

# **Consultee Comments for Planning Application**

## **DC/23/1157/FUL**

### **Application Summary**

Application Number: DC/23/1157/FUL

Address: Land At Rose Bank Burton End Haverhill Suffolk

Proposal: Planning application - (a) three dwellings (b) visitor parking (c) boundary treatments (d) new section of public footpath (f) relocation of street light

Case Officer: Savannah Cobbold

### **Consultee Details**

Name: Ms Elysia Scully

Address: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Environment Team

### **Comments**

#### **CONTAMINATED LAND HOLDING OBJECTION**

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.

We note that the application is supported by a Landmark site check report dated 7th of August 2023. 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 also has requirements for electrical vehicle charging infrastructure, including the installation of a suitable consumer unit capable of providing 7.4kW charge in all new dwellings.

Part S of the Building Regulations requires an electric vehicle charging point to be included for new dwellings where there is an associated parking space. In this case there are a mixture of associated and un-associated parking spaces.

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.

#### CONDITION

Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.

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 and the Suffolk Parking Standards.