

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: 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

CONTAMINATED LAND

Submissions Reviewed:

1) Oakley Soils and Concrete Engineering Ltd, Phase 1 Desk Study Report, dated October 2023.

The Oakley Soils report constitutes a Phase I Desk Study in accordance with the National Planning Policy Framework (NPPF), which requires adequate site investigation information, prepared by a competent person (paragraph 183c).

The report is generally thorough and includes a Preliminary Conceptual Site Model in Section 4 which assesses the presence of typical contaminant linkages associated with residential development.

In this case the report concludes that there are no plausible contaminant linkages likely to affect the site and its proposed development, and therefore any potential risks to future site users and other receptors have been discounted on the basis that no significant on- or off-site sources of contamination have been identified. In addition, the site has been used as a residential garden since the 1950s, and the development proposals would not alter the existing level of risk in any way. As such, no recommendations for any further work have been made.

We would therefore agree with this conclusion and based on the submitted information for the above site, we are satisfied that the risk from contaminated land is low.

The following advice notes are recommended:

1. If, during development, contamination is encountered which has not previously been identified then it would be in the best interest of the developer to contact the Local Planning Authority as soon as possible, as they should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer. Failure to do so may result in the Local Authority taking appropriate action under its obligations of Part 2A of the Environmental Protection Act 1990.

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 not 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.