

St. Edmundsbury Borough Council

Mr Martyn Stutchbury
Rowhills
7 Claverton Drive
Bath
BA2 7AJ

Application No: DCON(A)/15/2424
Contact: Charles Judson
Direct Line: 01638 719267
Email: Planning.help@westsuffolk.gov.uk

31 March 2017

Proposal: **Discharge of conditions 7-HGV traffic movements,,13 - Landscape Management Plan and 21-Sustainable Urban Drainage Scheme of DC/15/2424/OUT**

Location: **Haverhill Business Park Bumpstead Road Haverhill CB9 7AA**

Dear Sir/Madam

I am writing with regards to your recent application and accompanying plans received in this office on the 7 December 2016. Having had the opportunity to consider the application I have the following comments to make on the numbered conditions below:

Conditions Discharged

Condition:

- 7 All HGV traffic movements associated with site construction to and from the site over the duration of the construction period shall be subject to a Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The site contractor shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

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

Comment

The Deliveries Management Plan dated December 2016 provides an acceptable strategy for the management of HGV construction traffic to and from the site over the duration of the construction period and the requirements of condition 7 are discharged in part. Please note that in order to fully comply with the terms of this condition the development must be carried out in accordance with the approved Plan and the site contractor shall maintain a register of complaints and records of actions taken throughout the period of occupation of the site.

Condition:

- 13 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all soft landscape areas together with a timetable for the implementation of the landscape management plan, shall be submitted to the Local Planning Authority at the same time as the details of the soft landscaping for consideration as part of the hard and soft landscaping scheme (referred to in Condition [10] above). The landscape management plan shall be carried out in accordance with the approved details and timetable.

Reason: To enhance the appearance of the development.

Comment

The amended strategic landscape management plan (received 14th February 2017) provides an acceptable overarching strategy for the soft landscaping of the highway frontages and the requirements of condition 13 are hereby discharged. The applicant is advised of the landscaping requirements imposed under conditions 2 and 10 which shall provide further detail of landscaping for each individual phase of development.

Conditions Not Fully Discharged**Condition:**

- 21 No development shall take place until details of the implementation, maintenance and management of the sustainable urban drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented at such time(s) as may be specified in the approved scheme/ before any part of the development is first brought into use/ before the building to which it relates is first brought into use 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 reduce the risk of flooding.

Comment

The amended statement on Suds maintenance (received 20th February 2017) provides an acceptable scheme for the implementation, maintenance and management of the urban drainage scheme insofar as it relates to plot SE1 and the condition is hereby discharged in relation to that plot only. The condition remains in force for the remaining phases of the development.

I trust the above is clear, however should you have any further queries please contact the Case Officer, Charles Judson.

Yours faithfully



Rachel Almond
Service Manager (Planning - Development)

Date: 31 March 2017

A copy of this letter will be attached to the public Planning Register