



Committee Report

Planning Committee North – 14 September 2021

Application no DC/20/3183/FUL

Location

Easton Farm (Main Barn)
Easton Lane
Easton Bavents
Southwold
Suffolk
IP18 6ST

Expiry date 13 October 2020

Application type Full Application

Applicant Easton Bavents Ltd

Parish Reydon

Proposal Conversion of barn structure to dwellinghouse comprising installation of sewage package treatment plant and associated landscaping. Erection of detached cartlodge garage structure.

Case Officer Joe Blackmore
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1. Summary

- 1.1 This application seeks planning permission for the conversion of a barn into a single dwelling along with associated works, at Easton Farm, Easton Bavents.
- 1.2 The proposed development is considered to be acceptable in accordance with the Development Plan as a whole, and the NPPF, whereby permission can be granted. This is because the scheme would re-use and preserve a heritage asset in a manner both consistent with its conservation and also its sensitive AONB location.
- 1.3 Officers recommend approval, but without a principal residence restriction (by condition) being applied to any permission granted. This is because of the unique nature of the scheme, and that such a condition is not considered appropriate in this instance for reasons that are detailed in this report. Granting permission without such a condition would be

contrary to comments from Reydon Parish Council, who recommend approval, but draw particular attention to the Principal Residence Requirement of Policy RNP4. For that reason, the application was considered by the referral panel who referred the application to Planning Committee (North) for determination.

2. Site description

- 2.1 The application site is located in the countryside to the northeast of Reydon and Southwold, within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) and Heritage Coast. Easton Farm is some 200 metres east of the B1127, and accessed from an unmade road, Easton Lane - which loops down to the south, linking to the car park north of Southwold pier.
- 2.2 The application site is within the farmstead, which comprises a modern agricultural barn and farmhouse (to the north); two large poultry units (to the west); and then the group of barns subject of this application and also a tandem application (DC/20/2917/FUL). The barns front and have direct access from the lane for vehicles and pedestrians.
- 2.3 The barn subject of this application is the 'Main Barn' which has a U-shaped plan form with the main block aligned on an east-west axis. It is a double height timber framed Suffolk Barn with adjoining single storey wings/annexes forming a traditional farmyard. To the immediate west is the access track to the farmhouse to the north. To the western side of that track is the 'West Barn' which is proposed for conversion to two dwellings under DC/20/2917/FUL.

3. Proposal

- 3.1 The proposed development is the conversion of the main barn into a single dwelling, with hard/soft landscaping, new detached cartlodge/garage and associated works (including package sewage treatment plants etc.).
- 3.2 The application is supported by a Structural Appraisal. The appraisal is detailed and sets out that the overall condition of the main barn is good (the east and west wings in reasonable condition) and, with recommended repairs and limited re-building, the conversion of the barn is structurally viable.
- 3.3 Linked elements of little historic value, in a poor state of repair, would be demolished to facilitate the conversion of structurally sound elements of historic value.
- 3.4 The conversion would utilise the existing U-shaped plan form to organise the accommodation around a central courtyard garden. The converted barn would have seven bedrooms, with accommodation on the first floor and in the roof space of the main block; the east and west wings would provide only ground floor accommodation, being single storey in scale.
- 3.5 The dwelling would be accessed from Easton Lane, via the existing farmhouse access, and to the north of the dwelling would be a large parking area with triple cartlodge/garage.

4. Consultations/comments

4.1 No third-party representations received.

Parish/Town Council

Consultee	Date consulted	Date reply received
Reydon Parish Council	24 August 2020	15 September 2020
<i>“RPC is generally supportive of diversification of farm enterprises and conversion of disused barns to other purposes such as residential. However, this proposal is for a new dwelling and it should meet the requirement of Reydon Neighbourhood Plan Policy RNP4 which will only support new open market housing where it is restricted to occupancy as a principal residence. The Neighbourhood Plan has received a Decision Notice and thus should be given significant weight in determination of applications. We ask, therefore, that this policy should be applied to this development or that the applicant should be asked to revise the proposal (which is for a dwelling with seven bedrooms) so that it can meet this requirement.”</i>		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	24 August 2020	11 September 2020
Summary of comments: No objections. Conditions recommended.		

Consultee	Date consulted	Date reply received
Natural England	28 August 2020	11 September 2020
Summary of comments: <i>This development falls within the 13 km 'zone of influence' for the Minsmere to Walberswick Heaths & Marshes Special Area of Conservation (SAC), Minsmere - Walberswick Special Protection Area (SPA), as set out in the emerging Suffolk Recreational Disturbance Avoidance and Mitigation Strategy ('RAMS'). It is anticipated that new housing development in this area is 'likely to have a significant effect', when considered either alone or in combination, upon the interest features of European Sites due to the risk of increased recreational pressure caused by that development. As such, we advise that a suitable contribution to the emerging Suffolk RAMS should be sought from this residential development whilst ensuring that the delivery of the RAMS remains viable. If this does not occur in the interim period then the per house tariff in the adopted RAMS will need to be increased to ensure the RAMs is adequately funded. We therefore advise that you should not grant permission until such time as the implementation of this measure has been secured.</i>		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Ecology	N/A	5 October 2020

Summary of comments:
No objections. Conditions recommended and requirement for RAMS contributions on a per-dwelling basis.

Consultee	Date consulted	Date reply received
East Suffolk Environmental Protection	24 August 2020	26 August 2020

Summary of comments:
Conditions required to secure appropriate investigation and, where necessary, remediation of ground contamination.

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	24 August 2020	No response

Summary of comments:
No comments received.

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	24 August 2020	No response

Summary of comments:
No comments received.

Consultee	Date consulted	Date reply received
SCC Fire And Rescue Service	N/A	2 September 2020

Summary of comments:
Advice on building regulations matters provided.

Consultee	Date consulted	Date reply received
East Suffolk Landscape Team	28 August 2020	10 September 2020

Summary of comments:
This site is a derelict farm building up a farm track away from main road, the existing building is in various stages of collapse. Around the existing building is a mix of Bramble, Elder and Ivy, there is a

Fig growing up beside the left hand corner of the building.
 On the opposite side of the track facing the building is a well-managed native hedgerow predominately Hawthorn.
 There are no tree issues with this proposal but we would like to see a decent landscaping scheme incorporating native hedges.

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	28 August 2020	5 October 2020

Summary of comments:

Recommendation

The proposal appears to be a sensitive scheme, in as such that the form of the barns is retained with the domestic character often a result of conversion have been minimised by treatment of window openings and containing ancillary elements being within the enclosed areas between the wings.

I have no objection to the barns being converted. However, I am of the view that if possible the conversion should be contained within the existing envelope rather than the addition of a garage block.

(Full comments viewable on public access page).

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	28 August 2020	18 September 2020

Summary of comments:

No objections.

Advice given on need for conditions in respect of landscaping and site lighting, should the LPA grant permission.

5. Planning policy

National Planning Policy Framework 2021 (NPPF)

WLP1.1 - Scale and Location of Growth (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP1.2 - Settlement Boundaries (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.7 - Small Scale Residential Development in the Countryside (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.11 - Conversion of Rural Buildings to Residential Use (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.21 - Sustainable Transport (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.34 - Biodiversity and Geodiversity (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.35 - Landscape Character (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.38 - Non-Designated Heritage Assets (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

RNP4: Principal Residence Requirement (Reydon Neighbourhood Plan, 'Made' May 2021)

RNP8: Safe Access To and From New Developments (Reydon Neighbourhood Plan, 'Made' May 2021)

RNP5: Maintaining Protection of the Countryside round the Village (Reydon Neighbourhood Plan, 'Made' May 2021)

RNP10: Reydon Neighbourhood Design Principles (Reydon Neighbourhood Plan, 'Made' May 2021)

6. Planning considerations

Policy Background

6.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires decision-taking to be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the East Suffolk (Waveney) Local Plan 2019 ("The Local Plan") and the Reydon Neighbourhood Plan ("The RNP"), which was made in May 2021. The relevant policies are listed in the Planning Policy section above.

Principle of Development

6.2 The Local Plan spatial strategy allows for some limited residential development in the countryside in certain circumstances including where it would involve the re-use/conversion of a rural building. Policy WLP8.11 sets out that:

"The conversion of redundant rural buildings in the Countryside to residential use will be permitted where it secures or safeguards a heritage asset or:

The building is locally distinctive and of architectural merit;

The conversion requires only minimal alteration;

The design maintains or enhances the structure, form and character of the rural building;

The creation of a residential curtilage does not have a harmful effect on the character of the countryside or settlement;

The conversion enhances the immediate setting of the area;

The site is served by an appropriate existing access; and

The development when considered cumulatively with other developments in the Countryside would not result in a level of development which would be contrary to the strategy outlined in Policies WLP1.1 and WLP7.1."

- 6.3 The general approach is to support the retention/re-use of architecturally and historically valuable rural buildings which become redundant or disused. This reflects objectives also in the NPPF where residential conversions can enhance their immediate setting; although, that would relate more to isolated locations which the application site is not, given there is a well-established pattern of some agricultural and residential development on Easton Lane.

Heritage Value of the Barns

- 6.4 The barn complex is not listed and not associated with any adjacent listed building, such as an associated listed farmhouse. However, they are of some age and appear to be of some historic value. These barns together with some of the adjacent ones, form a farmstead within the landscape which is characteristic of the East Suffolk countryside and sit within the AONB.

- 6.5 The Design, Access & Planning Statement states:

"From the historical maps we can see that Barn 1 is dated to 2 stages, the West part being pre 1884 and possibly early 1800's and the East part being 1884 to 1904. Barn 2 is clearly an older building and the timber frame and details hint to a late 1600 to early 1700 origin. Barn 3 can also be dated from 1884 to 1904." (Page 5).

- 6.6 Looking at the information contained in the structural survey, the main barn appears to have retained elements of historic framing to both walls and roof structure. Of particular interest is the double level curved bracing to the roof structure where the midstreys connect.
- 6.7 The information as to the historic significance of the structures is relatively brief and there is no heritage statement which assesses the historic significance of the range in detail. However, the Council's Senior Design and Conservation Officer has considered the application and advises that, based on the information available, the buildings subject of this application would be considered to be Non-Designated Heritage Assets (NDHAs). This follows an assessment of the buildings against the criteria set out in the Local Plan for identifying a NDHA. It is concluded the buildings meet the following criteria:
- Aesthetic value - the building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the streetscene, village or townscape or landscape.
 - Group value - the buildings or structures will have a coherent design or historic functional relationship as a group.

- Representativeness - the building or structure will survive as a good quality representative of a particular historical or architectural trend or settlement pattern; or be part of the legacy of a particular individual, architect or designer, architectural or artistic movement, company or group in the past.
- 6.8 Accordingly, the buildings are NDHAs where the retention through conversion to a viable use is supported by the Local Plan spatial strategy and policy WLP8.11. It then turns to assessment of detailed matters and other relevant Development Plan policies.

Design and Landscape & Visual Impact

- 6.9 The site is located wholly within the Suffolk Coast & Heaths Area of Outstanding Natural Beauty. Officers have considered the proposal with clear regard to relevant national and local policies, and due regard to the statutory purpose of AONB designation which is to conserve and enhance natural beauty. Development proposals located within this area should seek to contribute positively to the purposes of the AONB designation and meet the relevant policy objectives of the
- 6.10 Suffolk Coast & Heaths AONB Management Plan 2018-2023. The proposal should also have regard to paragraphs 174 and 176 of the revised (2021) NPPF.
- 6.11 The site is located in the Estate Sandlands Landscape Character Type (LCT) (SCC). The conversion and expansion of farmsteads for residential uses is recognised as a key force for change within this LCT. However, this scheme would bring a redundant and derelict barn back into use which is supported by policy WLP8.11 and objective LUW2 in the Suffolk Coast & Heaths AONB Management Plan 2018-2023.
- 6.12 The choice of materials and colour proposed are appropriate within the Estates Sandlands LCT. They reflect information on materials in the SCC Guidance Note for this LCT and also reflect the colour palette suggested in the AONB Guidance for the selection and use of colour in Development document for the Estates Sandlands LCT. This sensitive use of materials and colour will help ensure that the barns sit sympathetically within this part of the AONB which is an objective of policy WLP8.35.
- 6.13 The site is visually well contained from the north by roadside hedges growing along the B1127 and by the other buildings making up the Easton Farm complex. Main Barn is more prominent in the landscape given its height, but it reads as part of the overall farm complex as a traditional agricultural building.
- 6.14 The Council's Arboriculture and Landscape Team raise no objections to the application, and the Suffolk Coast and Heaths AONB unit have no objections; both parties recommend conditions on landscaping and site lighting, should permission be granted.
- 6.15 Officers consider that the proposed development is a sensitive scheme, in that the form of the barns is retained with the domestic character arising from conversion likely to be minimised by treatment of window openings and containing ancillary elements within the enclosed areas between the wings. The detached cartlodge/garage would ideally be incorporated into existing buildings, but the scale and position of those elements means they will sit comfortably to the north of the conversion and be read as part of the complex.

- 6.16 For the reasons given, the proposed development would be a high-quality design that enhances its setting in the AONB and retains and sensitively converts a NDHA. This meets the objectives of RNP10, WLP8.11, WLP8.29, WLP8.35 and WLP8.38, in addition to the design and AONB objectives of the NPPF.

Residential Amenity

- 6.17 The proposed development is far enough removed from existing residential properties that there would not be significant impact on local living conditions. The proposed dwelling would relate acceptably to the two dwellings, to the west, proposed under DC/20/2917/FUL. First floor side fenestration in the Main Barn is located on the eastern side, and all other upper floor glazing gives views primarily to the north and south, so the two dwellings to the west would not be overlooked by this proposal.
- 6.18 The main amenity issue is the proximity of the large poultry houses to the proposed development. Whilst far more important in respect of the conversion scheme for the West Barn, the poultry houses are still close enough to the Main Barn that Officers made clear to the applicant that, if these poultry houses were to remain, unrestricted, then that would not be compatible with the proposed residential use. Officers encouraged a programme of demolition of those buildings because they are clearly of some age and not suitable for modern agriculture; however, the applicants have elected to provide a draft unilateral undertaking (legal agreement) which sets out that, subject to the implementation of any planning permission granted, the poultry houses will not be used for the keeping of livestock. This effectively makes the buildings redundant unless they could be re-purposed for some agricultural storage or similar. Officers are satisfied that any amenity impacts from odour, pollution, and noise (arising from poultry rearing) would be obviated by this legal restriction. The presence of large agricultural buildings near to residential properties would not be atypical for the district, nor the site context whereby there is a pattern of a farmstead and associated residential development. The visual appearance of the poultry houses may deter potential purchasers of the converted barn, but in planning terms there would not be adverse amenity impacts arising just from their physical presence nearby; it is the use that matters, and the legal agreement would ensure that is acceptable. The rest of the farmstead activity to the north is quite low-key and unlikely to generate significant impact.
- 6.19 With a unilateral undertaking completed prior to decision, the scheme is acceptable in amenity terms in accordance with WLP8.29 and WLP8.11.

Ecology

- 6.20 Given the proximity of development to the boundary of the Pakefield to Easton Bavents SSSI, Natural England were consulted on the application; Natural England consider that the proposed development will not have significant adverse impacts on the SSSI. They have highlighted, however, that the site brings about a new dwelling in a location close to designated habitats (European) sites whereby the Suffolk Coast Recreational Avoidance Mitigation Strategy (RAMS) seeks per-dwelling financial contributions to mitigate recreational impacts arising. The applicant has agreed to provide this via S106, and this would be secured prior to any grant of permission. This would allow for Appropriate

Assessment under the Habitats Regulations (2017) to be passed, and the same applies for the tandem application DC/20/2917/FUL.

- 6.21 The Council's own ecologist has reviewed the scheme (including the Ecology Report [MHE Consulting, September 2020]) and raises no objections subject to a number of conditions securing: development in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecology Report; no vegetation removal during bird nesting season; lighting strategy to be agreed and implemented as approved; and development to only commence where (if required) a licence has been issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead.
- 6.22 With conditions and obligations as listed above, the development would be acceptable in ecological terms in accordance with the NPPF and WLP8.34.

Highways Safety, Parking and Sustainable Transport

- 6.23 The rural site location means that occupiers of the development will be largely reliant on private car, but that can be acceptable in a rural context where housing is delivered via conversion projects. Easton Lane is a well-established access onto the B1127, and the additional traffic generated from this proposal (and linked application DC/20/2917/FUL) is unlikely to have any adverse impacts on highways safety. The County Highways Authority raise no objections to the application. The proposal would provide ample car parking and safe access onto Easton Lane. For those reasons, the scheme is acceptable in accordance with WLP8.21 and RNP8.

Principal Residence Restriction Policy RNP4

- 6.24 Reydon Parish Council have drawn attention to the requirements of RNP4, which sets out that new open market housing, excluding replacement dwellings, will be supported only where there is a restriction to ensure its occupancy as a Principal Residence, and new unrestricted second homes will not be supported.
- 6.25 Paragraph 3.6 of the RNP sets out the need for a Neighbourhood Plan:

“The popularity of Southwold as a holiday and retirement destination has put pressure on Reydon. Southwold, because of its location and geography, cannot expand. But the proximity of Reydon to Southwold encourages tourists and retirees to look to Reydon to satisfy their need for holiday lets and second homes. This is pricing local residents out of the market and putting at risk the current vibrant community. A neighbourhood plan is needed to control these pressures and to plan for sustainable growth.”

- 6.26 That overarching vision for the RNP translates into Policy RNP4 (Principal Residence Requirement), which states:

“New open market housing, excluding replacement dwellings, will be supported only where there is a restriction to ensure its occupancy as a Principal Residence. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any

time. Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home. The condition on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when East Suffolk Council requests this information. Proof of Principal residence is via verifiable evidence which could include, for example (but not limited to), residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc)."

- 6.27 RNP4 does not specifically mention conversion projects, which are quite different to new build residential development - in viability terms conversions are not exempt from VAT (a point the applicant has made), and oftentimes there is a stronger planning position of support for good conversion schemes where a heritage building is retained and preserved. The applicant has contacted Reydon Parish Council and the Local Ward Member to seek support for their scheme without the Principal Residence Restriction. The Parish Council have maintained that the policy applies, although they acknowledge that ultimately it rests with the LPA to decide on the application of planning policies to a specific application. Whilst the Ward Member, Cllr Beavan, has not made a formal representation of objection, Cllr Beavan in email correspondence with the applicant and Parish Council has objected to a grant of permission without a Principal Residence Restriction.
- 6.28 Officers have considered the policy position and also the unique circumstances of the proposal, which is the conversion of a heritage asset in accordance with WLP8.11. It is also relevant that the applicant has lost properties and land to the eroding cliff to the east and, whilst the new dwelling would not be a replacement for those properties lost, a benefit of the proposal is that it would help the applicant with their ongoing work to adapt to the significant erosion at Easton Bavents. For those reasons, officers do not consider a Principal Residence Restriction to be appropriate for this particular case, and a condition of restriction is not necessary to make the development acceptable in planning terms.

Other Matters

- 6.29 The site is close to the Coastal Change Management Area, but outside that designation and therefore unlikely to be vulnerable to coastal erosion in the medium to long term.
- 6.30 The application is supported by limited ground contamination investigation, therefore if permission is granted then the full suite of conditions to secure investigation, remediation and validation (where appropriate) should be applied.

7. Conclusion

- 7.1 The proposed development is deemed to be in accordance with the Development Plan, when considered as a whole. The conversion of a rural NDHA building to a use consistent with its conservation, bringing about an enhancement of the appearance of the site within its AONB location, is a development outcome supported by the Local Plan and RNP. The lack of a principal residence restriction (by condition) represents a conflict with specific policy RNP4, but not with the Development Plan as a whole. Whilst the objectives of RNP4 are

acknowledged and clearly applicable to all new build housing development, it is not clear that this should automatically be applied to the conversion of an existing building where the LPA would encourage and support conversion to safeguard a NDHA. There would be benefits from the scheme in terms of short-term construction jobs and future spend by residents in the local economy - and it is also acknowledged that the conversion scheme(s) would support the applicant's work to adapt and respond to the impacts of erosion in this area that resulted in their terrace of cottages being demolished in recent years.

- 7.2 There are no adverse impacts arising from this development proposal, and the consultation responses received highlight where conditions should be applied, and those are recommended, where appropriate. There are no material considerations of any significant weight to indicate for a decision other than approval.

8. Recommendation

- 8.1 Authority to Approve; subject to the conditions recommended below and the completion of a S106 Legal Agreement to secure RAMS contribution, and restriction of the poultry houses to prevent the keeping of livestock.

9. 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 carried out in accordance with the following approved plans/drawings (received 19 August 2020):

Proposed Plans 05 rev B;
Proposed Site Plan 06 rev B;
Proposed Elevations 07 rev B; and
Proposed Roof Block Plan 08 rev B,

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. No development shall commence until details of the materials to be used in the external surfaces of the approved development have been submitted to and approved in writing by the Local Planning Authority (LPA). These details shall, as a minimum, include the following: roof tiles/covering; cladding and brickwork (including type, bond etc); windows and doors; rainwater goods; and external flues.

Development shall be carried out in accordance with the approved details unless otherwise approved by the LPA.

Reason: to secure an appropriate finish to the development, in the interest of good design in accordance with Policy WLP8.29.

4. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Ecology Report (MHE Consulting, September 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.

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

Reason: To ensure that nesting birds are protected

6. 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 and the surrounding landscape from external lighting are prevented.

7. The development shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead

or demonstration that the appropriate Natural England Class Licence is in place to allow works to commence; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

Reason: To ensure that the legislation relating to protected species has been adequately addressed as part of the implementation of the development.

8. The use shall not commence until the area(s) within the site shown on Drawing No. 08 Rev. B for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

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 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: BS 10175:2011+A1:2013 and CLR11.

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

10. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a detailed remediation method statement (RMS) has been submitted to, and approved in writing by, the LPA. The RMS must include, but is not limited to:
- details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
 - an explanation, including justification, for the selection of the proposed remediation methodology(ies);
 - proposed remediation objectives and remediation criteria; and
 - proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.
- The RMS must be prepared by a competent person and conform to current guidance and best practice, including CLR11.

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

11. Prior to any occupation or use of the approved development the RMS approved under condition [10] 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.

12. 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.

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

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

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

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

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

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

14. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Hard landscape details shall include: means of enclosure; car parking layouts; hard surfacing materials; minor artefacts and structures; and any other relevant details as requested by the LPA.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); and schedules of plants, noting species, plant sizes and proposed number/densities where appropriate.

Reason: To ensure a high quality site landscaping strategy appropriate for the AONB location.

15. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority; and any trees or plants which, within a period of five years from completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation; all works shall be carried out in accordance with the relevant provisions of appropriate British Standards or other recognised Codes of Good Practice.

Reason: to ensure that the appearance of the development is satisfactory

Informatives:

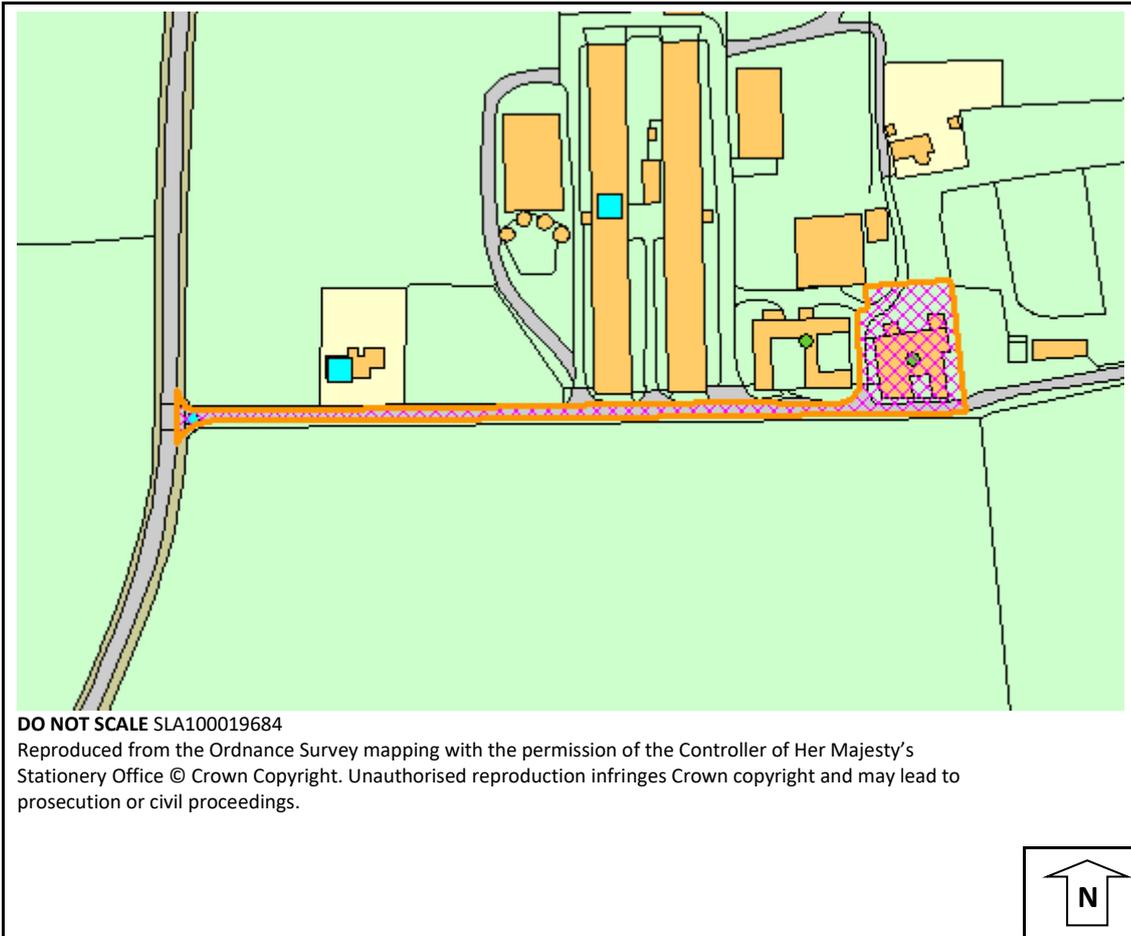
1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. The applicant is advised that this planning permission allows the development of conversion to a C3 (Dwellinghouses) use. Given the size and scale of the permitted dwellings, their use for short-term holiday letting accommodation could amount to a material change of use requiring further planning permission from the Local Planning Authority.

Background Papers

See application reference DC/20/3183/FUL on [Public Access](#)

Link to Reydon Neighbourhood Plan: <https://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-plans-in-the-area/reydon-neighbourhood-plan/>

Map



Key



Notified, no comments received



Objection



Representation



Support