

APPENDIX A(2)

Extract from the Minutes of the Meeting of the **Planning Committee South** held via Zoom, on **Tuesday, 30 March 2021 at 2:00pm**

[The full Minutes of the Meeting can be accessed via this link.](#)

6 DC/20/1831/OUT - Land Off St Andrews Place and Waterhead Lane, St Andrews Place, Melton

Note: Katherine Scott, Principal Planner, left the meeting for the duration of this item.

The Committee received report **ES/0714** of the Head of Planning and Coastal Management, which related to planning application DC/20/1831/OUT.

The application had been made in outline form and proposed the erection of up to 55 dwellings on land off St. Andrews Place in Melton. The application site was located within the area covered by Policy MEL20 of the Melton Neighbourhood Plan which sets out proposals for a mixed-use development on a wider site.

While this application was being made independently of the remainder of the site, as the site formed part of the Neighbourhood Plan allocation it was not considered that the principle of development was objectionable. There were technical details still to be resolved in relation to ecology and drainage however once these were overcome, officers considered that the scheme should be recommended for approval. This view was contrary to that of Melton Parish Council and Suffolk County Council as Highways Authority.

The application was therefore presented to the Referral Panel who considered that this major planning application should be determined by the Committee to enable all matters to be considered.

The Committee received a presentation from the Senior Planner, who was the case officer for the application.

The site's location was outlined. The Senior Planner demonstrated the application site's location in context to the wider site allocated for development by MEL20.

The Committee was shown photographs of the proposed access via St Andrew's Place, which demonstrated the current on-street parking situation on the proposed access route to the site.

A video of the site was played to the Committee which demonstrated views out from the centre of the site.

The indicative masterplan was displayed; the Senior Planner said that it was considered any submission at a reserved matters stage would be of a similar layout to what was indicated in this application.

The main planning considerations and key issues were summarised as compliance with MEL20, the application site being included within a site allocation, only the details of access being considered, highways, access and sustainable transport options, comprehensive/piecemeal development, flood risk and drainage, and a Habitat Regulations Assessment.

The Senior Planner highlighted that Suffolk County Council, as Lead Flood Authority, had removed its objection and that this was detailed in the update sheet that had been published prior to the meeting.

The recommendation to delegate authority to approve the application to the Head of Planning and Coastal Management, as set out in the report, was outlined to the Committee. The Senior Planner highlighted the additional conditions proposed in the update sheet.

The Acting Chairman invited questions to the officers.

The Senior Planner confirmed that only one point of access was being considered as part of the application; there was potential for alternative access to the site via either the Riduna Park site or the former Carters yard, but these accesses would be subject to separate applications and the land was under separate ownership.

In response to a question regarding layout, the Senior Planner advised that layout would be considered in detail at any reserved matters stage, including how the site would link to the wider area.

It was confirmed that Riduna Park had been developed on the part of the MEL20 site that had been allocated for B1 commercial use.

The Senior Planner highlighted that the application site was within flood risk zone 1, which was at the lowest risk of flooding. Detailed flood mitigation information would need to be submitted at any reserved matters stage. In response to a question on the maintenance of existing flood defences, the Senior Planner said that this did not form part of this application.

The Acting Chairman invited Ms Deborah Darby, who objected to the application, to address the Committee.

Ms Darby considered that the application could only be approved if the access through St Andrew's Place was granted and that this issue had always been a 'red line' to the Melton community. Ms Darby highlighted assurances given by the applicant in 2017 that access to the site would not be via St Andrew's Place and that plans had been made for alternative access.

Ms Darby considered that this information had influenced the making of the Melton Neighbourhood Plan which as a result was now fundamentally flawed. It was Ms Darby's view that the applicant had misled residents and Melton Parish Council through written correspondence that stated he was working with other landowners and had secured agreement to develop the two different sites comprehensively.

The unsuitability of St Andrew's Place as an access route was highlighted; Ms Darby described that the characteristics of the road made it impossible for construction traffic to pass through and highlighted the large number of cars parked on the road. Ms Darby noted that the majority of houses on St Andrew's Place did not have off-road parking and that the green spaces that would be lost were used as play spaces by local children.

Ms Darby suggested that the Committee visited the site before determining the application. Ms Darby described St Andrew's Place as having a mixture of family homes and bungalows for older

people and people living with disabilities. Ms Darby said that there was a genuine fear amongst residents for their safety and wellbeing due to the construction traffic that would pass through the area, considering there was a high risk of an incident involving residents and their property.

Ms Darby disagreed with the statement in the report which identified this risk as short-term, as the applicant had stated that the development would take place over five years.

Ms Darby concluded by listing the various organisations and large number of residents who had objected to the application and urged the Committee to refuse planning permission.

There being no questions to Ms Darby the Chairman invited Councillor Alan Porter, Chairman of Melton Parish Council, to address the Committee.

Councillor Porter considered that MEL20 allocated a site for a wide-ranging development that would provide additional benefits to the community and stated that the application before the Committee was one solely for residential use. Councillor Porter said that the development would not deliver the community benefits and links required by MEL20 and also failed to meet the Suffolk Coastal Local Plan's policies on housing mix.

Councillor Porter raised concerns about the proposed access to the site and the lack of green spaces provided by the proposals.

It was Councillor Porter's view that the application failed on a number of matters, particularly on biodiversity and highway safety on the access route, and that these matters should be addressed at the outline stage and not at the reserved matters stage.

Councillor Porter concluded that the application was not policy compliant and urged the Committee to refuse planning permission.

There being no questions to Councillor Porter the Acting Chairman invited Mr Chris Dawson, the applicant, to address the Committee.

Mr Dawson noted that the site allocated in MEL20 had been planned for since 2007 with the inception of what is now Riduna Park; Mr Dawson considered that this development had not been initially welcomed but had proved to be a success, with both East Suffolk Council and Melton Parish Council occupying buildings on the site.

Mr Dawson described the application as being the next phase in developing the site allocated in MEL20 and that the scheme had been developed with input from both councils and residents. The proposals would deliver 55 houses at a low density, along with wildlife areas that would be professionally maintained and provide open spaces for everyone in Melton.

Mr Dawson wanted to see the whole site developed as allocated in full, but acknowledged that the development needed to be phased. Mr Dawson considered that phase one had been delivered at Riduna Park, as promised, and this application was a commitment to developing phase two.

It was confirmed by Mr Dawson that 18 affordable housing units would be included in the development and a Section 106 Agreement would be put in place. Mr Dawson said that it was

not a national housebuilding company carrying out the development and that local tradespeople would be contracted to deliver the housing on the site.

Mr Dawson sought approval of the application to secure the principle of development on the site, ahead of a Section 106 Agreement being put in place.

There being no questions to Mr Dawson the Acting Chairman invited Councillor Rachel Smith-Lyte, Ward Member for Melton, to address the Committee.

Councillor Smith-Lyte referred to a letter from the applicant to Melton Parish Council in 2017, included in the update sheet, which had been part of the Melton Neighbourhood Plan examination process; she highlighted that the letter stated that the applicant had entered into formal agreements with other landowners regarding access to the site. Councillor Smith-Lyte considered that this letter had misled Melton Parish Council and as a result, the Melton Neighbourhood Plan needed to be revisited.

Councillor Smith-Lyte also objected to the site's height being increased by nine metres to level the site and make it viable, as this would impinge on the dwellings on St Andrew's Place abutting the development site.

It was considered by Councillor Smith-Lyte that the proposals had already caused significant stress to residents of St Andrew's Place, who had a right to live in peace and quiet. Councillor Smith-Lyte was also concerned about the environmental impact of the development and weighed this against the climate emergency that had been declared by East Suffolk Council. Councillor Smith-Lyte highlighted the concerns of Suffolk County Council as the Highways Authority and suggested that a site visit be undertaken.

The Acting Chairman invited questions to Councillor Smith-Lyte.

A member of the Committee queried Councillor Smith-Lyte's statement that the height of the site would be increased and sought clarification on this matter; on the invitation of the Acting Chairman the Head of Planning and Coastal Management said he was not aware of any plans to raise the height of the site to level it and this was corroborated by Mr Dawson.

The Acting Chairman invited the Committee to debate the application that was before it.

A member of the Committee commended the applicant for the inclusion of open spaces but considered that they needed to be more adventurous in terms of the access to the site and should consider reviewing the layout and/or location of dwellings at the access point. The Member said he was not against a site visit taking place, but was not proposing one.

Another member of the Committee highlighted that the application was for outline planning permission, to establish the principle of development on the site, with all other matters reserved. The Member considered that the objections raised were in relation to planning matters that would be dealt with under any reserved matters application.

It was noted by the Member that concerns had been raised about a lack of comprehensive development on the allocation site; he stated that MEL20 did not require the site be developed in such a way and that the principle of piecemeal development had been established with the development of Riduna Park.

The Member concluded that MEL20 allocated this area of the allocation site for residential development, which was what the application sought; he was in favour of the application and stated that he would be happy to approve it.

Several members of the Committee spoke on their concerns about the proposed access via St Andrew's Place. It was noted by one member that the access was part of the application being considered and was the only area of it that caused him concern, suggesting that alternative access should be considered by the applicant. Several members of the Committee said that, due to the unsuitability of the proposed access, they could not support the application.

The Head of Planning and Coastal Management addressed the Committee regarding the proposed access; he highlighted that Suffolk County Council as the Highways Authority had not formally objected to the application but held concerns about the access during construction. The Head of Planning and Coastal Management advised the Committee that, in his view, there were no substantive grounds to refuse the application on the proposed access and asked the Senior Planner to provide further information on the highways impact of the proposals.

The Senior Planner advised that MEL20 did not require the site to be directly accessed from the A1152 and noted that the Riduna Park development was accessed from Station Road, which in turn was accessed from the A1152. The Senior Planner detailed the comments of the Highways Authority regarding access to the site and its concerns regarding construction traffic and the improvements to the Melton crossroads that would be required to mitigate the additional traffic passing through it.

There being no further debate the Acting Chairman moved to the recommendation that authority to approve the application be delegated to the Head of Planning and Coastal Management, as set out in the report and including the additional conditions proposed in the update sheet.

On the proposition of Councillor Bird, seconded by Councillor Cooper it was by a majority vote

RESOLVED

That **AUTHORITY TO APPROVE** the application be delegated to the Head of Planning and Coastal Management subject to no objections being received from Natural England and/or Suffolk County Council as Lead Local Flood Authority, a Section 106 Agreement detailing Highways Improvement works, affordable housing provision and a contribution to the Suffolk Coast RAMS and controlling conditions as detailed below.

Otherwise, **AUTHORITY TO REFUSE** be delegated to the Head of Planning and Coastal Management as contrary to National and/or Local Policy in respect of any of the above issues that cannot be overcome, as appropriate.

1. Application for approval of any reserved matters must be made within three years of the date of this outline permission and then; The development hereby permitted must be begun within either three years from the date of this outline permission or within two years from the final approval of the reserved matters, whichever is the later date.

Reason: To comply with section 92 of the Town and Country Planning Act 1990.

2. Details relating to the layout, scale, appearance and landscaping of the site (the "reserved matters") shall be submitted to and approved by the Local Planning Authority before any development is commenced.

Reason: To comply with Sections 91 and 92 of the 1990 Act.

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

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

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

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

5. 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 except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

6. Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

7. Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised Travel Planning and a multimodal travel voucher.

Reason: In the interest of sustainable development as set out in the NPPF, and Policy SCLP7.1 of the East Suffolk Council - Suffolk Coastal Local Plan.

8. Before the development is commenced details of the areas to be provided for purposes of loading, unloading, manoeuvring and parking of vehicles and secure covered cycle

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

9. No part of the development shall be commenced until details of the proposed off-site highway improvements to St Andrew's Place as indicatively shown on drawing no. 4465- 0104 P05 have been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be laid out and constructed in its entirety prior to the occupation of any property.

Reason: To ensure that the off-site highway works are designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety

10. A Construction Management Plan shall be submitted to, and approved by, the Local Planning Authority. This should contain information on how noise, dust, and light will be controlled so as to not cause nuisance to occupiers of neighbouring properties.

Reason: In the interest of residential amenity.

11. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecological Impact Assessment (EclA) (Huckle Ecology, July 2020) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

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

Reason: To ensure that nesting birds are protected.

13. Commensurate with the first Reserved Matters application, a "lighting design strategy for biodiversity" for the development shall be 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.

14. No development shall take place (including any demolition, ground works, site clearance) until a method statement for Reptile Mitigation has been submitted to and approved in writing by the local planning authority. The content of the method statement 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 reptiles are adequately protected as part of the development.

15. Commensurate with the first Reserved Matters application a construction environmental management plan (CEMP: Biodiversity) will be submitted to and approved in writing by the local planning authority. No development shall take place (including demolition, ground works, vegetation clearance) until the CEMP (Biodiversity) has been approved. The CEMP (Biodiversity) shall be based on up to date ecological survey information and shall include the following:

- a. Risk assessment of potentially damaging construction activities.

- b. Identification of "biodiversity protection zones".
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d. The location and timing of sensitive works to avoid harm to biodiversity features.
- e. The times during construction when specialist ecologists need to be present on site to oversee works.
- f. Responsible persons and lines of communication.
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

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

16. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior any occupation of the development. The content of the LEMP shall include the following:

- a. Description and evaluation of features to be managed.
- b. Ecological trends and constraints on site that might influence management.
- c. Aims and objectives of management.
- d. Appropriate management options for achieving aims and objectives.
- e. Prescriptions for management actions.
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g. Details of the body or organisation responsible for implementation of the plan.
- h. Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met)

how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that the long-term ecological value of the site is maintained and enhanced.

17. Commensurate with the first Reserved Matters application 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 until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

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

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

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

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 Policy SCLP11.7 of the Suffolk Coastal Local Plan and the National Planning Policy Framework (2019).

20. Prior to the commencement of development of the site a Management Plan shall be submitted to the Local Planning Authority for approval in writing, detailing the mechanism for maintenance of all open and communal space within the site. The management of such shall be carried out in accordance with the approved details in perpetuity.

Reason: In the interest of the visual amenity of the site and to ensure proper maintenance.

21. Concurrently with the first submission of the reserved matters, a tree survey and any tree protection measures shall be submitted to and approved in writing by the local planning authority. Any tree protection measures identified shall be implemented and retained during construction.

Reason: To ensure appropriate protection of trees during construction in accordance with BS5837.

22. The mitigation measures identified in section 5.4 of the Air Quality Report referenced 15533- SRL-RP-YQ-01-S2-P1 in relation to construction dust shall be adhered to at all times during the construction phase.

Reason: in the interest of amenity and protection of the local environment – the dust arising from development could be significant given the earthworks required.

23. Concurrently with the submission of the reserved matters, details of electric vehicle charging points shall be submitted to and approved in writing by the local planning authority. The electric vehicle charge points shall be installed and made available for use prior to occupation of the dwelling to which they relate and shall be retained.

Reason: to help reduce the impact on Local Air Quality.

24. Concurrently with the submission of the reserved matters a noise survey shall be submitted to assess the suitability of locating residential dwellings on the application site and where necessary make recommendations for layout, orientation or other noise mitigation measures to ensure that the new housing does not suffer unreasonable loss of amenity (as a result of potential noise and disturbance from Bye Engineering, Brick Kiln Lane). The survey shall be undertaken by a competent person and shall include periods for daytime as 0700-2300 hours and night-time as 2300-0700 hours. All residential units shall thereafter be designed so as not to exceed the noise criteria based on BS8233 2014 given below:

- Dwellings indoors in daytime: 35 dB LAeq,16 hours
- Outdoor living area in day time: 55 dB LAeq,16 hours
- Inside bedrooms at night-time: 30 dB LAeq,8 hours (45 dB LAmay)
- Outside bedrooms at night-time: 45 dB LAeq,8 hours (60 dB LAmay)

Reason: To ensure that the new development can be integrated effectively with existing businesses such that unreasonable restrictions are not placed on existing businesses as a result of development.

25. Concurrently with the first submission of the reserved matters, a sustainable construction report shall be submitted to and approved in writing by the local planning authority. The report shall set out how the proposed development will comply with the requirements of Policy SCLP9.2. All details in the approved report shall be integrated into the development and retained in their approved form thereafter.

Reason: In the interests of mitigating climate change and to help achieve the objectives of the Suffolk Climate Action Plan

26. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority (LPA). The scheme shall be in accordance with the approved FRA and include:

- a. Dimensioned plans and drawings of the surface water drainage scheme;
- b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
- c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
- d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
- e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
- f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- g. Details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site;
- h. 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 local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and

shall include: 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

i. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

27. Within 28 days of practical completion of the last dwelling, a Sustainable Drainage System (SuDS) verification report shall be submitted to the LPA, detailing that the SuDS have been inspected, have been built and function in accordance with the approved designs and drawings. The report shall include details of all SuDS components and piped networks have been submitted, in an approved form, to and approved in writing by the LPA 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 within the county of Suffolk

Informatives:

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

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

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

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

CIL forms can be downloaded direct from the planning portal: https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

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

3. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. This is only required with the creation of a new dwelling or business premises. For details of the address charges please see our website www.eastsuffolk.gov.uk/planning/street-naming-and-numbering or email llpg@eastsuffolk.gov.uk

4. The proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).

The presence of several watercourse which have not been adopted by the Board (a riparian watercourse) adjacent to the Eastern and Southern site boundaries are noted. If (at the detailed design stage) the applicant's proposals include works to alter the riparian watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).

Note: following the conclusion of this item, the Acting Chairman adjourned the meeting for a short break. The meeting was adjourned at 3.04pm and was reconvened at 3.10pm.