

Mr Andrew Smith - AJA Architects
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Application No: DCON(B)/15/2424

Contact: Kerri Cooper

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27 November 2019

Proposal: **Application to Discharge of Conditions - 6 (surface water), 7 (deliveries management plan) 8 (manoeuvring and parking), 10 (soft landscaping), 13 (landscape management plan), 17 (contamination report), 18 (verification report) and 21 (sustainable urban drainage strategy) of application DC/15/2424/OUT - Plots NE1, NE2 and SE2**

Location: **Land Adj Haverhill Business Park Bumpstead Road Haverhill Suffolk**

Dear Sir/Madam

I am writing with regards to your recent application and accompanying plans received in this office on the 24 May 2019. Having had the opportunity to consider the application I have the following comments to make on the numbered conditions below:

Conditions Discharged

Condition:

- 6 Before the development is commenced in respect of any individual phase or plot, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

Comment

The means to prevent the surface water discharge onto the highway for Plots NE1, NE2 and SE2 as detailed on drawing no. 2018-294 101 P1 is acceptable. Condition 6 can be 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 Highway Authority have confirmed that the submitted deliveries management plan for Plots NE1, NE2 and SE2 is acceptable. As such, condition 7 can be discharged.

Condition:

- 8 Before the development is commenced in respect of any individual phase or plot, details of the areas to be provided for the loading, unloading, manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and 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, where on-street parking and manoeuvring would be detrimental to highway safety.

Comment

The parking and manoeuvring for Plots NE1, NE2 and SE2 shall be implemented in accordance with approved drawing nos. 6502-700 Rev G and 6502-701 Rev D as detailed within conditions 5 and 6 of reserved matters application DC/19/1010/RM.

Condition:

- 10 No development shall take place in respect of any road/footpath or plot/part plot until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that part of the site drawn to a scale of not less than 1:200, which shall include accurate indications of the position, species, girth, canopy spread and height of all existing trees and hedgerows on and adjacent to the site and details of any to be retained, together with measures for their protection during the course of development. Any retained trees removed, dying or becoming seriously damaged or diseased within five years of commencement 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. (See Note 13)

Reason: To enhance the appearance of the development and to ensure that the most important and vulnerable trees are adequately protected during the period of construction.

Comment

The soft landscaping scheme for Plots NE1, NE2 and SE2 detailed on drawing nos. 19-50-02 A, 19-50-03 A and 19-50-04 A is acceptable and shall be implemented in full. Condition 10 can be discharged.

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 submitted landscape management plan 19050/dp/LMP001 in relation to Plots NE1, NE2 and SE2 is acceptable and shall be implemented in its entirety. As such, condition 13 can be discharged.

Condition:

- 17 No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall commence within the area identified as NE2 on the submitted Indicative Framework Plan until a scheme that includes the following components to deal with the risks associated with contamination, if present on the site and hazardous ground gases shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:

[Planning and Regulatory Services, West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU](#)

- o all previous uses
- o potential contaminants associated with those uses
- o a conceptual model of the site indicating sources, pathways and receptors
- o potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect and prevent the pollution of the water environment (particularly groundwater associated with the underlying Secondary and Principal Aquifers, from potential pollutants associated with current and previous land uses) in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater protection: Principles and practice (GP3:2013) position statements.

Comment

The Environment Team have confirmed that the submitted Site Investigation Report and subsequent details submitted on 14th November 2019 in respect of Plots NE1, NE2 and SE2 is acceptable to enable condition 17 to be 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 Lead Local Flood Authority have confirmed that the following sustainable urban drainage strategy details are acceptable in relation to Plots NE1, NE2 and SE2:

"Drainage Strategy - General Arrangement" [Ref:- 2018-294 101 P3 by Nolan Associates and dated 16-10-2019]

"Flood Containment" [Ref:- N/A]

"Micro - Drainage Outputs"

Condition 21 can be discharged.

Conditions Not Discharged

Condition:

18 No occupation of any part of the permitted development within the area identified as NE2 on the submitted Indicative Framework Plan shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect and prevent the pollution of the water environment (particularly groundwater associated with the underlying Secondary and Principal Aquifers, from potential pollutants associated with current and previous land uses) in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater protection: Principles and practice (GP3:2013) position statements.

Comment

The Environment Team have confirmed that condition 18 cannot be discharged until a validation report has been submitted and reviewed by the Local Planning Authority.

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

Yours faithfully

David Collinson

David Collinson
Assistant Director - Planning & Regulatory Services

Date: 27 November 2019

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