

Consultee Comments for Planning Application

DC/20/0479/FUL

Application Summary

Application Number: DC/20/0479/FUL

Address: The Fox Ph Haverhill Road Little Wratting Haverhill Suffolk CB9 7UD

Proposal: Planning Application - Public House and restaurant (following demolition of existing derelict public house)

Case Officer: Kerri Cooper

Consultee Details

Name: Mr Matthew Axton

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

Email: Not Available

On Behalf Of: Environment Team

Comments

CONTAMINATED LAND:

Based on the submitted information for the above site and the relatively low sensitivity of the proposed use, 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:

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 and associated table states that for A3 uses (Restaurants, Cafes and Drinking Establishments) "15% of all parking spaces to be fitted with a charging system, with an additional 15% of parking spaces with the infrastructure in place for future connectivity."

We welcome that the proposed plans indicate 9 EV charge points in a total of 50 spaces, which equates to 18% provision, which is considered acceptable and in line with the Suffolk Parking Guidance. To secure the provision suggested by the applicant, we 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.

PROPOSED CONDITION:

Prior to operational use of the site, at least 9; publically available electric vehicle charge points shall be provided at reasonably and practicably accessible locations within the car park. The Electric Vehicle Charge Points shall be retained thereafter and maintained in an operational condition. Charge points shall be at least Fast (7kW) chargers.

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.