

Consultee Comments for Planning Application DC/23/1988/FUL

Application Summary

Application Number: DC/23/1988/FUL

Address: 2 Piperell Way Haverhill CB9 8QX

Proposal: Planning application - a. seven units B2/B8 general industrial/storage and distribution units following demolition of existing offices and structures b. improvements to existing vehicular accesses|cr||cr||cr||cr||cr|

Case Officer: Ed Fosker

Consultee Details

Name: Mr Terence Stocks

Address: St Edmundsbury Borough Council, St Edmundsbury House, Western Way Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Environment Team

Comments

Thank you for consulting the Environment team on application DC/23/1988/FUL Planning application - a. seven units B2/B8 general industrial/storage and distribution units following demolition of existing offices and structures b. improvements to existing vehicular accesses 2 Piperell Way Haverhill CB9 8QX, please see our comments below.

The application does not contain sufficient information on the risk posed by potential contamination at the site and therefore does not accord with the National Planning Policy Framework (NPPF), Policy CS2 (Sustainable Development) of the Core Strategy and Policy DM14 of the Joint Development Management Policies Document.

Contaminated Land - HOLDING OBJECTION

Because of its commercial history and location on potentially contaminated land, this does not accord with the requirements of the NPPF, which requires adequate site investigation information, prepared by a competent person, to be presented (paragraph 183c). All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175). The submitted information does not meet the requirements of the established procedures (and therefore also the NPPF). A Phase One Desk Study, including a site walkover and undertaken by a competent person, is required.

Air Quality

Paragraph 107 of the NPPF states that local parking standards for residential and non-residential development, policies should take into account e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Paragraph 112 of the NPPF states that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Air Quality Planning Policy Guidance lists mitigation measures for reducing the impact of air quality and includes the provision of infrastructure to promote modes of transport with a low impact on air quality (such as electric vehicle charging points).

St Edmundsbury Core Strategy Policy CS2, Sustainable Development, requires the conserving and, wherever possible, enhancing of natural resources including, air quality.

Policy DM14 of the Joint Development Management Policies Document states that proposals for all new developments should minimise all emissions and ensure no deterioration to either air or water quality.

Section 3.4.2 of the Suffolk Parking Standards states that Commercial developments must provide suitable charging systems for a number of the parking spaces, with ducting and infrastructure in place to install additional charging systems when future demand dictates.

We therefore recommend the below condition requesting electric vehicle charge points is attached to the planning consent, should planning be granted, to enhance the local air quality through the enabling and encouraging of zero emission vehicles.

Prior to first operational use of the site, at least 20% of car parking spaces shall be equipped with working electric vehicle charge points, which shall be provided for staff and/or visitor use at locations reasonably accessible from car parking spaces. The Electric Vehicle Charge Points shall be retained thereafter and maintained in an operational condition. An additional 20% of parking spaces shall be installed with the infrastructure in place for future connectivity.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 107 and 112 of the National Planning Policy Framework (NPPF) and the Suffolk Parking Standards.

Many thanks