

St. Edmundsbury Borough Council

Application No: DC/15/2151/OUT

AGENT

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APPLICANT

Hallam Land Management Limited
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Date Registered: 22 October 2015

Date of Decision: 15 August 2018

Town And Country Planning Act 1990 (as Amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015

Proposal: Outline Application (Means of Access to be considered) - Residential development of up to 2,500 units (within use classes C2/C3); two primary schools; two local centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2; open space; landscaping and associated infrastructure

Location: Great Wilsey Park, Wilsey Road, Little Wratting, Suffolk,

OUTLINE permission is hereby **GRANTED** by the Council as Local Planning Authority for the purpose of the above Act and Orders for development in complete accordance with the application shown above, the plans and information contained in the application, and subject to compliance with the following condition(s) and the submission of 'Reserved Matters':

- 1 No development shall be commenced within any individual phase until details of the access, appearance, landscaping, layout, parking and scale (hereinafter called 'the reserved matters') relating to that phase or reserved matters have been submitted to and approved in writing by the local planning authority. The development of each phase shall be carried out in accordance with the approved 'reserved matters'.
 - a) The first application for the approval of reserved matters shall be made to the Local Planning Authority no later than five years from the date of this

permission.

b) The commencement of each phase pursuant to this outline planning permission shall begin before the expiration of two years from the date of the last reserved matter of that phase to be approved.

c) Application(s) for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of 15 years from the date of this permission.

Reason: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The first submission of details referred to in condition 1 above shall include details of a strategic approach to the planning, implementation and phasing of the public realm in association with the development parcels, which shall include (but not be limited to) open spaces, strategic landscaping, footpaths, strategic ecological measures including identification of features sensitive to light, treatment of the Stour Brook, and drainage. The phasing strategy should demonstrate how features will be delivered commensurate with the individual development parcels.

Reason: To ensure a co-ordinated and harmonious integration of the public realm to reflect the delivery of the built development.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Red Line Plan 5055-PL-01 B

Building Heights Parameter Plan 5055-ES-03 A

Building Heights Parameter Plan Alternative 5055-ES-03 E

Density Parameter Plan 5055-ES-02

Density Parameter Plan Alternative 5055-ES-02 D

Land Use Parameter Plan dwg no 5055-ES-01 rev N

Land Use Parameter Plan Alternative dwg no 5055-ES-01 rev O

Road Hierarchy Parameter Plan 5055-ES-04 A

Road Hierarchy Parameter Plan Alternative 5055-ES-04 F

Public Rights of Way Parameter Plan 5055-ES-05 A

Public Rights of Way Parameter Plan Alternative 5055-ES-05 F

Chalkstone Way Access Plan Original 10173 HL 02 J

Chalkstone Way Access Plan Alternative 10173-HL-19 B

Chalkstone Way Footpath 10173-HL-22D

Haverhill Road Access Plan 10173-HL-04 I

Car Park Access 10173-HL-20

Off Site Highway Works Plans:

A143 Lords Croft Lane 10173-HL-23 A

A1017 A1307 10173-HL-12 E

Withersfield Road Queens Street 10173-HL-10 B
A143 Manor Road 10173-HL-09 B
Chalkstone Way Wratting Road 10173-HL-11 B

Reason: To ensure the satisfactory development of the site.

- 4 Any reserved matters planning application shall be supported by further supplementary ecological surveys to inform the preparation and implementation of corresponding phases of ecological measures required by the Environmental Statement. The supplementary surveys shall be of an appropriate type for the habitats and/or species affected by the proposals and survey methods shall follow national good practice guidelines.

Reason: To ensure that wildlife habitats and protected species are not affected adversely by the development.

- 5 No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

Reason: To improve the sustainability of the dwellings in accordance with policy DM7 of the Joint Development Management Policies (2015)

- 6 No development shall commence within any phase or reserved matters application until a scheme for the storage of refuse and the provision of recycling facilities for that phase or reserved matters application have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage and recycling facilities shall be provided in their entirety and been made available for use prior to the dwelling/s to which it relates being first occupied. Thereafter these facilities shall be retained in accordance with the approved details and continue to be available for use unless the prior written consent of the Local Planning Authority is obtained for any variation to the approved details.

Reason: To ensure the incorporation of waste storage and recycling arrangements as an integrated element of the design process.

- 7 No development shall commence within any phase or reserved matters application until a Landscape and Ecological Management Plan (LEMP) for that phase or reserved matters application has been submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed including all new and existing woodland and coppiced areas, tree and shrub belts, field margin compensatory habitat, new and existing hedgerows and gapping up of existing areas of grassland, meadow and hedgerow margins with intended

management regimes, those parts of the site that contain notable plant species recorded on the site, watercourse margins, attenuation ponds and associated features.

- b) Ecological constraints on site and how these influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) Strategy for the provision of information about sensitive habitats through a variety of outlets such as interpretation boards, new resident information packs.

The management plan for the existing Great Field Plantation woodland must include monitoring of public use of the woodland such that the design of pathways, fencing, hedging and other management operations are iterative, with the aim that the woodland design reflects the needs of the new community. Control of litter and dog waste (within normal refuse collection) can be part of this iterative process. The management plan should identify areas for coppicing to encourage understorey development.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured and the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved details.

The development shall be undertaken in accordance with the approved LEMP. All elements of the mitigation strategy shall be implemented in accordance with the approved details.

Reason: To ensure the satisfactory development of the site and that wildlife habitats and protected species are considered as part of the design process and are not affected adversely by the development.

- 8 No development shall commence within any phase or reserved matters application until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that particular phase or reserved matters application drawn to a scale of not less than 1:200 and a programme for its delivery. The soft landscaping details shall include planting plans; written specifications (including cultivation and other

operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities; method of protection; a statement explaining how the proposals deliver the objectives of the Landscape and Ecological Management Plan. The approved scheme of soft landscaping works shall be implemented in accordance with the agreed programme. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

The development shall be undertaken in accordance with the approved scheme.

Reason: To ensure that these matters are considered as part of the design process and to enhance the appearance of the development.

- 9 No development shall commence within any phase or reserved matters application until details of the following, for that particular phase or reserved matters application, drawn to a scale of not less than 1:200 have been submitted to and approved in writing by the Local Planning Authority:
1. Existing and proposed ground levels. For attenuation ponds, existing and proposed ground levels and anticipated levels for: embayments, spits, smaller ponds and scrapes, reed and marshland habitats.
 2. The position and depth of all services to be laid, constructed or installed (including drains, cables, pipes, sewers and soakaways). Where this information is not available the site plan shall be marked up to show all routes available for this use and those areas not marked in this way shall be excluded from this use.
 3. The position and depth of construction of all hard surfaces including roads, footpaths, driveways, hardstanding and patios.
- The development shall be carried out in accordance with the approved details.

The development shall be undertaken in accordance with the approved scheme.

Reason: To ensure that the most important and vulnerable trees and hedges are considered as part of the design process and adequately protected during the period of construction and to ensure that adequate provision is made for the planting and establishment of new trees and habitats.

- 10 Details of the local centres shall include a noise impact assessment and any mitigation measures necessary to control noise from activities within the buildings and by deliveries, plant and ventilation systems. Such details shall be submitted to and approved by the local planning authority and implemented before the use to which it relates is first commenced.

Reason: To ensure that the residential development is protected from proposed noise sources.

- 11 Details of the schools shall include a noise impact assessment and any mitigation measures necessary to control noise from activities within the buildings and by deliveries, plant and ventilation systems. Such details shall be submitted to and approved by the local planning authority and implemented before the use to which it relates is first commenced.

Reason: To ensure that the residential development is protected from proposed noise sources.

- 12 No development shall take place within any phase or reserved matters application, including any works of demolition, until a Construction Method Statement for that particular phase or reserved matters application has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. site set-up including arrangements for the storage of plant and materials used in constructing the development and the provision of temporary offices, plant and machinery
- iv. the erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. hours of construction operations including times for deliveries and the removal of excavated materials and waste
- ix. noise method statements and noise levels for each construction activity including piling and excavation operations,
- x. access and protection measures around the construction site for pedestrians, cyclists and other road users including arrangements for diversions during the construction period and for the provision of associated directional signage relating thereto.
- xi. surface water management plan detailing how surface water and storm water will be managed on the site during construction.
- xii. identification of biodiversity, hedge and tree protection zones, use of protective fences, exclusion barriers and warning signs.
- xiii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts on habitats and species during construction (this may be provided as a set of method statements).

xiv The location and timing of sensitive works to avoid harm to biodiversity features including, but not exclusively site clearance.

xv The times during construction when specialist ecologists need to be present on site to oversee works. Responsible persons and lines of communication and the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

Reason: To ensure the satisfactory development of the site at the appropriate time and to protect biodiversity and the amenity of occupiers of adjacent properties from noise and disturbance.

- 13 Prior to the commencement of development, a Strategy for the mixed use local centre of 1.3ha as shown on the approved Landuse Parameter Plan 5055-ES-01 rev N or alternative drawing 5055-ES-01 rev O shall be submitted to the local planning authority and no dwelling shall be occupied until the Strategy has been approved in writing by the Local Planning Authority; such Strategy to include:

The maximum and minimum non-residential floorspace to be created

The mix of uses to be permitted in each local centre

A marketing strategy including the details of the marketing campaign, the particulars to be used, the length of the campaign and the fall-back position in the event that any floorspace is left unlet. (See Note 1)

Reason: To ensure the appropriate timing of delivery and satisfactory development of the site and deliver a range of services to establish sustainable communities.

- 14 Prior to the first occupation of the 1000th residential unit, a Strategy for the mixed use local centre of 0.6ha as shown on the approved Landuse Parameter Plan 5055-ES-01 rev N or alternative drawing 5055-ES-01 rev O shall be submitted to the local planning authority and no more than 1,099 dwellings shall be occupied until the Strategy has been approved in writing by the Local Planning Authority; such Strategy to include:

The maximum and minimum non-residential floorspace to be created

The mix of uses to be permitted in each local centre

A marketing strategy including the details of the marketing campaign, the particulars to be used and the length of the campaign

The fall-back position in the event that any floorspace is left unlet. (See Note 1)

Reason: To ensure the satisfactory development of the site and deliver a range of services to establish sustainable communities.

- 15 No development shall commence within any phase or reserved matters application until an Open Space and Play Strategy for that phase or reserved matters application has been submitted to and approved in writing by the Local Planning Authority; such strategy shall include:

Implementation, maintenance and management of the open space and play areas.

Reason: To ensure the appropriate timing of delivery and satisfactory development of the site.

- 16 The Open Space and Play Strategy submitted in pursuance of condition 15 above shall be fully laid out and completed prior to 80% occupation of the phase or reserved matters submission to which it relates and thereafter be maintained in perpetuity.

Reason: To ensure the satisfactory development of the site and delivery of essential infrastructure.

- 17 Notwithstanding the requirements of condition 2 above the Country Park shown on the approved Landuse Parameter Plan 5055-ES-01 rev N shall be laid out, completed and made available for use prior to the first occupation of the 1,500th residential unit in accordance with such details as shall be approved as part of an application for reserved matters consent.

Reason: To ensure the satisfactory development of the site and delivery of essential infrastructure.

- 18 Notwithstanding the requirements of condition 2 above the landscape planting to the northern site boundary where it adjoins residential parcels A10, A11, A12 and A13 shown on the approved Landuse Parameter Plan 5055-ES-01 rev N shall be laid out and completed prior to the first occupation of the 450th residential unit in accordance with such details as shall be approved as part of an application for reserved matters consent.

Reason: To ensure the satisfactory development of the site and delivery of essential infrastructure.

- 19 Notwithstanding the requirements of condition 2 above allotment area E1 of 0.6ha shown on the approved Landuse Parameter Plan 5055-ES-01 rev N shall be laid out, completed and made available for use prior to the first occupation of the 600th residential unit in accordance with such details as shall be approved as part of an application for reserved matters consent.

Reason: To ensure the satisfactory development of the site and delivery of essential infrastructure.

- 20 Notwithstanding the requirements of condition 2 above allotment area E2 of 0.9ha shown on the approved Landuse Parameter Plan 5055-ES-01 rev N shall be laid out, completed and made available for use prior to the first occupation of the 1,500th residential unit in accordance with such details as shall be approved as part of an application for reserved matters consent.

Reason: To ensure the satisfactory development of the site and delivery of essential infrastructure.

- 21 No part of the relevant development phase or reserved matters application shall be commenced until the proposed junction improvements at the north-western site access junction with the A143, generally as shown on drawing number 10173-HL-04 Rev.I have been completed. The approved access junction shall be laid out and constructed in its entirety prior to any other part of the development phase or reserved matters application taking place. Thereafter, the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

- 22 No part of the relevant development phase or reserved matters application shall be commenced until the proposed junction improvements at the southern site access junction with Chalkstone Way, generally as shown on either the original drawing number 10173-HL-02-J or the alternative drawing number 10173-HL-19-B have been completed. The approved access junction shall be laid out and constructed in its entirety prior to any other part of the development phase taking place. Thereafter, the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

- 23 No part of the Country Park shall be commenced until the proposed junction improvements at the south-eastern site access junction with Coupals Road, generally as shown on drawing number 10173-HL-20 have been completed. The approved access junction shall be laid out and constructed in its entirety prior to any other part of the development phase taking place. Thereafter, the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

- 24 No part of the relevant development phase shall be commenced until details of the required footway on the north side of Chalkstone Way have been submitted to and approved in writing by the Local Planning Authority. The approved footway shall be laid out and constructed in its entirety prior the southern access to Chalkstone Way (see condition 22 above) being first brought into use. In the event that the alternative Chalkstone way access is constructed pursuant to condition 22 above, no part of the relevant

development phase shall be commenced until the approved footway shown on drawing number 10173-HL-22 RevD has been laid out and constructed in its entirety prior the southern access to Chalkstone Way being first brought into use.

Reason: to ensure that the Chalkstone Way site access has delivered sufficient connectivity to schools and other local infrastructure in the interests of highway safety.

- 25 All HGV traffic movements to and from the site for the duration of the construction period shall be subject to a Construction Traffic Management Plan which shall be submitted to the local planning authority for approval a minimum of 28 days before any deliveries of materials commence. This plan will require adequate wheel washing measures to avoid mud and detritus being brought onto the carriageway during the construction phase.

Reason: To reduce and/or remove as far is reasonably possible the effects of HGV traffic in sensitive areas.

- 26 No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that a satisfactory access is provided for the safety of residents and the public.

- 27 The alignment of the primary route linking the two access points (A143 and Chalkstone Way) shall be constructed to wearing course level prior to opening to the public as it serves a 'through traffic route' function.

Reason: To ensure that a satisfactory access is provided for the safety of residents and the public.

- 28 No development shall commence within any phase or reserved matters application until details of the areas to be provided for the manoeuvring and parking/garaging of vehicles including secure cycle storage, related to that phase or reserved matters application, have been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order)), the floorspace shown within the curtilage of any dwelling for the purpose of garaging and/or car parking shall be retained solely for the garaging and/or parking of private motor vehicles and for ancillary domestic storage incidental to the enjoyment of the associated dwelling and shall be used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles are considered as part of the design process, and ensure that on-street parking and manoeuvring is not detrimental to highway safety.

- 29 No development apart from enabling works agreed in writing by the Local Planning Authority shall commence on the identified school sites until the travel arrangements to and from the relevant school site in the form of a School Travel Plan, including monitoring provisions has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all such measures as may be included in the approved plan shall be put into place and operated at all times in respect of each school site.

Reason: To promote sustainable means of travel in accordance with the NPPF, policies CS2, CS3 & CS7 of the St Edmundsbury Core Strategy (2010) and policies DM2, DM22 and DM45 of the Joint Development Management Policies Document. This condition requires matters to be agreed with the reserved matters submission/s and prior to commencement to ensure appropriate travel planning measures are agreed at an early stage and that the approved travel plan is implemented when the relevant school is occupied.

- 30 Any submission of reserved matters pursuant to the requirements of condition 1 of this outline planning permission that includes Use Class C3 dwellings and flats shall include, for the approval in writing of the local planning authority, details of the travel arrangements to and from the site for residents of the dwellings and flats, in the form of a Travel Plan. The Travel Plan shall include details of how it will be periodically reviewed, monitored and, if necessary, updated by the applicant, developer or other nominated party through its defined lifespan, including the party or parties responsible for independently overseeing the monitoring process. No dwelling or flat within the relevant reserved matters site shall be occupied until the Travel Plan has been agreed. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan. (See Note 2)

Reason: To promote sustainable means of travel in accordance with the NPPF, policies CS2, CS3 & CS7 of the St Edmundsbury Core Strategy (2010) and policies DM2, DM22 and DM45 of the Joint Development Management Policies Document. This condition requires matters to be agreed with the reserved matters submission/s and prior to commencement to ensure appropriate travel planning measures are agreed at an early stage and that the approved travel plan is implemented when the first dwellings and flats are occupied.

- 31 Any submission of reserved matters pursuant to the requirements of

condition 1 of this outline planning permission that includes employment uses shall include, for the approval in writing of the local planning authority, details of the travel arrangements to and from the site for employees of the businesses, in the form of a Workplace Travel Plan. The Travel Plan shall include details of how it will be periodically reviewed, monitored and, if necessary, updated by the applicant, developer or other nominated party through its defined lifespan, including the party or parties responsible for independently overseeing the monitoring process. No employment use shall commence or building be occupied within the relevant reserved matters site until the Travel Plan has been agreed. The approved Travel Plan measures shall be implemented in accordance with a timetable that shall be included in the Travel Plan and shall thereafter adhered to in accordance with the approved Travel Plan. (See Note 3)

Reason: To promote sustainable means of travel in accordance with the NPPF, policies CS2, CS3 & CS7 of the St Edmundsbury Core Strategy (2010) and policies DM2, DM22 and DM45 of the Joint Development Management Policies Document. This condition requires matters to be agreed with the reserved matters submission/s and prior to commencement to ensure appropriate travel planning measures are agreed at an early stage and that the approved travel plan is implemented.

- 32 No more than five hundred and one (501) dwellings shall be occupied until the proposed junction improvements at Chalkstone Way with Wratting Road, generally as shown on drawing 10173-HL-11 Rev. B have been completed.

Reason: To ensure that the highways impacts of the scheme are adequately mitigated in road safety and traffic capacity terms.

- 33 No more than five hundred and one (501) dwellings shall be occupied until the proposed junction improvements at Manor Road with Ehringshausen Way, generally as shown on drawing 10173-HL-09 Rev. B have been completed.

Reason: To ensure that the highways impacts of the scheme are adequately mitigated in road safety and traffic capacity terms.

- 34 No more than eight hundred and seventy six (876) dwellings shall be occupied until the proposed junction improvements at A1307 junction with Hales Barn Road Roundabout, generally as shown on drawing 10173-HL-10 Rev. B have been completed.

Reason: To ensure that the highways impacts of the scheme are adequately mitigated in road safety and traffic capacity terms.

- 35 No more than five hundred and one (501) dwellings shall be occupied until the proposed junction improvements at A1307 junction with A1017 Roundabout, generally as shown on drawing 10173-HL-12 Rev. E have been completed.

Reason: To ensure that the highways impacts of the scheme are adequately mitigated in road safety and traffic capacity terms.

- 36 No development shall commence within a phase or reserved matters application until a scheme for the provision of fire hydrants within that phase or reserved matters application has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants shall be provided in accordance with the approved scheme and thereafter be retained in their approved form.

Reason: To ensure the adequate supply of water for fire fighting/community safety is both provided and considered as part of the design process

- 37 No phase or reserved matters application shall be commenced until a foul water strategy, including a timetable for implementation, for that particular phase or reserved matters application has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as specified in the approved scheme and thereafter the scheme shall be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory method of foul drainage can be delivered at the appropriate time and to prevent environmental and amenity problems.

- 38 No development shall take place within any phase or reserved matters application until details of the implementation, maintenance and management of the sustainable urban drainage scheme for that particular phase or reserved matters application have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented at such time(s) as may be specified in the approved scheme and thereafter the scheme shall be managed and maintained in accordance with the approved details. Those details shall include:
- i. a timetable for its implementation, and
 - ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

Reason: To ensure that sufficient space and capacity is considered as part of the design process reduce the risk of flooding.

- 39 (1) Within any phase, no works on site involving any ground disturbance shall commence until the developer has first carried out a further programme

of archaeological work in accordance with a Written Scheme of Investigation for that particular phase which first shall have been submitted to and approved in writing by the Local Planning Authority.

The Written 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.

(2) The site investigation and post investigation assessment shall be completed and submitted to and approved by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 of this condition. Provision shall be made for analysis, publication and dissemination of results and archive deposition prior to the first occupation of any building hereby approved within the relevant phase, or in accordance with a timetable agreed in writing with the local planning authority.

Reason: To enable any remains of archaeological significance to be investigated and recorded prior to any ground disturbance.

- 40 Within any phase or reserved matters application, no development shall commence until an Arboricultural Method Statement for that particular phase or reserved matters application has been submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following:
1. Measures for the protection of trees and hedges on the application site which are to be fixed at the start of construction including site clearance and retained for the duration of the works,
 2. Details of all construction measures within the 'Root Protection Area' (defined by a radius of $dbh \times 12$ where dbh is the diameter of the trunk measured at a height of 1.5m above ground level) of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstandings, roads and footpaths,
 3. A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained.

4. A supervision schedule.

The development shall be carried out in accordance with the approved Method Statement and supervised on site by an arboricultural consultant.

Reason: To ensure that the most important and vulnerable trees are considered as part of the design process and adequately protected during the period of construction.

- 41 Within any phase or reserved matters application, no development shall commence (including demolition, archaeological investigation, ground works and vegetation clearance) until there has been submitted to and approved in writing by the Local Planning Authority a tree survey for that particular phase or reserved matters application, containing details of all trees, woodlands, treebelts and hedgerows to be retained and indicating those to be removed. Where features are to be removed up-to-date bat surveys including details of bat roosts must be submitted. Any hedgerow removal shall be in accordance with the hedgerow removal plan ref. 5055-L-112 rev C and notwithstanding openings indicated on that plan, hedgerow gaps shall not exceed 12 metres unless specifically agreed in writing by the Local Planning Authority. Proposals must demonstrate how habitat connectivity is maintained both through the site and to adjacent suitable habitats.

Reason: To ensure that wildlife habitats are considered as part of the design process and not affected adversely by the development.

- 42 No development shall take place on any phase or reserved matters application (including demolition, archaeological investigation, ground works and vegetation clearance) until an ecological implementation strategy for that particular phase or reserved matters application addressing the mitigation measures set out in Volume 2 Section 9 of the Environmental Statement dated September 2015, relevant appendices and subsequent Addendum document May 2016 has been submitted to and approved in writing by the local planning authority.
- The implementation strategy shall include the following.
- a. ES mitigation measures to be addressed
 - b. Purpose and conservation objectives for the proposed works.
 - c. Review of site potential and constraints informed by up to date survey.
 - d. Detailed design(s) and/or working method(s) to achieve stated objectives.
 - e. Extent and location/area of proposed works on appropriate scale maps and plans.
 - f. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
 - g. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
 - h. Persons responsible for implementing the works.
 - i. Details of initial aftercare and long-term maintenance.

- j. Requirement for monitoring and remedial measures.
- k. Details for disposal of any wastes arising from works.

The Implementation strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure the satisfactory development of the site at the appropriate time to protect vulnerable ecological habitats and ensure the satisfactory development of the site.

- 43 Site clearance, removal of hedgerows, trees, shrubs, other vegetation and habitats, or works to or demolition of buildings or structures that may be used by breeding birds or bats, shall be overseen on site by an ecological clerk of works, on-site ecologist or other appropriately competent person at the written approval from the Council . A site attendance record shall be maintained by the applicant which shall contain name and purpose of the visit and shall be available for inspection at 24 hours notice.

Reason: To ensure that those habitats and species to be retained on site are adequately protected from harm during construction.

- 44 All reserved matters applications shall be supported by a lighting strategy for bats based on appendix 4.3 of the ES and the mitigation measures in the relevant sections of the ES and additional supporting reports. The lighting strategy must include:

Plan of the phase of development being considered showing the lighting strategy and how it relates to the overall lighting strategy in figure 30 in the ES

Location of features to be protected including existing and new linear features and associated unlit dark corridors or buffer

Location and design of bat boxes, bricks and/or tubes to new buildings, woodland edges and suitable trees.

Reason: To ensure that wildlife habitats and protected species are not affected adversely by the development.

- 45 Within any phase or reserved matters application, no development shall take place (including demolition, archaeological investigation, ground works and vegetation clearance), until a biodiversity monitoring strategy for that phase has been submitted to, and approved in writing by, the local planning authority. The purpose of the strategy shall be to monitor existing and new habitats on the site including hedges, attenuation ponds and adjacent areas, and protected and priority species mitigation including skylark, hazel dormice, reptiles and badgers. The content of the Strategy shall include the following.

- a) Aims and objectives of monitoring to match the stated purpose.
- b) Identification of adequate baseline conditions prior to the start of

development as appropriate.

c) Appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged.

d) Methods for data gathering and analysis.

e) Location of monitoring.

f) Timing and duration of monitoring.

g) Responsible persons and lines of communication.

h) Review, and where appropriate, publication of results and outcomes.

A report describing the results of monitoring shall be submitted to the local planning authority at intervals identified in the strategy. The report shall also set out (where the results from monitoring show that conservation aims and objectives are not being met) how contingencies and/or remedial action will be identified, agreed with the local planning authority, and then implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The monitoring strategy will be implemented in accordance with the approved details.

Reason: Monitoring is required at the appropriate time to ensure that that the proposed development delivers the fully functioning biodiversity outcomes set out in the Environmental Statement

- 46 Within any phase or reserved matters application, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on that particular phase, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons 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. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- o human health,
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- o adjoining land,
- o groundwaters and surface waters,
- o ecological systems,
- o archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme (which may be on a phased basis), to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part 3.

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

The Following policies are considered relevant to the current decision:

Development Management Policy DM1 Presumption in Favour of Sustainable Development

Development Management Policy DM2 Creating Places Development Principles and Local Distinctiveness

Development Management Policy DM3 Masterplans

Development Management Policy DM6 Flooding and Sustainable Drainage

Development Management Policy DM7 Sustainable Design and Construction

Development Management Policy DM10 Impact of Development on Sites of Biodiversity and Geodiversity Importance

Development Management Policy DM11 Protected Species

Development Management Policy DM12 Mitigation, Enhancement, Management and Monitoring of Biodiversity

Development Management Policy DM13 Landscape Features

Development Management Policy DM14 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards

Development Management Policy DM15 Listed Buildings

Development Management Policy DM17 Conservation Areas

Development Management Policy DM20 Archaeology

Development Management Policy DM22 Residential Design

Development Management Policy DM36 Local Centres

Development Management Policy DM37 Public Realm Improvements

Development Management Policy DM41 Community Facilities and Services

Development Management Policy DM42 Open Space, Sport and Recreation Facilities

Development Management Policy DM44 Rights of Way

Development Management Policy DM45 Transport Assessments and Travel Plans

Development Management Policy DM46 Parking Standards

Vision Policy HV1 - Presumption in Favour of Sustainable Development

Vision Policy HV2 - Housing Development within Haverhill

Vision Policy HV3 - Strategic Site - North-West Haverhill

Vision Policy HV4 - Strategic Site - North-East Haverhill

Vision Policy HV8 - New and Existing Local Centres and Community Facilities

Vision Policy HV11 - Out of Centre Retail Proposals

Vision Policy HV12 - Haverhill North-West Relief Road

Vision Policy HV14 - Allotments
Vision Policy HV15 - Safeguarding Educational Establishments
Vision Policy HV18 - Green Infrastructure in Haverhill
Core Strategy Policy CS1 - St Edmundsbury Spatial Strategy
Core Strategy Policy CS2 - Sustainable Development
Core Strategy Policy CS3 - Design and Local Distinctiveness
Core Strategy Policy CS4 - Settlement Hierarchy and Identity
Core Strategy Policy CS5 - Affordable Housing
Core Strategy Policy CS7 - Sustainable Transport
Core Strategy Policy CS8 - Strategic Transport Improvements
Core Strategy Policy CS12 - Haverhill Strategic Growth
Core Strategy Policy CS14 - Community infrastructure capacity and tariffs

Informatives:

- 1 Any failure to adhere to approved plans or to comply with any conditions or limitation attached to this permission/consent may lead to enforcement action being taken. This permission may be invalidated if conditions requiring compliance before commencement are not complied with.
- 2 The project may be subject to the requirements of the Building regulations 2010. Advice and assistance can be obtained from our Building Control Team on 01284 757387 or building.control@westsuffolk.gov.uk. They will work with you offering competitive fee quotations and pre-application advice upon request.
- 3 This permission does not grant any approval or consent which may be required under any enactment, byelaw, order or registration other than the Town and Country Planning Act 1990 or under any covenant.
- 4 The development hereby approved should be built in accordance with the approved plans as a further planning permission will be required where material alterations or revisions are proposed to an approved scheme. An application for non-material changes to the planning permission can be submitted in writing to the Local Planning Authority under Section 96A(4) of the Town and Country Planning Act 1990. A specific form will be required for that purpose and these are available via the Planning Portal or they can be downloaded from the council's website at www.westsuffolk.gov.uk. A fee of £34 for a householder application or £234 for all other applications will be required in order to register the application.
- 5 For the purposes of conditions 13 and 14, the marketing of the local centres shall include the potential for a total of 73 place nursery providing places for 146 children on either site.
- 6 For the purpose of condition 30, the Residential Travel Plan should identify a long term management process, appointment of a Travel Plan Coordinator and Resident Travel Packs with multi-modal voucher.

- 7 For the purposes of condition 31, the Workplace Travel Plan should identify a long term management process, Employee Travel Packs, provision of suitable secure and lockable cycle parking for each commercial unit, with showers, changing and storage facilities and provision of vehicle charging for employees.
- 8 This permission is the subject of an Obligation dated 13 August 2018 under Section 106 of the Town and Country Planning Act 1990 as amended by Section 12 of the Planning and Compensation Act 1991.
- 9 Prior to first occupation, all dwellings with off street parking should 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. Prior to being first brought into use, at least 10% of car parking spaces in private communal parking areas should be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations.
- 10 The responsibility for the safe development and secure occupancy of the site rests with the developer. If contamination is found on the site that was not previously identified, the Borough Council's Environmental Health Department should be contacted as a matter of urgency to discuss the situation.
- 11 This planning permission does not authorise any interference with, or disturbance of, any right of way which crosses the site. If a diversion or stopping-up of a right of way is required this must be resolved between the parties concerned.
- 12 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 works 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 West Area Highway Manager must be contacted on Tel: 0345 6066171. For further information go to <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 any improvements deemed necessary to existing vehicular crossings due to the proposed development.
- 13 The Local Planning authority recommends that developers should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of

estate roads.

- 14 The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums and changes to the existing street lighting and signing.
- 15 Please see the attached letter and information for the applicant from the Environment Agency ref: AC/2015/123809/03-01 dated 14 February 2017 relating to the development of the site.
- 16 When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. In this case the applicant worked closely with the Local Planning Authority, local communities and stakeholders to address any concerns. This included site meetings with local communities resulting in amendments to accommodate their concerns and a land exchange to facilitate improved access onto Chalkstone Way.

David Collinson

David Collinson
Assistant Director - Planning & Regulatory Services

Date: 15 August 2018

St. Edmundsbury Borough Council

NOTES

- 1 If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications:	Section 78 Town and Country Planning Act 1990
Listed Building Applications:	Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990
Advertisement Applications:	Section 78 Town and Country Planning Act 1990 Regulation 15 Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/model-notification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain

an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practise refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

- 2 If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.