberswick Ramsar Site and the Minsmere to Walberswick Heaths and Marshes SAC) 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).
- 6.24. The applicant has paid the relevant contribution on the former application (DC/19/3965/FUL), which the applicant has requested is transferred to this application. Given that the former consent remains extant, depending on which scheme is implemented, the applicant must inform the Local Planning Authority so that the contribution is allocated with the correct consent. Therefore, it is considered that the required contribution has been received and that the proposal accords with SCLP10.1.

Highway Safety

- 6.25. There is sufficient parking on site to accommodate the proposed development; the development therefore accords with SCLP7.2. The highways authority has not raised any concern in terms of highways safety for the proposed development.

Residential Amenity

- 6.26. As noted above, there are no adjacent neighbouring properties, as such the proposal is considered to accord with SCLP11.2.

7. Conclusion

- 7.1. The delivery of new tourist accommodation in a location that is recognised by the development plan as being capable of accommodating such development would bring benefits to local service providers and facilities, as well as bringing direct and economic benefits. The proposal meets with the specific aims of the NPPF through the promotion of the rural economy and is therefore considered to be economically sustainable. The proposed works would deliver holiday accommodation in a new building which is considered to be a high quality, contemporary architectural design and would replace the existing buildings which have no historical or architectural merit which were previously granted change of use for holiday letting. It is considered that there would be no harm in respect impact to neighbouring amenity or highways safety as a result of the proposal. The relevant contribution to Suffolk RAMS has been provided. Therefore, proposal is considered

to comply with the adopted development framework and is therefore recommended for approval, subject to conditions.

8. Recommendation

8.1. Approve planning permission, subject to conditions as outlined below.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall not be carried out other than in complete accordance with Drawing No's 1808-A3000 and 1818-A3001 received 29/09/2020, 1808-L0101-PP01, 1808-E-001-PP01, 1808-A-1000-PP01 and 1808-A-1001-PP01 received 06/08/2020.
Reason: For avoidance of doubt as to what has been considered and approved.
3. The construction of the new building shall not commence until details of the roof and wall materials to be used for the new holiday let, have been submitted to and approved by the local planning authority.
Reason: To ensure the satisfactory appearance of the development in the interest of visual amenity.
4. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecology Report (MHE Consulting, September 2019) 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.
5. No external lighting shall be installed on site unless a "lighting design strategy for biodiversity" has been submitted to and approved in writing by the local planning authority. The strategy shall:
 - a. identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Any external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these

shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

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

Reason: To safeguard biodiversity and protected species in accordance with SP14 and DM27 of the Suffolk Coastal District Local Plan - Core Strategy and Development Management Development Plan Document (2013) and the National Planning Policy Framework (2012).

7. The premises herein referred to shall be used for holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 2020). The duration of occupation by any one person, or persons, of any of the holiday units shall not exceed a period of 56 days in total in any one calendar year, unless the Local Planning Authority agrees in writing to any variation.

The owners/operators of the holiday units hereby permitted shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The said Register shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the development is occupied only as bona-fide holiday accommodation, having regard to the tourism objectives of the Local Plan and the fact that the site is outside any area where planning permission would normally be forthcoming for permanent residential development.

8. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation ORMK004 consisting of the following components has been submitted to, and approved in writing by, the local planning authority:

- a) A desk study and site reconnaissance, including:
 - a detailed appraisal of the history of the site;
 - an inspection and assessment of current site conditions;
 - an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
 - a conceptual site model indicating sources, pathways and receptors; and
 - a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

b) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- an explanation and justification for the analytical strategy;
- a revised conceptual site model; and
- a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person and conform with current guidance and best practice, including: BS 10175:2011+A1:2013 and CLR11.

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.

9. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:
- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
 - an explanation, including justification, for the selection of the proposed remediation methodology(ies);
 - proposed remediation objectives and remediation criteria; and
 - proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.

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.

10. Prior to any occupation or use of the approved development the RMS approved under condition 2 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

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.

11. A validation report must be submitted to and approved in writing by the LPA prior to any occupation or use of the approved development. The validation report must include, but is not limited to:

- results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
- evidence that any RMS approved in pursuance of conditions appended to this consent has been carried out competently, effectively and in its entirety; and
- evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

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

12. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority.

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

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

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

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

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

Informatives:

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

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

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

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

CIL forms can be downloaded direct from the planning portal:

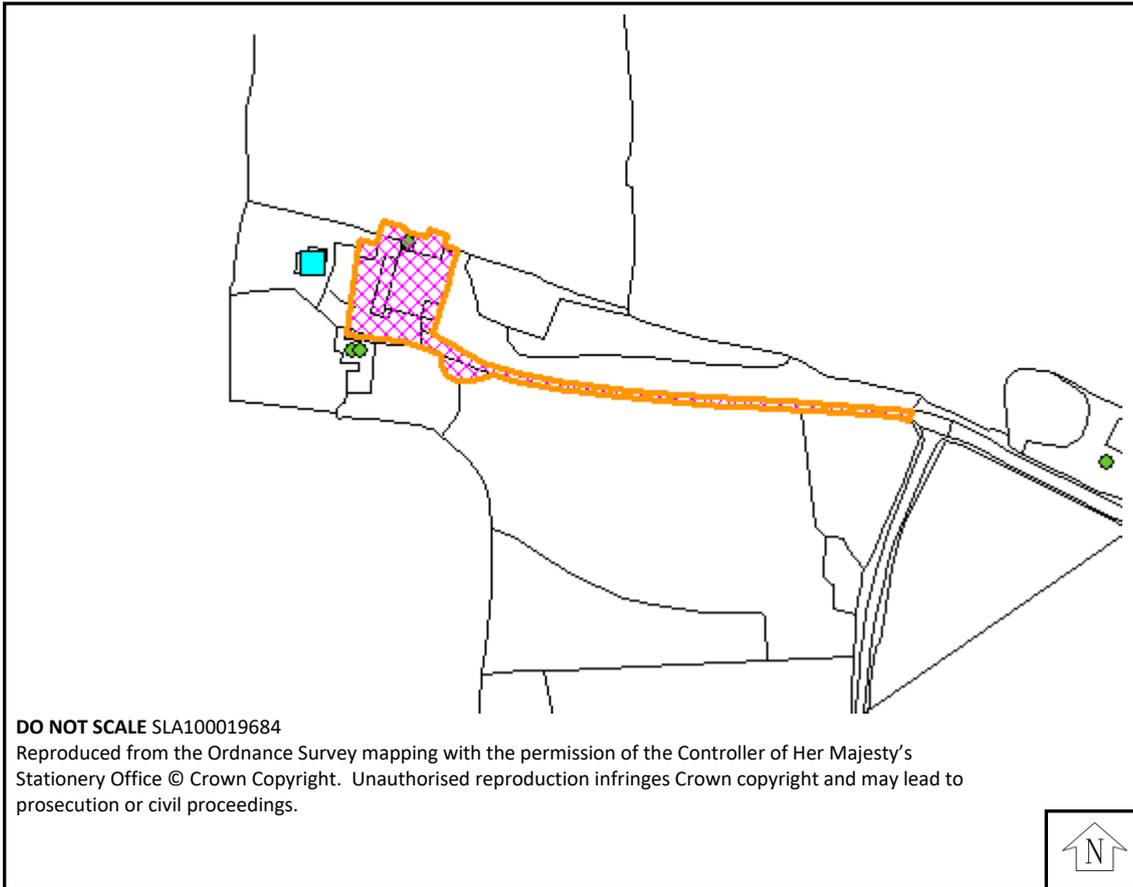
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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

Background information

See application reference DC/20/2976/FUL on [Public Access](#)

Map



Key

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