



## Committee Report

### Planning Committee North – 11 January 2022

Application no DC/21/4154/FUL

**Location**

Land At  
Rectory Lane  
Worlingham  
Suffolk

**Expiry date** 2 December 2021

**Application type** Full Application

**Applicant** Badger Building (E.Anglia) Ltd

**Parish** Worlingham

**Proposal** Construction of 19 dwellings, new community centre with associated parking and two new access roads off Rectory Lane

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

- 1.1 Planning permission is sought for the construction of 19 dwellings, a new community centre with associated parking and two new access roads off Rectory Lane on land that was formerly occupied by Worlingham Primary School.
- 1.2 Planning permission was previously granted Ref: DC/15/0213/FUL, for the demolition of the redundant school building, proposed community centre and the provision of 15 dwelling houses (13 open market and 2 Affordable homes). This application was considered by members of the Waveney District Council Planning Committee in April 2015 and approved in November of that year following the completion of a S106 legal agreement.
- 1.3 That permission was however deemed by officers to have been invalidated due to the County Council demolishing the school building ahead of discharging conditions and specifically conditions relating to contaminated land investigations.

- 1.4 This application seeks a very similar form of enabling development to that previously approved in order that a much-needed community centre can be delivered in Worlingham. The scale and nature of the community centre remains unchanged and although the application has this time been submitted by a housebuilder the Worlingham Community Facility group have maintained a key role in bringing the site forward. There have previously been two CIL funding bids awarded to that group, first to cover the professional costs of bringing the site forward and second to cover top up costs for the delivery of the Community Centre, due to recognised viability issues with the site at a pre-application stage. It was necessary to establish the CIL funding element at that stage to ensure that a housebuilder could be secured to move on to site acquisition from the County Council, this application and the delivery of this enabling project.
- 1.5 Due to the costs involved in delivering the community centre a viability assessment has been submitted with this application which demonstrates that the proposal cannot also provide any affordable housing or a policy compliant housing mix. This viability assessment has been carried out in line with the requirements of the Planning Practise Guidance (2019) and independently assessed to inform officer's consideration of the scheme.
- 1.6 This application is before members at the request of the Head of Planning and Coastal Management and the Chairman of the Planning Committee (North).
- 1.7 The provision of the community centre is a significant public benefit of the proposal which is considered to outweigh any conflict with Local Plan policies and policy compliant loss of affordable housing and housing mix.
- 1.8 The proposal is therefore considered to represent a sustainable form of development and officers recommend that planning permission is granted.
- 1.9 The recommendation is authority to approve subject to the completion of a Unilateral Undertaking to secure a contribution towards the Suffolk Coast - Recreation Avoidance Mitigation Strategy (RAMS); along with conditions to secure further details as described in the recommendation section of this report.

## **2. Site description**

- 2.1 The site is situated within the settlement boundary of Worlingham as highlighted on the Local Plan policies maps. Because of this location it is not an allocated development site.
- 2.2 The site is bounded to the north by the extended graveyard belonging to All Saint's church; this is well planted with a mature 2m high boundary hedge. On the east side of this area is the shingled church car park containing the former community hall.
- 2.3 To the west the site of the school faces the Grade 2\* listed church, also bounded by a continuation of the same hedge. To the south of the former school buildings was the former playground and a small field, and to the west of that is the much larger open recreation space, that did not form a part of the school site and is to be retained. This features a children's play area close to the existing school buildings.

2.4 To the east and south of the site is existing residential development from the late 20th Century, which comprises a mix of single storey and two storey development and design styles. A public footpath forms a link between Rectory Lane and the recreation area between the application site and the existing properties to the south of the site. To the east is Rectory Lane, and this forms the highway access to the site. Rectory Lane is set slightly lower than the site, though the school, church, and recreation ground are all at the same level.

### **3. Proposal**

3.1 The proposal comprises the construction of 19 dwellings, new community centre with associated parking and two new access roads off Rectory Lane.

3.2 The residential aspect of the scheme comprises a mix of 2, 3 and 4 bed properties (3 x 2-bedroom, 8 x 3 bedroom and 8 x 4 bedroom). Eight properties are served from a single access point at the southern end of the site, whilst the community centre and a further seven properties are served by an access at the northern end of the site. Four larger detached houses front directly on to Rectory Lane and have separate access points.

3.3 The design of the properties is traditional in character with red facing bricks with some elements of render and a mix of red and anthracite pantiles. All properties are of two storey scale.

3.4 The community centre is single storey in scale of brick and tile construction comprising a central hall area which can be split into two areas with a partition. This area would serve as a function space for large gatherings and events which also comprises a kitchen and bar area. The smaller rooms around the perimeter of the building would serve as office and meeting space and for smaller clubs and societies.

### **4. Consultations/comments**

4.1 Nine representations have been received raising the following matters:

4.2 Four letters of support:

- The Church Hall in Worlingham, adjacent to this site, closed many years ago. The building of houses to fund this development is a good idea. The result should be a real benefit for the residents of Worlingham, and the surrounding area.

4.3 Three letters of objection:

- The changes proposed to the road are unsafe
- The road will not be wide enough for normal use
- Existing ground level too high: loss of outlook and privacy to nos. 6 - 8 Rectory Lane
- Overbearing impact from frontage two storey properties
- Ground level should be lowered, and two storey properties replaced with bungalows.
- Access from properties on Rectory Lane are unsafe due to steepness
- Noise and disturbance from development
- Insufficient security and surveillance included in the design of the community centre
- Shining headlights from access into properties opposite

#### 4.4 Two Representations of comment:

- Increase danger to pedestrians crossing from Copplestone Close due to the lack of footway on the eastern side of Rectory Lane, requiring pedestrians to Cross.
- Rectory Lane narrow, difficult for two large vehicles to pass
- Note increase from 14 to 19 properties.
- Frontage properties could be bungalows
- Driveways onto Rectory Lane could cause a hazard
- No solar panels
- Community centre should have a barrier on carpark, CCTV
- Turning space for a coach?
- Potential overlooking to properties in All saints Green
- How will surface water be collected?
- Bin/bike store on northern boundary could problems in terms of noise, litter and anti-social behaviour
- Maintenance of hedges
- At what point will the community centre be constructed
- Development should not encroach on public footpath on southern boundary

#### 5. Consultees

##### Parish/Town Council

| Consultee   | Date consulted    | Date reply received |
|---|-------------------|---------------------|
| Worlingham Parish Council   | 10 September 2021 | 4 October 2021      |
| <p>Summary of comments:</p> <p>DC/21/4154/FUL – DEVELOPMENT OF LAND AT RECTORY LANE – Worlingham – 19 houses and a community centre.</p> <p>The parish council response includes the concerns of nearby neighbours. The Parish council has also compared the application with the emerging policies in the Worlingham neighbourhood plan and has sent in a separate analysis which includes recommendations to ensure this application complies with the neighbourhood plan policies.</p> <p>It was noted that there are various errors in the D and A statement which need to be corrected. This includes the site plan on page 3 which incorrectly shows the public footpath within the site boundary. Page 1 – paras 1 and 2 also incorrectly refer to the parish council when it should refer to The Worlingham Community Facility Trustees.</p> <p>Highway safety / Traffic / highway concerns - Residents voiced concerns about safety aspects of additional traffic along Rectory Lane – which is narrow at the area where the development is to be created. They were also concerned about speeding along this Lane and asked for a 20 mph speed limit to be added and also traffic calming at the end of Rectory lane as part of any agreement to this application. The public wished to ensure that the lay by is retained, that double yellow lines are placed along Rectory Lane at the frontage of the site to prevent parking on the carriageway,</p> |                   |                     |

and that a pavement is created on the opposite side of the road for the safety of the properties including 8 and 8a.

Amenity /overlooking - the site is raised above ground level – but with no information provided in the plans it is not possible to calculate how much higher the ground level will actually be at the area fronting Rectory Lane. The architect advises that there will not be any levelling of the site. The previous school was low level and was set at the back of the site and hence avoided overlooking of properties opposite on Rectory Lane. Residents are concerned about the significant change to the street scene and request that bungalows replace the houses at the front of the site to lower the level and line of sight along Rectory Lane, to prevent overlooking of their properties and to retain at least some of the lower-level character of buildings on this site. Increase in Scale / dominance of site will be significant if houses permitted on the front facing Rectory Lane. Plots 7/8/9/10 to become bungalows.

Garage sizes – it would appear from the information provided that the garage sizes are not in accordance with the SCC parking requirements. Garage sizes to be increased as required in SCC GUIDANCE.

Access to community centre parking area – concern raised about width of access to the car park for coaches dropping off at community centre. Increased width of access to community centre car park to be reconsidered in this respect.

Retention of hedge along public footpath on south/ southeast sides of site- to be retained to protect amenity and character of area. Covenant required from purchasers to ensure that the existing hedging must be retained and cannot be replaced by other materials.

Site Within church setting – church is an integral part of the community and includes regular bell ringing. There must be assurance from the site owners/ purchasers, potentially via a covenant, that they recognise the rights to ring the church bells in this respect.

Noise from Community centre – concerns raised about the noise from community centre that might affect neighbouring properties. Community centre to include appropriate sound proofing to reduce potential noise concerns.

Security aspects – windows in the gables to be included as recommended by Suffolk Police Authority. Obscure glass to be placed in all bathroom and toilet windows.

Application to be approved subject to Conditions being placed on the application to cover all of the matters above, and those raised in respect of compliance with neighbourhood plan policies as per the separate paper, and the comments from other consultees.

| Consultee   | Date consulted | Date reply received |
|---|----------------|---------------------|
| East Suffolk Landscape Team   | N/A            | 6 October 2021      |
| Summary of comments:<br>Internal - comments included in main report |                |                     |

## Statutory consultees

| Consultee         | Date consulted    | Date reply received |
|-------------------|-------------------|---------------------|
| SCC Rights of Way | 10 September 2021 | 13 September 2021   |

Summary of comments:

Objection due to public footpath 2 being incorrectly plotted and shown within the application site

| Consultee               | Date consulted    | Date reply received |
|-------------------------|-------------------|---------------------|
| SCC Highways Department | 10 September 2021 | 29 October 2021     |

Summary of comments:

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused for the following reasons:

- Provide justification for this reduced level of parking for the residential use.
- Include provision for Electric Vehicle Charging for both the residential dwellings and Community Centre and show location on the proposals plan.
- Provide swept path analysis for a large car for the restricted parking spaces in the corner and ends of parking bays for the Community Centre.
- Provide Swept path analysis for the access roads demonstrating that two large cars can pass one another.
- Commit to and show cycle parking for dwellings without a garage.
- Provide details for the level of cycle parking proposed for the Community Centre.
- Provide Swept path analysis for a refuse vehicle demonstrating that the vehicle can enter and exit the development in forward gear (for both accesses) and meet the required collection distances.
- Provide Swept path analysis for a fire tender to ensure emergency access to all dwellings.

Officer Note: See final comments dated 14 December 2021 where Holding Objection removed.

| Consultee              | Date consulted    | Date reply received |
|------------------------|-------------------|---------------------|
| SCC Flooding Authority | 10 September 2021 | 15 September 2021   |

Summary of comments:

No formal comment provided - Standard conditions required

| Consultee                   | Date consulted | Date reply received |
|-----------------------------|----------------|---------------------|
| SCC Fire and Rescue Service | N/A            | 22 September 2021   |

Summary of comments:

General advice provided on Water, firefighting facilities and water supplies

| Consultee  | Date consulted | Date reply received |
|--|----------------|---------------------|
| SCC Section 106 Officer  | N/A            | 24 September 2021   |
| Summary of comments:<br>General advice from SCC in relation to CIL requirements. |                |                     |

| Consultee                                   | Date consulted    | Date reply received |
|---|-------------------|---------------------|
| Historic England                            | 17 September 2021 | 8 October 2021      |
| Summary of comments:<br>No comment to make. |                   |                     |

| Consultee  | Date consulted    | Date reply received |
|--|-------------------|---------------------|
| SCC County Archaeological Unit                             | 17 September 2021 | 21 September 2021   |
| Summary of comments:<br>No objection subject to conditions |                   |                     |

#### **Non statutory consultees**

| Consultee   | Date consulted | Date reply received |
|---|----------------|---------------------|
| Police - Design Out Crime Officer   | N/A            | 22 September 2021   |
| Summary of comments:<br>Highlighted various concerns in terms of Secured by Design. |                |                     |

| Consultee   | Date consulted    | Date reply received |
|---|-------------------|---------------------|
| East Suffolk Environmental Protection   | 10 September 2021 | 8 October 2021      |
| Summary of comments:<br>Highlighted concerns in terms of the following:<br><br>Air pollution - EV charging points required.<br><br>Noise - No information included about community centre uses or plant required<br><br>Contaminated Land - Phase 2 report required<br><i>Further information in respect of this consultation will be covered in the update sheet</i> |                   |                     |

| Consultee                                   | Date consulted    | Date reply received |
|---|-------------------|---------------------|
| Waveney Norse - Property and Facilities     | 10 September 2021 | No response         |
| Summary of comments:<br>No comment received |                   |                     |

| Consultee                                   | Date consulted    | Date reply received |
|---|-------------------|---------------------|
| Essex And Suffolk Water PLC                 | 10 September 2021 | No response         |
| Summary of comments:<br>No comment received |                   |                     |

| Consultee                                     | Date consulted    | Date reply received |
|---|-------------------|---------------------|
| Ipswich & East Suffolk CCG & West Suffolk CCG | 10 September 2021 | No response         |
| Summary of comments:<br>No comment received   |                   |                     |

| Consultee  | Date consulted    | Date reply received |
|--|-------------------|---------------------|
| East Suffolk Landscape Team                                    | 10 September 2021 | 6 October 2021      |
| Summary of comments:<br>Internal - comments included in report |                   |                     |

| Consultee  | Date consulted    | Date reply received |
|--|-------------------|---------------------|
| East Suffolk Ecology   | 10 September 2021 | 12 October 2021     |
| Summary of comments:<br>Internal - comments included in report |                   |                     |

| Consultee   | Date consulted    | Date reply received |
|---|-------------------|---------------------|
| Suffolk Wildlife Trust  | 10 September 2021 | 29 September 2021   |
| Summary of comments:<br>Holding objection - Insufficient information provided |                   |                     |

| Consultee                    | Date consulted    | Date reply received |
|------------------------------|-------------------|---------------------|
| East Suffolk Planning Policy | 10 September 2021 | No response         |

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|---|
| Summary of comments:<br>No comment received |
|---|

| Consultee        | Date consulted    | Date reply received |
|------------------|-------------------|---------------------|
| East Suffolk CIL | 10 September 2021 | 28 October 2021     |

|   |
|---|
| Summary of comments:<br>General CIL advice provided |
|---|

| Consultee                            | Date consulted    | Date reply received |
|--------------------------------------|-------------------|---------------------|
| East Suffolk Design and Conservation | 10 September 2021 | No response         |

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|---|
| Summary of comments:<br>No comment received |
|---|

| Consultee                             | Date consulted    | Date reply received |
|---------------------------------------|-------------------|---------------------|
| East Suffolk Housing Development Team | 17 September 2021 | No response         |

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| Summary of comments:<br>No comments provided |
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| Consultee                   | Date consulted | Date reply received |
|-----------------------------|----------------|---------------------|
| East Suffolk Drainage Board | N/A            | 14 October 2021     |

|   |
|---|
| Summary of comments:<br>Comment relating to SuDS and infiltration |
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### Re-consultation consultees

| Consultee               | Date consulted | Date reply received |
|-------------------------|----------------|---------------------|
| SCC Highways Department | N/A            | 14 December 2021    |

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| Summary of comments:<br>Removed holding objection – Subject to conditions as listed in section 11. |
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## 6. Publicity

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

| Category                           | Published      | Expiry          | Publication       |
|------------------------------------|----------------|-----------------|-------------------|
| Affects Setting of Listed Building | 1 October 2021 | 22 October 2021 | Lowestoft Journal |

|   |                                       |                                  |  |
|---|---------------------------------------|----------------------------------|--|
| <b>Category</b><br>Affects Setting of Listed Building | <b>Published</b><br>1 October 2021    | <b>Expiry</b><br>22 October 2021 | <b>Publication</b><br>Beccles and Bungay Journal |
| <b>Category</b><br>Archaeological Site                | <b>Published</b><br>17 September 2021 | <b>Expiry</b><br>8 October 2021  | <b>Publication</b><br>Lowestoft Journal          |
| <b>Category</b><br>Archaeological Site                | <b>Published</b><br>17 September 2021 | <b>Expiry</b><br>8 October 2021  | <b>Publication</b><br>Beccles and Bungay Journal |

## 7. Site notices

|                     |   |
|---------------------|---|
| General Site Notice | Reason for site notice:<br>Major Application<br>In the Vicinity of Public Right of Way<br>Affects Setting of Listed Building<br>May Affect Archaeological Site<br>Date posted: 7 October 2021<br>Expiry date: 28 October 2021 |
|---------------------|---|

## 8. Planning policy

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.
- 8.2 Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 states that, with regard to Conservation Areas, “for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 8.3 The National Planning Policy Framework (NPPF) (2021) and National Planning Policy Guidance (NPPG) are material considerations in decision-taking.
- 8.4 The East Suffolk Council - Waveney Local Plan was adopted on 20 March 2019 and the following policies are considered relevant:
- WLP1.1 - Scale and Location of Growth
  - WLP1.2 - Settlement Boundaries
  - WLP1.3 - Infrastructure
  - WLP8.1 - Housing Mix

WLP8.2 - Affordable Housing

WLP8.21 - Sustainable Transport

WLP8.22 - Built Community Services and Facilities

WLP8.28 - Sustainable Construction

WLP8.29 - Design

WLP8.31 - Lifetime Design

WLP8.32 - Housing Density and Design

WLP8.34 - Biodiversity and Geodiversity

WLP8.37 - Historic Environment

Historic Environment SPD (East Suffolk Council -Supplementary Planning Guidance)  
Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document (SPD)

## **9. Planning considerations**

### Principle of Development:

- 9.1 The site is situated within the settlement boundary of Worlingham as highlighted by Policy WLP1.2 - "Settlement Boundaries" as shown on the policy maps. The Settlement Boundaries define the built-up area of settlements, and subject to the other policies of this Local Plan, indicate where development for housing, employment and town centre development would be suitable in principle.
- 9.2 The distribution of growth strategy detailed in Policy WLP1.1 "Scale and Location of Growth" aims to ensure the vision for the Local Plan is delivered alongside the requirements of the National Planning Policy Framework. The strategy highlights that Beccles and Worlingham is the second largest built-up area in Waveney and is allocated a greater proportion of growth of approximately 16% of housing growth. This growth will help support and enhance the services and facilities in the town and support the town centre as the second largest retail centre within the district. The majority of this growth will take place in the Beccles and Worlingham Garden Neighbourhood (WLP3.1).
- 9.3 Based on evidence in the Strategic Housing and Economic Land Availability Assessment and given that the potential for development within Settlement Boundaries will be proportional to the settlement size, windfall development coming forward from planning applications in accordance with Policy WLP1.2 such as this proposal are unlikely to skew the distribution strategy. In any case, at the time of the preparation of the local plan, the development of this site was seen as a committed development, contributing to overall future delivery. It is not therefore an additional amount of housing growth beyond that accounted for in the Local Plan.

- 9.4 Policy SCLP8.1: "Community Facilities and Assets" highlights that proposals for new community facilities and assets will be supported if the proposal meets the needs of the local community, is of a proportionate scale, well related to the settlement which it serves and would not adversely affect existing facilities that are easily accessible and available to the local community.
- 9.5 Worlingham notably has no such facility and the Church Hall adjacent has not been available for many years. It is understood that the community had expected a community centre to be provided as part of early 2000's development on the eastern edge of the village but that did not materialise. There is an acknowledged shortfall of indoor community space in this large village and the proposal would fulfil an important need.
- 9.6 Taken together, these policies support the principle of the proposed development.

Affordable housing:

- 9.7 Policy WLP8.2 - "Affordable Housing" states that all new housing developments on sites with a capacity of 11 dwellings or more must make provision for a proportion of the total dwellings to be affordable housing as follows:
- Housing developments in the Lowestoft and Kessingland area (excluding Corton) must provide 20% affordable housing;
  - Housing developments in the Southwold and Reydon area must provide 40% affordable housing; and
  - Housing developments in the remainder of the district must provide 30% affordable housing.
- 9.8 This policy highlights that in exceptional circumstances the level and tenure of affordable housing may be varied where it can be satisfactorily demonstrated through the preparation of a viability assessment in line with the guidance in Appendix 5, that a different tenure mix or lower percentages of affordable housing are required to ensure the site remains financially viable.
- 9.9 Affordable housing provision will only be reduced on sites which are necessary to the overall supply of housing in the district unless the scheme has wider sustainability benefits.
- 9.10 A viability assessment accompanies the application of which the Council has employed an independent consultant to assess. Independent assessment is standard practice where a viability report has been submitted in support of an application. Although the assessment of the viability report highlights that Pathfinder (Badger) costs are lower than the commonly adopted BCIS (Building Cost Information Service) based build costs, the proposed scheme is only just viable. It is considered therefore that there is no surplus that could go towards the provision of affordable housing for this proposal, and it is considered that exceptional circumstances have been demonstrated that a nil provision of affordable housing for this site can be accepted. The provision of a community centre is a significant public benefit and therefore a scheme of all open market housing is justified in order to deliver that community facility. Following this process the proposal therefore complies with WLP8.2.

#### Density and housing mix:

- 9.11 Paragraph 124 of the NPPF states that planning policies and decisions should support development that makes efficient use of land. Policy WLP8.32 - "Housing Density and Design" of the Local Plan requires that development proposals make best use of a site in a manner that protects or enhances the distinctiveness and character of the area and takes into account the physical environment of the site and its surroundings. Development proposals in and adjacent to the built-up areas of the market towns such as Worlingham should aim for urban scale development at a density of at least 30 Dwellings Per Hectare (DPH), unless local character indicates otherwise.
- 9.12 This site is approximately 1 hectare in size, a development of 19 properties over the 0.75 hectare area of the site equates to 25 DPH. Given that this is a low-density area it is considered to be an appropriate density level for this site.
- 9.13 Although the plan shows a housing mix which falls short of the 35% requirement of 1- and 2-bedroom dwellings, with three 2-bedroom properties which equates to a 15% provision, based on the evidence submitted within the viability assessment and this being an enabling development this is considered to be acceptable. This housing mix is also similar to the permission previously approved in 2015. It is accepted that a departure from the normal housing mix requirements is necessary to deliver the important community centre facility.

#### Heritage Impact:

- 9.14 The NPPF and the Local Plan give significant weight to conserving and enhancing the historic environment in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Paragraph 199 of The NPPF states:

*"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".*

- 9.15 A heritage assessment has been included within the application which is considered to meet the requirements of paragraph 194 of the NPPF and Policy WLP8.37 - "Historic Environment" of the Local Plan.
- 9.16 This site is situated adjacent to the designated heritage assets of Church of All Saints, Lowestoft Road. Designation: Grade II\* Listed Building. List Entry Number: 1182968 first listed on the 21<sup>st</sup> February 1967.
- 9.17 This asset is located approximate 21m to the northwest of the north-western most boundary to the application site, with the boundary to the churchyard and study site being contiguous along the north-western corner of the site. The churchyard expansion graveyard and church hall, and associated parking, are located to the east of the churchyard and extend along the norther boundary of the site.

- 9.18 The principal heritage significance of the church is largely derived from its historic, architectural and aesthetic interest as a much-restored church of Medieval 15th century origin, with later alterations. The significance of the church is also derived from its historic, and continuing, role and function within the community, and its historical associative value with preeminent local families and its role in evidencing the evolutionary nature of the development of the settlement and the populations it has supported over time.
- 9.19 The setting of the church has been much altered during the course of its history and has largely lost its contemporary 'historic' setting as the nature of its supporting settlement has changed from a dispersed rural settlement to suburban residential.
- 9.20 Although the site will see a change from less developed (former school site) to a more developed residential and community use, with associated landscaping and infrastructure, the study site does not form part of any key views to or from this asset. The immediate setting of the church will also retain its distinct identity due to its relative location and the nature of planting along its perimeter and within its grounds. As a result, the site is not considered to make a meaningful contribution to the significance of the church through forming part of its immediate setting.
- 9.21 The scheme has been designed to retain spatial separation between the proposed built form and the interface between the site and the churchyard along its northern side. This together with the existing planting on the boundary and within the churchyard will help reduce and soften its presence in views from within the churchyard that also encompasses the church.
- 9.22 Historic England have chosen not to make a formal comment but have advised that specialist Archaeological and Heritage advice be sought.
- 9.23 That advice has been sought and it is considered that any harm to the setting of the church will be limited and would cause 'less than substantial' harm, in NPPF terms. As required by paragraph 202 of the NPPF the harm would be balanced against the public benefits which in this case it is considered that the delivery of the community centre has substantial social and economic benefits and the housing that would enable its delivery will have similar benefits, but to a lesser extent, and would also provide a useful contribution to housing stock.

#### Archaeology:

- 9.24 This site lies in an area of archaeological potential recorded on the County Historic Environment Record (HER). The site is situated adjacent to the Church of All Saints (HER ref no. WGM 003), a Grade II\* listed building with medieval origins. Previous archaeological investigations close to the proposed development site have identified archaeological features dating from the Bronze Age (WGM 008) and medieval (WGM 006 & WGM 008) periods. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.
- 9.25 There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 205), any permission granted should be the subject of a

planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

Design:

- 9.26 Policy WLP8.29 - "Design" requires that development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. In so doing proposals should demonstrate a clear understanding of the form and character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness.
- 9.27 In terms of layout the site works well in connecting future users of the community centre with the wider area through links for pedestrians and two separate vehicular accesses maintains a pedestrian focused environment around the community centre with only limited vehicular movements required to the properties facing towards the community centre. With the exception of the properties on the Southern boundary of the site the layout provides a very outwardly facing development. It is considered that the development will function well and that there is sufficient off road parking provision to prevent clutter caused by inappropriately parked cars.
- 9.28 The design of the housing is of a similar character to that approved with the 2015 application and is characteristic of surrounding development in the area. The design of the properties is traditional in character with red facing bricks with some elements of render and a mix of red and anthracite pantiles. Exact details of the materials are to be provided by condition.
- 9.29 There has been some concern raised from the Parish Council and the occupiers of the properties surrounding the site that the scale of the properties may appear overbearing given that the site is higher than the road level. Additional information has been sought from the applicant to show the development in context with surrounding properties. The level of the site and surrounds have been provided on plan using Above Ordnance Datum (AOD) levels, when transposed onto the proposed plans this information can be used to provide accurate streetscene and sectional plans to show the development in context. These plans show the scale in relation to the existing development in the area. Whilst it is clear that these frontage properties will be taller than some of the single storey properties along Rectory Lane, they will be similar in height to the two storey properties, with the height difference resulting from the slightly elevated position of the site.
- 9.30 It is considered that this information demonstrates that two storey developments on this frontage is acceptable and that there is no demonstrable harm which would warrant a reduction from two storey to single storey properties as suggested in representations.
- 9.31 The community centre is single storey in scale of brick and tile construction. Although it is regrettable that this public building could not have been of a more interesting design and palette of materials, it will be inoffensive when viewed from the adjacent open space and the grounds of the Listed Church. It is clear from the floor plan that the internal space provision is being maximised from the funds generated by the development and the design is largely similar to that in the previous consent. It will blend with the proposed properties and is considered to be acceptable.

9.32 The overall design of the proposal is considered to be acceptable and in accordance with the objectives of Policy WLP8.29

Secured by design:

9.33 Within the pre-amble to Policy WLP8.29, paragraph 8.173 highlights that promoting public safety and discouraging crime and disorder are important outputs of a well-designed scheme.

9.34 Development proposals should incorporate 'Secured by Design' principles and encourage natural surveillance over public areas. Particular care will be required in the design of car parking areas, landscaped areas, public spaces and pedestrian routes in order to avoid creating crime and disorder issues.

9.35 Suffolk Constabulary have commented on the scheme and have made a number of recommendations of which the Parish Council have endorsed. The applicant has amended the proposal to accommodate a number of suggestions in order to improve natural surveillance and minimise the opportunities for crime and disorder.

9.36 Although the development has not been designed with a view of gaining SBD approval it is considered that the most important concerns of the Designing out Crime Officer have been addressed. An informative has been added which highlights that Suffolk Police strongly recommend that the community centre is built in line with SBD Commercial 2015 V2, including a CCTV and alarm system.

9.37 The proposal has made adequate amendments to the proposal to meet the requirements of Policy WLP8.29 in terms of promoting public safety and deterring crime and disorder

Neighbour amenity:

9.38 A further requirement of Policy WLP8.29 is that developments protect the amenity of neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development. Representations have been made relating to the potential for overlooking from the properties on the southern boundary towards properties on All Saints Green. Nos. 20 and 22 being the properties most likely to be affected.

9.39 Plots 1 and 2 face onto the side of No. 22 All Saints Green, overlooking of the rear garden of no. 22 from plot 1 would be at an oblique angle and given the level of planting shown to be retained on the boundary with the public footpath this relationship is not considered to lead to a loss of privacy. The proximity of plots 4 and 5 with the rear garden of No. 20 All Saints Green provides the potential for overlooking. The rear gardens on these properties is reasonable being 10-12 metres in depth, with extra separation provided by the public footpath. The occupiers of No. 20 All Saints Green have requested that existing planting is retained on the boundary to protect privacy. The latest version of the layout plan highlights that the 4-6-metre-high hedge is to remain. Although this cannot be relied upon in perpetuity there seems no reason why this buffer would be removed. Some overlooking is inevitable in urban areas, and it is considered that as the rear windows of plots 4 and 5 would serve smaller secondary bedroom space and together with the substantial planting shown to be retained the loss of privacy is unlikely to be significant.

- 9.40 The relationship between the new frontage properties and those which exist on the east side of Rectory Lane is considered to be acceptable. A direct relationship across a road is commonly found and although the proposed properties are slightly elevated it is considered that these properties would not have an overbearing impact on the existing occupiers.
- 9.41 In terms of the amenity of future occupiers of the new development the plots sizes are very generous, with adequate garden and floor space.
- 9.42 In terms of the impact from the housing development on amenity to proposals are considered to protect neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development as required by Policy WLP8.29

Community centre use:

- 9.43 There has been a significant amount of public engagement in relation to the community centre. The facility will provide Worlingham Church with an opportunity to replace facilities lost when the church hall was closed such as office space and function space for baptisms, weddings, funerals, etc.
- 9.44 There has been a large number of suggestions from the people of Worlingham for the facilities use. Some are suited for the hall space, and some for smaller meeting areas.
- 9.45 The following are potential uses that for the community centre:
- Functions (Weddings / Parties etc)
  - Bar with Associated Social Club
  - Bar events associated with other lettings such as parties.
  - Coffee Shop, Café and or Restaurant
  - Meeting rooms
  - Other hall bookings during the day, evenings and weekends.
- 9.46 For a fuller list of activities compiled from responses at the drop-in event, the leaflet circulation and responses to the Parish Plan survey are included in Appendix 1 of the planning statement.
- 9.47 Although some of these uses have the potential to impact on neighbour amenity the location of the facility is in the same location as the previous approval and with a similar relationship with proposed and existing dwellings. This facility is the driving force for this development and future occupiers will be well aware when purchasing a property on this development that they will be living in close proximity to a community centre. In order for this facility to be successful and well used it needs to be located within the community. In this case it is considered that it is necessary to include a condition requiring a noise management plan to be submitted to and agreed in writing by the Local Planning Authority. Further investigations are taking place to address methods of noise mitigation in both the building and adjacent proposed properties to ensure that the community centre can be used in the most flexible and beneficial way possible. Progress made in this respect with the Environmental Protection Team will be reported in the update sheet.

### Highways:

- 9.48 There have been several representations relating to the potential impact on highway safety from increased numbers of accesses onto Rectory Lane and additional traffic movements. Suffolk County Council Highways authority are satisfied with the proposal in terms of on-site provision of car parking and the safety of the proposed accesses and associated visibility splays demonstrated. Additional details showing swept paths for refuse vehicles and fire appliances have been shown of which are considered to be acceptable for planning purposes. For full adoption of these areas the current criteria will need to be adhered to within the S278 and S38 process.
- 9.49 Policy WLP8.21 "Sustainable transport" requires that development proposals should be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.
- 9.50 The site is well located in terms of access to services, facilities and public transport and already has good pedestrian links to these areas. In terms of cycling as highlighted in the east Suffolk Cycling and Walking Strategy (Draft 2021) the site is in close proximity to regional cycle route 30 and a key corridor between the A146 and Beccles. Although this proposal does not include any enhancement to this network the proposal does allow for provision of cycle storage, the exact details of which is to be required by condition, which will enable future occupiers and visitors to the community centre to travel by sustainable means.
- 9.51 EV charging points are also to be provided to provide to each individual dwelling and for the use of visitors to the community centre, details of which are to be agreed by condition.
- 9.52 It is considered that the development will, as far as it can do for a development of this scale, accord with the objectives of Policy WLP8.21, and would not have an unacceptable impact on highway safety as required by Paragraph 111 of the NPPF.

### Air Quality:

- 9.53 The Environmental protection UK document Land-Use Planning & Development Control: Planning for Air Quality (January 2017(v1.2) recommends major developments (in terms of planning - i.e., greater than 10 dwellings or greater than 1000m<sup>2</sup> of commercial floorspace) are subject to measures to help reduce the impact on Local Air Quality. All major developments should be targeted as there very few developments which will show a direct impact on local air quality, but all developments will have a cumulative effect.
- 9.54 Paragraph 110 of the NPPF states that 'local parking standards for residential and non-residential development, policies should take into account... e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.' Paragraph 112 of the NPPF states that 'applications for development should... be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- 9.55 A condition will be required to ensure that EV charging point for both the residential and community centre area are provided.

### Contaminated land:

- 9.56 Paragraph 183 of the NPPF highlights that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and adequate site investigation information, prepared by a competent person, is available to inform these assessments.
- 9.57 A phase 1 contaminated land assessment has been submitted with the application. The submitted report provides some useful indicative information but further works of investigation are required together with any remediation and validation which may subsequently be required. Therefore, standard contaminated land conditions will be required to ensure that this additional investigation and remediation where necessary is carried out.

### Flooding/Drainage:

- 9.58 The site is situated within Flood Zone 1 which represents a low probability of flood risk as land having a less than 1 in 1000 annual probability of river or sea flooding (shown as 'clear' on the flood map - all land outside Flood Zones 2 & 3).
- 9.59 Policy WLP8.24 "Flood Risk" and paragraph 169 of the NPPF highlights that major developments should incorporate sustainable drainage systems. A Flood Risk Assessment (FRA) has been submitted with the application. The FRA is principally required to consider the management of surface water run-off together with flood risk from sources other than rivers and the sea. Surface water arising from a developed site should, as far as practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.
- 9.60 Site investigation has been completed and deposits generally comprising sand have been confirmed, representing the superficial deposits from British Geological Survey records. Infiltration rates between  $6.39 \times 10^{-6}$  to  $1.61 \times 10^{-4}$  m/sec confirm the suitability of the site for infiltration of surface water run-off. Run-off from the development will be managed in a sustainable manner using appropriate SuDS techniques.
- 9.61 Suffolk County Council as the Lead Local Flood Authority have not commented in detail on the application but have suggested conditions which will require full details of the Surface Water Drainage Strategy, the management and maintenance of the SuDS system, and full details as constructed for the asset database. Furthermore, a Construction Surface Water Management Plan is also required for the construction phase.
- 9.62 It is therefore considered that based on the FRA and the further details to be provided by condition the proposal will accord with the requirements of Policy WLP8.24 of the Local Plan and Paragraph 169 of the NPPF.

### Open space:

- 9.63 Policy WLP1.3 - Infrastructure states that "Open space should be provided on residential development sites of 1 hectare or more in size and be based on the needs identified in the Waveney Green Infrastructure Strategy and Open Space Needs Assessment".
- 9.64 This site is very close to this threshold at 0.97 hectares. The Open Space Needs Assessment highlights that the adjacent area of open space is of medium value and the site is also within the catchment of other nearby areas of open space. Given that proportionately Beccles and Worlingham have the best mix of play spaces in the district and taking into account the constraints of the site and viability, on site open space is not considered necessary or deliverable in this case.

### Sustainable Construction:

- 9.65 Policy WLP8.28 "Sustainable Construction" of the Local Plan requires that proposals for major residential development of 10 or more houses and commercial development schemes of 1,000sqm or more of floorspace should demonstrate through the submission of a sustainability statement that, where practical, they have been incorporated. This should include matters such as:
- Improved efficiency of heating, cooling, and lighting of buildings by maximising daylight and passive solar gain through the orientation and design of buildings.
  - Sustainable water management measures such as the use of sustainable drainage systems, green roofs and/or rainwater harvesting systems.
  - Locally sourced and recycled materials.
  - Renewable and low carbon energy generation into the design of new developments. Larger schemes should explore the scope for District heating.
  - Minimising construction waste, including designing out waste during the design stage, selecting sustainable and efficient building materials and reusing materials where possible.
  - Accessible and unobtrusive sustainable waste management facilities such as adequate provision of refuse, recycling and composting bin storage.
  - A show home demonstrating environmentally sustainable options which can be purchased and installed in homes bought off-plan
- 9.66 The information within the submitted Design and Access Statement is not sufficient to meet the requirements of this policy and it is therefore necessary to impose a condition requiring the submission of a sustainability statement in order that future development proposals meet the requirements of policy WLP8.28.

### Life-time Design:

- 9.67 Policy WLP8.31 - Lifetime Design requires that where appropriate proposals for development should demonstrate that the design supports the needs of older people and those with dementia.
- 9.68 All new housing developments on sites of 10 or more dwellings must make provision for 40% of all dwellings to meet Requirement M4(2) of Part M of the Building Regulations for

accessible and adaptable dwellings. Dwellings that meet Requirement M4(3) of Part M of the Building Regulations will be supported and can count towards the requirement above.

- 9.69 It is considered essential to impose a condition requiring details to be provided of this proportion of properties that meet the requirements highlighted within policy WLP8.31.

Ecology:

- 9.70 An Ecological Report accompanies the application by Norfolk Wildlife Services (March 2021) of which the conclusions of the consultant are noted. Previous surveys at this site (in 2015) identified that it supported a population of slow worms, whilst no updated reptile survey has been undertaken suitable habitat remains on the site and therefore a mitigation strategy (including translocation of animals) is required.
- 9.71 Whilst this requirement is recognised in the Ecological Report no confirmed receptor site is yet to be identified although discussions are still on-going between the applicant and officers for a suitable site for this purpose. Therefore, a pre-commencement condition will be required to agree this.
- 9.72 The development will also result in the loss of an area of scrub which will provide habitat for species such as nesting birds. Whilst overall it appears that there will be a slight net loss of area of this habitat, from the Soft Landscaping Plan provided it seems that some replacement scrub planting could be achieved in the area of proposed amenity grassland to the north of the northern access road.
- 9.73 This could be agreed within the Ecological Enhancement Strategy which will be required by condition.
- 9.74 Subject to these matters being addressed by condition the proposal would comply with the requirements of Policy WLP8.34 "Biodiversity and Geodiversity".

RAMS:

- 9.75 The site is within the Suffolk RAMS Zone of Influence (Zone B - within 13km of the Minsmere-Walberswick SPA; the Minsmere-Walberswick Ramsar Site; the Minsmere-Walberswick Heaths and Marshes SAC and the Sandlings SPA) and therefore a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) is required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites).
- 9.76 The standard HRA template has been completed and this contribution is being secured with a Unilateral Undertaking.

Community Infrastructure Levy (CIL) contributions:

- 9.77 The residential aspect of this development will be liable for CIL for the whole of the proposed Gross Internal Area (GIA), chargeable at the Zone 3 rate.

9.78 Suffolk County Council have set out the infrastructure requirements of this development in accordance with Appendix 1 - 'Infrastructure and Delivery Framework' of the Local Plan. The following may form the basis of future more comprehensive CIL bids for funding as follows:

CIL Education:

- Secondary expansion - £95,100
- Sixth form expansion - £23,775

CIL Pre School expansion - £34,536

CIL Libraries improvements & stock - £4,104

CIL Waste infrastructure - £1,064

## **10. Conclusion**

- 10.1 The application site is situated within the settlement boundary of Worlingham and would represent efficient use of a currently unused piece of land, formerly the site of Worlingham Primary School; the site is well located in terms of access to services and facilities within Beccles and Worlingham.
- 10.2 The proposal seeks to deliver an essential community facility in the form of a community centre which has seen significant collaboration between stakeholders over many years, previously gaining planning permission in 2015 which was unable to be implemented at that time.
- 10.3 The housing development proposed within this application enables the delivery of this facility and would deliver a useful contribution to housing supply. Albeit that the proposal is not able to provide a policy compliant scheme with regard to affordable housing and housing mix, officers are satisfied, following independent assessment, that the development would not be viable if affordable housing of any level were provided.
- 10.4 The proposed development is considered to be acceptable in design, both in terms of layout and appearance, and the impact on the setting of the nearby Grade II \* Listed Church of All Saints would be minimal representing less than substantial harm. In accordance with Paragraph 202 of the NPPF the public benefit of the scheme would outweigh any harm identified.
- 10.5 The scheme would protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development as required by Policy WLP8.29.
- 10.6 In this case the proposal would give rise to significant public benefits including (but not limited to): the provision of a community centre, 19-dwelling contribution to housing supply, CIL contributions, short term construction job creation and longer term spend in the local economy by future residents.
- 10.7 Therefore, the proposal is considered to represent a sustainable form of development and officers recommend that planning permission be granted.

## 11. Recommendation

- 11.1 Authority to Approve with conditions as set out below and subject to completion of Unilateral Undertaking for the provision of RAMS payment and any final improvements in respect of noise management and mitigation (including additional/adapted conditions).

### 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 the following plans:

2015 SL01 Rev J - Site Layout Plan: Received 16 December 2021

2015 G01 Rev A - Garage Types Sheet 1/2: Received 10 November 2021

2015 G02 - Garage types Sheet 2/2: Received 10 November 2021

2015 PL01 Rev A - Brundall House Type BR1 - Plans and elevations: Received 10 November 2021

2015 PL05 Rev A - Carbrooke House Type CR1- Plans and elevations: Received 10 November 2021

2015 PL12 Rev A - Starston House type (Terrace) - Plans and elevations: Received 10 November 2021

2015 SS01 Rev A Proposed site sections: Received 10 November 2021

2571-21 Rev 1 - Soft Landscaping - Planting: Received 10 November 2021

2015 PL13 Rev A - Community Centre plans and elevations: Received 10 November 2021

2015 SE01 Proposed steetscene elevation: Received 10 November 2021

Landscape Specification and Management Plan Rev 1 (08.11.21): Received 10 November 2021

2015 PERS 01 - Perspective view: Received 28 October 2021

2015 PL02 - Blythburgh House Type BL1 - Plans and elevations: Received 03 September 2021

2015 PL03 - Wrentham House Type WR1 - Plans and elevations: Received 03 September 2021

2015 PL04 - Wrentham House Type WR2 - Plans and elevations: Received 03 September 2021

2015 PL06 - Helmingham House Type HE1 - Plans and elevations: Received 03 September 2021

2015 PL07 - Helmingham House Type HE2 - Plans and elevations: Received 03 September 2021

2015 PL08 - Yoxford House Type YX1 - Plans and elevations: Received 03 September 2021

2015 PL09 - Hulver House Type HL1 - Plans and elevations: Received 03 September 2021

2015 PL10 - Hulver House Type HL2 - Plans and elevations: Received 03 September 2021

2015 PL11 - Hulver House Type HL3 - Plans and elevations: Received 03 September 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. Details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority before development commences. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory external appearance of the development.

4. No development shall commence until details of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the local planning authority (LPA).

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

5. No development shall commence until details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site have been submitted to and approved in writing by the LPA. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

6. Within 28 days of practical completion of the last dwelling or unit, surface water drainage verification report shall be submitted to the Local Planning Authority, detailing and verifying that the surface water drainage system has been inspected and has been built and functions in accordance with the approved designs and drawings.

The report shall include details of all SuDS components and piped networks in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation and 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 required under 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-asset-register/>

7. No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) 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 LPA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include:

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

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

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 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: BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM).

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 the Land Contamination Risk Management (LCRM).

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 9 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.

No further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety. An investigation and risk assessment must be completed in

accordance with a scheme which is subject to the approval in writing of the Local Planning Authority.

The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS10175:2011+A2:2017 and the Land Contamination Risk Management (LCRM)) and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

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

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

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

13. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecological Report (Norfolk Wildlife Services, March 2021) 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, shrubs or brambles 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. No external lighting shall be installed 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.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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

16. No development shall take place (including any demolition, ground works, site clearance) until a Reptile Mitigation Strategy (including details of translocation proposals) has been submitted to and approved in writing by the local planning authority. The content of the Strategy shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

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

17. Prior to any works above slab level, an Ecological Enhancement Strategy, addressing how ecological enhancements will be achieved on site, will be submitted to and approved in writing by the local planning authority. Ecological enhancement measures will be delivered and retained in accordance with the approved Strategy.

Reason: To ensure that the development delivers ecological enhancements.

18. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment

- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason -To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2021).

19. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 18 and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Strategic Priority 3 and WLP8.40 of the Waveney Local Plan (2019) and the National Planning Policy Framework (2021).

20. Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan.

The Construction Management Plan shall include the following matters:

- a) parking and turning for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) piling techniques (if applicable)
- d) storage of plant and materials
- e) provision and use of wheel washing facilities
- f) programme of site and all associated works such as utilities including details of traffic management necessary to undertake these works
- g) site working and delivery times
- h) a communications plan to inform local residents of the program of works
- i) provision of boundary hoarding and lighting
- j) details of proposed means of dust suppression
- k) details of measures to prevent mud from vehicles leaving the site during construction
- l) haul routes for construction traffic on the highway network and

- m) monitoring and review mechanisms.
- n) Details of deliveries times to the site during construction phase.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

21. Prior to first use of the community centre a Noise Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The facility shall then be operated in accordance with the agreed Noise Management Plan.

Reason: In the interest of the amenity of occupiers of residential properties within the vicinity.

22. Prior to first use, a detailed landscape maintenance and management plan shall be submitted to and approved in writing by the Local Planning Authority. The landscape maintenance and management plan shall be implemented in accordance with the agreed details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design and maximise the long-term biodiversity value of the landscaping.

23. The approved landscaping scheme shown on drawing number 2571-21 Rev 1 shall be completed in the autumn (October -December) planting season following completion of the last building shell, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.

Reason To ensure a satisfactory appearance within the landscape

24. Prior to the commencement of the development details shall be submitted to the Local Planning Authority for approval demonstrating that 40%/8 units are designed to meet the requirements of M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings. The development shall thereafter be carried out in accordance with the approved details.

Reason: In accordance with the lifetime design objectives of policy WLP8.31 of the East Suffolk (Waveney) Local Plan.

25. Prior to the commencement of the development a Sustainable Construction Statement shall be submitted to and agreed in writing by the Local planning Authority that demonstrates that where practical the following have been incorporated into the development:

- Improved efficiency of heating, cooling, and lighting of buildings by maximising daylight and passive solar gain through the orientation and design of buildings.
- Sustainable water management measures such as the use of sustainable drainage systems, green roofs and/or rainwater harvesting systems.
- Locally sourced and recycled materials.
- Renewable and low carbon energy generation into the design of new developments. Larger schemes should explore the scope for District heating.

- Minimising construction waste, including designing out waste during the design stage, selecting sustainable and efficient building materials and reusing materials where possible.
- Accessible and unobtrusive sustainable waste management facilities such as adequate provision of refuse/recycling/composting bin storage.
- A show home demonstrating environmentally sustainable options which can be purchased and installed in homes bought off-plan.
- All new residential development in the district should achieve the optional technical standard in terms of water efficiency of 110 litres/person/day unless it can be demonstrated that it is not viable or feasible to do so.

Reason: in accordance with the objectives of the Sustainable Construction of policy WLP8.328 of the East Suffolk (Waveney) Local Plan and the Draft Sustainable Construction SPD.

26. Prior to commencement of development details of the infrastructure to be provided for electric vehicle charging points for the residential properties and the community centre 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: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with the Suffolk Guidance for Parking (2019) and paragraph 110 of the National Planning Policy Framework.

27. No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays to be provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to any other part of the development taking place. Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate and acceptably safe specification and made available for use at an appropriate time.

28. 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 including any system to dispose of the water. 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.

29. Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing, lighting, traffic calming and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to ensure that roads/footways are constructed to an acceptable standard.

30. No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details.

Reason: In the interests of highway safety to ensure that satisfactory access is provided for the safety of residents and the public.

31. The new estate road junction(s) as shown on Drawing No SL01 Rev H inclusive of cleared land within the visibility splays to this junction must be formed prior to any other works commencing or delivery of any other materials i.e., not for the purpose of constructing the new estate road/junctions

Reason: In the interests of highway safety, to ensure a safe access to the site is provided before other works commence.

32. The use shall not commence until the area(s) within the site shown on drawing no. SL01 Rev H for the purposes of loading, unloading, manoeuvring and parking of vehicles have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and or loading, unloading and manoeuvring would be detrimental to the safe use of the highway.

33. Before occupation, details of the areas to be provided for the secure, covered and lit cycle storage including electric assisted cycles 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: To promote sustainable travel by ensuring the provision at an appropriate time and long-term maintenance of adequate on-site areas and infrastructure for the storage of cycles and charging of electrically assisted cycles in accordance with Suffolk Guidance for Parking 2019.

34. The cycle storage for the residential properties as shown on drawing no. SL01 Rev H shall be provided for each dwelling prior to its first occupation and retained as such thereafter.

Reason: To promote sustainable travel by ensuring the provision at an appropriate time and long-term maintenance of adequate on-site areas and infrastructure for the storage of cycles in accordance with Suffolk Guidance for Parking 2019.

35. The garage/parking spaces for each dwelling shall be made available for use prior to the occupation of the dwelling and shall thereafter be retained for these purposes. The internal garage dimensions should be to SCC current Parking Guidance (at time of writing SPG 2019) which should be 3m x 6m (or 7m) between the piers, not walls.

Notwithstanding the provisions of Article 3, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that

Order with or without modification) no development shall be carried out in such a position as to preclude vehicular access to those car parking spaces.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with the adopted parking standards (Suffolk Guidance for Parking 2019) where on-street parking and or manoeuvring would be detrimental to the safe use of the highway and in the interests of good design, as on-street parking for the third vehicle spaces required for four or more bedroomed dwellings has not been designed into the street.

36. Before the access is first used visibility splays shall be provided as shown on Drawing No. SL01 Rev H and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

#### **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. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website [www.eastsuffolk.gov.uk/planning/street-naming-and-numbering](http://www.eastsuffolk.gov.uk/planning/street-naming-and-numbering) or email [llpg@eastsuffolk.gov.uk](mailto:llpg@eastsuffolk.gov.uk)
3.
  - o Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
  - o Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
  - o Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment is subject to payment of a surface water developer contribution
  - o Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act
  - o Any works to a main river may require an environmental permit.
4. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service.

SCC Archaeological Services would be pleased to offer guidance on the archaeological work required and, in our role as advisor to East Suffolk Council, the SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

The archaeological evaluation will inform on the strategy for the removal of the former school building foundations and surfaces.

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

5. Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council must be contacted on Tel: 0345 606 6171.

For further information go to:

<https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/> or:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

County Council drawings DM01 - DM14 are available from:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standarddrawings/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

6. Note: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

For further information please visit:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

7. The Local Planning Authority recommends that developers of housing estates should enter into formal agreements with the Highway Authority under Section 38 of the Highways Act 1980 in the interests of securing the satisfactory delivery, and long-term maintenance, of the new streets.

For further information please visit:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

Please note that this development may be subject to the Advance Payment Code and the addition of non-statutory undertakers' plant may render the land unadoptable by SCC Highways for example flogas and LPG.

8. Acceptance of the road layout by the highway authority during the planning process does not guarantee meeting the Section 38 of the Highways Act 1980 adoption criteria. It is recommended that the applicant refers to the current adoption criteria:

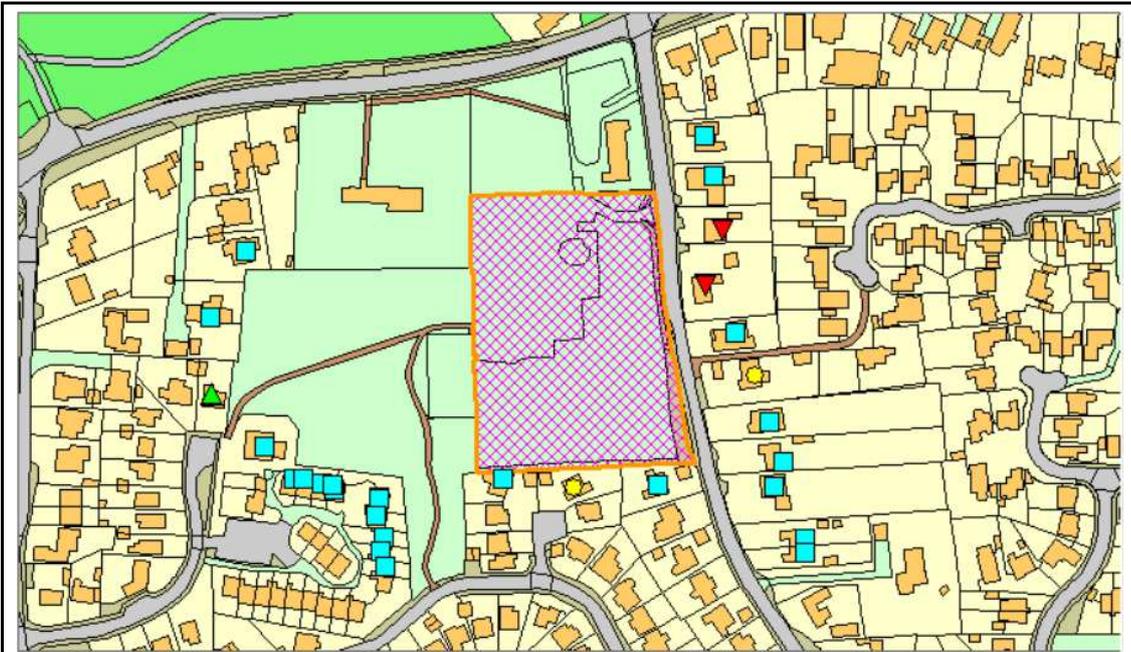
<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/>

9. Suffolk Police strongly recommend that the community centre is built in accordance with Secured by Design Commercial 2015 V2.

## **Background Papers**

See application reference DC/21/4154/FUL on [Public Access](#)

## Map



**DO NOT SCALE** SLA100019684

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## Key



Notified, no comments received



Objection



Representation



Support