



Committee Report

Planning Committee South - 30 March 2021

Application no DC/20/5045/FUL

Location

Land at Manor Farm
The Manor House Estate
Bawdsey
Suffolk
IP12 3AL

Expiry date 2 February 2021

Application type Full Application

Applicant Simper Farms

Parish Bawdsey

Proposal The construction of 3no. detached dwellings with carports/garages and new shared vehicular access.

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1. Summary

- 1.1. The application site is located outside of the defined settlement Boundary of Bawdsey. The application proposes the erection of three, detached dwellings.
- 1.2. As the site is located in the countryside, new residential development would not normally be permitted however if the proposal is considered as Phase III of the adjacent development of a rural exception site, cumulatively, some market housing would have been permitted and therefore this is justification to depart from policy in this case.

Reason for Committee

- 1.3. This application is being presented to Planning Committee as the application as it is advertised as a departure from policy. The Parish Council and Ward Member also object to the proposal.

Recommendation

- 1.4. The application is recommended for approval subject to the imposition of appropriate conditions.

2. Site description

- 2.1 The application site is located to the north of the village of Bawdsey and comprises an area of approximately one third of a hectare on the western side of The Street (B1083). There are two residential dwellings immediately to the north of the site. To the south of the site is a recently completed development of 15 affordable homes which abuts the settlement boundary further south. The site backs on to agricultural land to the west. To the east, on the opposite side of the highway is also agricultural land. The settlement boundary starts on the eastern side of the highway, immediately to the south of the application site.

3 Proposal

- 3.1 The application proposes the erection of three detached dwellings. Access to the properties would be off a single, shared, new access. Plots 1 and 2 to the south of the site would be two-storey, three-bedroom dwellings in a barn style with black stained horizontal boarding and clay pantile roof. These properties would have attached double garages. Plot 3 to the north of the site would be one and a half storeys in scale and be constructed partly in black stained horizontal boarding and partly in soft red bricks under a tiled roof. This property would have a larger footprint and detached double garage.

4 Consultations/comments

- 4.1 One letter of objection and one letter of comment have been received from third parties. These raise the following points:
 - unnecessary additional buildings in a village which already has a recent adjacent development;
 - there are two other sites in the village with planning for development;
 - local infrastructure is sparse - no regular public transport, impact on school and GP;
 - removal of hedgerow;
 - poor visibility at access;
 - flood risk;
 - height of buildings would block the amenity of both day and sunlight to the residents opposite;
 - impact on privacy; and
 - need for additional access.

5 Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Bawdsey Parish Council	15 December 2020	11 January 2021

“Parish Councillors have studied these plans individually and also met together in a zoom meeting to discuss and finalise their response on 7th Jan 2021.

Their unanimous view was that this application should be rejected on the grounds of significant failure to comply with aspects of planning policies and lack of information on key issues.

The Design and Access Statement concentrates its comments on the proposed development's relevance and compatibility as a housing cluster, taking the argument through NPPF reasoning and on to SCLP 3.2 to SCLP 5.4. The individual house design and materials proposed are certainly comparable with the Orwell housing immediately to the south in terms of finish and design.

However, the proposed houses are placed on the site in a manner which in no way relates to the Orwell housing or the houses to the north. Worse still, it is proposed that a new access from the road for the site is to be driven through an existing old hedge (carefully retained as part of the planning permission for the Orwell housing) Reasons for rejecting this access are as follows:

- Highway Safety – traffic coming through Bawdsey village has to deal with a narrow road which presents difficulties when lorries and agricultural vehicles meet with cyclists, cars and pedestrians. The sightlines for traffic approaching the proposed new access from either direction are not good. Providing better sightlines would involve destroying a large amount of hedge – nothing much could be done to improve sightlines to the north; coming up the hill from Alderton the view of the access would not be good.
- Existing Access – the existing access to the Manor estate and new Orwell houses (which has been in place for many years) has been updated and improved, and there is a central road leading directly down to the proposed new site. It would therefore be possible to extend this road onto the site to provide a safe access with little environmental damage, and any housing sited appropriately
- Design and Access Statement Policy reasons – NPPF para 8 bullet point 3 states that development should ‘help to improve biodiversity, use natural resources prudently, minimise waste and pollution’ Slightly extending an existing road would surely fulfil this policy far better than destroying a large section of mature hedgerow, to create a wholly unnecessary secondary access. NPPF Section 12 para 127 (c) decisions should be ‘sympathetic to local character and history’ an existing access would fulfil this, whereas a new one would be directly contrary to it. An undamaged hedge would also fulfil (d) ‘Establish a strong sense of place’ Policy SCLP3.3 recognises the site is ‘close to the Bawdsey Settlement Boundary’ so proposals must be ‘carefully managed in accordance with national planning policy and the strategy for the Countryside’ clearly favoring an existing access. Policy SCLP5.4 (a)As the concluding statement at 8 makes clear, the number of houses eventually on the site will in fact be greater than the total implied by (a)
- Landscape Character SCLP10.4 The fourth paragraph of this policy references the need for ‘adequate mitigation’ when development is accepted in an AONB. In the current

application the Preliminary Ecology Appraisal recommends a range of measures to minimise wildlife impact and help harmonise the development into the local landscape, but gives no indication of whether recommendations will be implemented. Point 6 of the Design and Access Statement speaks in terms of a 'specialist landscape design' but the drawings provided give an outline idea only of what is proposed, and indicate that this important part of the application has not yet been addressed. Councillors feel that this is another piece of information that must be in place for a decision on the planning application to be given. Landscaping and environmental issues should not simply be an afterthought.

Issues where further information is required before a final decision on the application can be reached

County Council Highways should be consulted about the advisability of adding a new access as shown on the plan, how it would work with other access to properties already in place, and what impact it would have on the street scene.

Parish Councillors would urge the District Council to obtain the County Council view on the surface drainage arrangements for this site. Very detailed and thorough recommendations were made for the Orwell site by Suffolk County Council, and this approach should be followed through with the current proposal. Plans state that SW will go to soakaways and Foul Water to mains drainage, but show no details of the proposed drainage systems. (note that current existing mains drain is a private system put in by Orwell Housing)

There is concern about the topography of this site, in that the sides slope down forming a kind of 'pit', and levels on the drawings are very hard to read.

The drainage runoff from Phase 3 could exacerbate problems for existing housing in the lower parts of Phases 1 & 2. Any inadequacy in the capability of the collective SW drainage system will create ponding in this area as there is no-where else for it to go.

This is already noticeable where Properties at the lowest point in Phase 1 are 2.0m lower than the adjacent Highway, and discharge from gullies on the B1083 runs straight down the bank to pool directly outside the front of the new properties.

The phase 3 site area could be significantly levelled by Cut & Fill to reduce onsite gradients and encourage maximum runoff retention within the new site area. This would in turn reduce the risk of overland runoff spilling onto the adjacent development during more extreme weather events.

Councillors have very real concerns that for successful surface water drainage a very careful plan based on assessment of the entire site must be agreed/drawn up. (In fact local memory says that there was a pit here used as a play area by children in wartime and after, and partly as a dumping ground; a careful excavation and analysis of the site for contamination will be needed. A further piece of local information is the existence of a first world war blockhouse at the north east end of the site – this has been passed to planners for consideration of its historical significance in the pattern of coastal defence structures in the area.)

A final question raised in our meeting was whether Orwell Housing, as responsible for

neighbouring properties, had been informed of this application.

Summary of Parish Council Objection to this application.

As Councillors we are very aware of the background concerns of our environment, climate change and sustainability against which all individuals and authorities must now make decisions for what should be built now and in the future. Three houses on a large site near the entrance to the village and in the AONB represent a considerable challenge in this respect. We have all noted with real approval East Suffolk's new Environmental Guidance Notes 2020, and sincerely hope that this document will be used to back up requirements on a developer to demonstrate the highest possible standards of construction, insulation, heating, etc, to achieve the best possible carbon footprint and sustainability for any new build.

At present we feel this application is at the level of late twentieth century standards, and is not acceptable in 2021, as it does not meet the challenge described above."

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Council - Highways Department	15 December 2020	22 December 2020
Summary of comments: Suggests standard conditions regarding the layout of the access and plots		

Consultee	Date consulted	Date reply received
Suffolk County Council Archaeological Unit	15 December 2020	5 January 2021
Summary of comments: Suggests standard conditions regarding a Written Scheme of Investigation and recording		

Consultee	Date consulted	Date reply received
Head of Environmental Services	15 December 2020	15 December 2020
Summary of comments: Suggests standard condition regarding if contamination is found		

Non statutory consultees

Consultee	Date consulted	Date reply received
Ward Councillor (Cllr Mallinder)	N/A	11 January 2021

“Further to Bawdsey Parish council submission earlier today , I confirm their concerns and support their position

I would also like to add that I do not see such additional houses adding to the community of Bawdsey and I am mindful of density of a group of housing as you enter this small village . Villages need to evolve slowly and growth needs to reflect the historic street design and vernacular - this proposal does neither .

Also it is worth noting this there is poor response to environmental concerns and mitigation for impact not only through building but also once the properties are occupied .

We need to start having bigger aspirations to meet the principles of Passive housing

I therefore object to this application”

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	15 December 2020	No response
Summary of comments: None received		

6 Publicity

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

Category	Published	Expiry	Publication
Departure	18 February 2021	11 March 2021	East Anglian Daily Times

Site notices

General Site Notice
Reason for site notice: Contrary to Development Plan
Date posted: 26 February 2021
Expiry date: 19 March 2021

General Site Notice
Reason for site notice: New Dwelling
Date posted: 17 December 2020
Expiry date: 11 January 2021

7 Planning policy

7.1 National Planning Policy Framework 2019

7.2 East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020 policies:

SCLP3.2 - Settlement Hierarchy
SCLP3.3 - Settlement Boundaries
SCLP5.2 - Housing Development in Small Villages
SCLP5.3 - Housing Development in the Countryside
SCLP5.4 - Housing in Clusters in the Countryside
SCLP5.11 - Affordable Housing on Exception Sites
SCLP7.2 - Parking Proposals and Standards
SCLP10.1 - Biodiversity and Geodiversity
SCLP10.2 - Visitor Management of European Sites
SCLP11.1 - Design Quality
SCLP11.2 - Residential Amenity
SCLP11.6 - Non-Designated Heritage Assets
SCLP11.7 - Archaeology

8 Planning considerations

Principle of Development

- 8.1 The application site lies outside of the defined settlement boundary of Bawdsey village and therefore lies in the countryside. The Settlement Hierarchy seeks to direct new housing development into the larger settlements where there are existing services and facilities however there are some exceptions where new housing in the countryside may be permitted. These exceptions are set out in Policy SCLP5.3. One of these exceptions is where development would be in accordance with SCLP5.4 which relates to housing in clusters in the countryside. This application has been made on the basis that the applicant considers the proposal to comply with the requirements of this policy.
- 8.2 This policy defines a 'cluster' as a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway where the 'cluster' contains five or more dwellings. The supporting text to Policy SCLP5.4, in paragraph 5.21, explains that clusters includes those settlements in the countryside which do not have the range or amount of facilities to be classed as a major centre, town, large village or small village and that there are many small, dispersed communities and clusters of houses outside of these settlements. The policy relates to housing in clusters 'in the countryside' and Officers have recently taken a consistent view that dwellings within a settlement boundary are not considered to be part of a cluster. This is also in line with a recent appeal decision. As Bawdsey is a Small Village with a Settlement Boundary in itself it cannot be considered to be a 'cluster'.
- 8.3 A recent development of 15 affordable dwellings immediately to the south of the site were permitted as an exception site under Policy DM1 'Affordable Housing on Exception Sites' of the former 2013 Suffolk Coastal Core Strategy. Policy DM1 supported the development of affordable housing in principle "On a site which abuts or is well-related to the physical limits boundary of a Market Town, Key Service Centre or Local Service Centre". At the time Bawdsey was a Local Service Centre in the Core Strategy. The new housing was granted permission as it was adjacent to, and therefore considered to be well related to the existing settlement and therefore, while not currently within the defined settlement boundary due to how recently the development has been carried out, it is considered that these properties form part of the village of Bawdsey.

- 8.4 Policy DM1 has been replaced by Policy SCLP5.11 of the 2020 Suffolk Coastal Local Plan which also allows for the development of affordable housing as an 'exception site' where this is adjacent or well related to a Settlement Boundary or a cluster of houses in the countryside. Whilst the policy does not expressly cover these circumstances, the use of the exception site policy to 'create' a cluster and support further market housing development in the countryside seems contrary to its aims.
- 8.5 As the recent permissions for affordable housing to the south could be considered as a further, continuous extension to Bawdsey, albeit they are not in themselves contained in the Settlement Boundary, it is not considered to be consistent with the aims and intentions of Policy SCLP5.4 to also consider these permitted dwellings as forming part of a cluster in the countryside.
- 8.6 Although it is not considered that the proposed development complies with Policy SCLP5.4 and would result in new housing in the countryside, it is considered that in this case, there is further justification for its approval, albeit contrary to the development plan. As detailed above, the development of affordable homes immediately to the south of the site was permitted as it was considered to comply with DM1 of the former Local Plan (relevant at the time of determination). While the intention of this policy is to provide affordable homes, it did also permit the inclusion of one third of dwelling proposed on a development site to be open market dwellings as an incentive for landowners to bring sites forward. The first application on the land to the south (DC/18/1311/FUL) proposed 12 dwellings, eight of which were affordable and four were open market properties. This proposal was approved, including the provision of four open market homes. A subsequent application resulted in the replacement of the four open market dwellings with a further seven affordable dwellings resulting in a development of 15 affordable dwellings.
- 8.7 As some open market housing would have been permitted under DM1, had this application site been included within a larger site area for the whole development at the time of the earlier applications, a total of six open market homes would have been policy compliant (one third of the total of 18 properties). If this site, which is part of the same field that the affordable scheme has been built on, is considered as Phase III, of the whole development, the principle of some open market housing would be acceptable. Policy SCLP5.11 is similar to DM1 in that it also permits some market housing on an exception site. This policy, however, is more strict in that it requires a viability assessment to demonstrate the need for market housing to subsidise the provision of the affordable units. It too states that market housing should be no more than one third of the dwellings on the site. Whilst the proposal, if taken as one development, would also be contrary to SCLP5.11 as no viability assessment has been received (and could not be presented in a policy compliant way now given the affordable homes have been constructed), it is considered, for the reasons given above, the principle of market housing on this site is acceptable in this case.

Landscape Impact

- 8.8 The site lies within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and the development would result in an extension to the linear form of the existing village, occupying a relatively small area of a larger field with highway frontage. In consideration of the previous applications which have a larger site area and occupy a noticeably longer stretch of highway frontage, the screening provided by the roadside hedge was noted as having an impact and in views from the north, south and east, the properties would be

seen in the context of the existing village fabric. The same would apply to this application site and while another part of the roadside hedge would be removed to facilitate the access, the majority would remain. Views from points of public access to the west are limited and approximately 2km away. They are therefore not considered significant under the terms of most usual visual impact appraisals. The site will, however result in the loss of the last part of this farmed field which was a key feature on entrance to the village and a prevailing landscape character type. The previous development has eroded the majority of this however at the time the previous application was considered, it was determined that its loss, although resulting in an adverse impact on the landscape, was relatively small scale and of only a moderate level of significance such that the benefit of the affordable housing outweighed landscape harm. While the current proposal is for open market housing rather than affordable, the site area is smaller and the 'gap' in the linear development that it currently provides is not considered to be so significant now that it should be retained in its undeveloped form.

- 8.9 Concerns were, however, raised with regards to the open nature of the western site boundary and a landscaping scheme to provide appropriate planting along this boundary were required by condition.

Design and Heritage

- 8.10 The southern-most two of the proposed dwellings would be two-storey in scale and have a barn-style appearance with pantile roof. Although these properties would have the visual appearance of a residential property, their barn style is not uncommon in the locality. While they would be of a different style and appearance to the development to the south, much of the village is characterised by a variety of property types and styles and therefore this approach is not considered to be unacceptable here.
- 8.11 The northern-most proposed dwelling would be one-and-a-half storey in scale however occupy a much larger footprint. The land levels here are slightly higher than for the other plots and the lower height ensures that this dwelling would then be of a similar scale to the property immediately to the north.
- 8.12 Queries had been raised during the application regarding a pillbox dating from the first world war on the application site. A Heritage Impact Assessment (HIA) was received during the application and as such, the pillbox has been identified as a non-designated heritage asset. The plans show that the pillbox will be retained and undisturbed as a result of the development which raises no concerns. A condition is suggested on any planning permission requiring submission of the HIA to the Suffolk County Council Historic Environment Record.

Residential Amenity

- 8.13 The three proposed dwellings would be located set back on their plots and off the shared boundaries with the dwellings being further separated by garaging. Plots 1 and 2 would have their main windows on the front and rear elevations facing out towards the access and their respective private garden areas. Plot 3 to the north would be orientated and designed differently however openings at first floor level on the southern elevation (facing towards Plot 2) would be minimised. The spacing and design of the properties and their

plots ensures that future occupiers would have an acceptable level of residential amenity and the proposed development would not adversely affect neighbouring properties.

Highways

- 8.14 Suffolk County Council as Highways Authority raise no concerns regarding the new access or the proposal subject to suggested, standard conditions. Each plot would have a double garage and sufficient space for further off-road parking and turning on site.
- 8.15 The suggested condition requiring details of the area to be used for refuse and recycling bin storage is not considered necessary as the plots are so spacious, there is more than enough space to accommodate this facility on each plot.

Ecology

- 8.16 Any new residential development within the 13km Zone of Influence of protected European sites requires consideration of the potential recreational pressure on these sites as a result of increased visitor disturbance. As set out in the emerging Suffolk Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), Local policy SCLP10.1 seeks to support Article 6(3) of the Habitats Directive where proposals that would cause a direct or indirect adverse effect (alone or combined with other plans or projects) to the integrity of internationally and nationally designated areas will not be permitted unless prevention, mitigation and where appropriate compensation measures are provided such that net impacts are reduced to a level below which the impacts no longer outweigh the benefits of development. As such, the Council will require a proportionate financial contribution of £321.22 per dwelling to RAMS.

9 Conclusion

- 9.1 While the proposal is contrary to the development plan, it is considered acceptable in this case to permit the application for new housing in the countryside given the site's relationship with the neighbouring development of affordable homes and given open market housing had been granted approval on that site previously.
- 9.2 The design of the proposed dwellings is considered acceptable, there would be no significant landscape harm and no harm to residential amenity.
- 9.3 Subject to the receipt of a contribution to the Suffolk Coast RAMS, it can be concluded that there would be no significant adverse effect on the integrity of designated European sites.

10 Recommendation

- 10.1 Authority to determine with APPROVAL being granted subject to the receipt of a contribution to the Suffolk Coast RAMS and controlling conditions. Otherwise, to REFUSE as contrary to SCLP10.1.

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be completed in all respects strictly in accordance with drawing nos. PL04, PL05A and PL06A and Phase 1 Environmental Report, Ecology Report and Design and Access Statement received 9 December 2020 and drawing nos. PL01B, PL02B and PL03B and Heritage Impact Assessment received 6 January 2021, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

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

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Preliminary Ecological Appraisal (PEA) (Liz Lord Ecology, October 2020).

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

5. 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.

6. 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 Local Plan policy SCLP11.7 and the National Planning Policy Framework (2019).

- 7. 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 6 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 Local Plan Policy SCLP11.7 and the National Planning Policy Framework (2019).

- 8. Prior to the commencement of development, a copy of the Heritage Impact Assessment shall be deposited with the Suffolk County Council Historic Environment Record. Within one week of this being done, confirmation of this shall be sent, by email, to the local planning authority.

Reason: To ensure that the non-designated heritage asset is recorded.

- 9. Should contamination which has not already been identified to the Local Planning Authority (LPA) be found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

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

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

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

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

10. No other part of the development shall be commenced until the new vehicular access has been laid out and completed in all respects in accordance with Drawing No. DM01; and with an entrance width of 4.5 metres and been made available for use. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and is brought into use before any other part of the development is commenced in the interests of highway safety.

11. Prior to the dwellings hereby permitted being first occupied, the vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway and shall be retained in this form thereafter.

Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

12. Before the development is commenced details shall be submitted to and approved in writing by the County Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

13. Before the access is first used visibility splays shall be provided as shown on Drawing No. PW1107_PL03 Rev. B and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

14. The use shall not commence until the area within the site on dwg. no. PW1107_PL03 Rev. B for the purposes of loading, unloading, manoeuvring and parking of vehicles has been provided and thereafter that area shall be retained and used for no other purposes.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

15. Before any of the dwellings hereby permitted are occupied, details of the areas to be provided for the secure 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 promote sustainable transport choices.

16. Within 6 months of commencement of development, precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks, driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 shall be submitted to and approved in writing by the local planning authority.

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

17. The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.

Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

18. The pill box, as shown on drawing no. PL03B shall be retained undisturbed.

Reason: In the interest of preserving the historic structure: it has been identified as a non-designated heritage asset.

Informatives:

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

2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

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

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

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

CIL forms can be downloaded direct from the planning portal:

https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/communityinfrastructurelevy/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. 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's East Area Manager must be contacted on Telephone: 0345 6066171. Further information can be found at: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

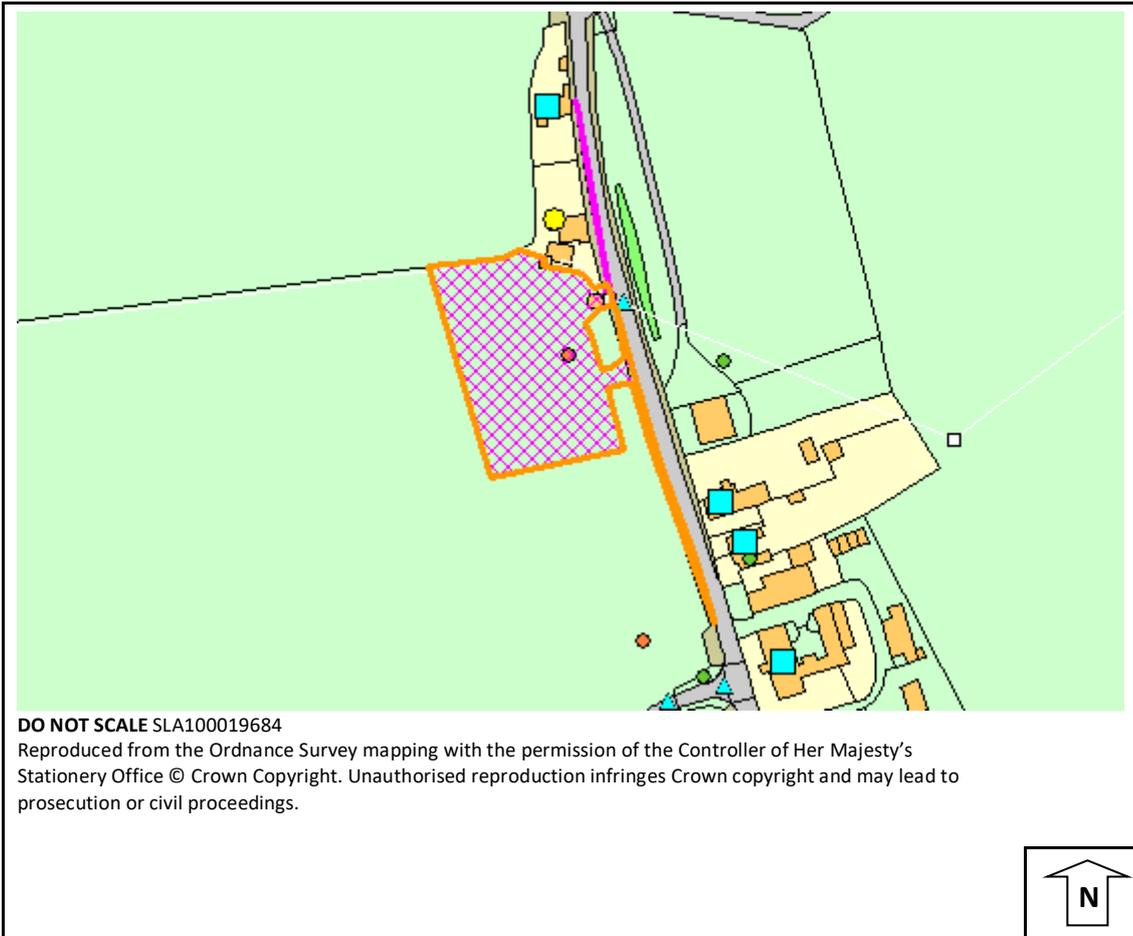
A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

5. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service.

Background information

See application reference DC/20/5045/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support