

RESPONSE FORM - Environment Team

Planning
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk

Case Officer: Ed Fosker
Application No: DC/17/2269/FUL
Consultation
Period Expires: 24/10/2019

Regulatory Officer (Name): Matthew Axton

Regulatory Reference Number: WK/201934941

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL: RE-CONSULTATION - Planning Application - 3no dwellings and access (following demolition of existing dwelling and garage)

LOCATION: 27 Clements Lane, Haverhill, Suffolk, CB9 8JR

Sections(s) responding (please tick):

Contaminated Land	<input checked="" type="checkbox"/>	Local Air Quality	<input checked="" type="checkbox"/>	Private Water Supplies	<input type="checkbox"/>
Sustainable Development	<input type="checkbox"/>	Environmental Permitting Issues	<input type="checkbox"/>	Commercial Environmental Health	<input type="checkbox"/>
Licensing	<input type="checkbox"/>	Public Health & Housing	<input type="checkbox"/>		

Do the Environment Team object to this Application? Yes No

Comments to explain why object/support the application:

Thank you for re-consulting us on the above application.

Land Contamination:

Our comments remain valid and unchanged, however, we have repeated them below for convenience:

Based on the submitted information for the above site, this Service is satisfied that the risk from contaminated land is low.

The following advice notes are recommended:

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:

Our approach to air quality has changed since we were last consulted on this application and we therefore would like to provide the additional comments:

Paragraph 105 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 110 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.*'

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.

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.

Suggested conditions or amendments:

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 105 and 110 of the National Planning Policy Framework and the Suffolk Parking Standards.

Observations on non planning issues:

Date: 24 October 2019