

St. Edmundsbury Borough Council

Mr Stuart McAdam - Persimmon
Homes (Suffolk) Ltd
Persimmon House
Orion Court
Great Blakenham
Ipswich
IP6 0LW

Application No: DCON(D)/09/1283

Case Officer: Penny Mills

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20 March 2018

Proposal: Application to Discharge Conditions A4 (Arboricultural Method Statement), A5 (Soft landscaping), A6 (Landscape and ecological management plan), A7 (Construction method statement), A9 (Ground levels, services and hard surfaces), B2 (Phasing plan), B4 (Landscape and ecological management plan), B21 (Construction Method Statement) and B25 (Contamination) of SE/09/1283

Location: Land Nw Of Haverhill Anne Sucklings Lane Little Wratting Suffolk

Dear Sir/Madam

I am writing with regards to your recent application and accompanying plans received in this office on the 19 February 2018. Having had the opportunity to consider the application I have the following comments to make on the numbered conditions below:

Conditions Partially Discharged

Condition - A4 Arboricultural Method Statement:

No development shall commence until an Arboricultural Method Statement 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 those trees and hedges on the application site that are to be retained,
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 adequately protected during the period of construction.

Comment for condition A4

The measures detailed in JBA 17-134 Tree Protection Plan Rev C and JBA 17/364 AR01 Rev C are acceptable in respect of phase 1a as detailed on the Relief Road Phasing Plan, drawing number 000/E/1000. Protective fencing must be installed in accordance with the agreed details and remain in situ for the duration of all construction works.

Condition A5 – Soft Landscaping:

No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for the site drawn to a scale of not less than 1:200. 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. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). 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.

Reason: To enhance the appearance of the development.

Comment for condition A5

The soft landscape plans for the relief road cannot be confirmed as acceptable until all aspects including detailed alignment drawing and drainage details have been confirmed. However, due to the nature of the works proposed in phase 1a, which relates to a small section of verge, the local planning authority can confirm that in respect to those works in phase 1a as set out in the Relief Road Phasing Plan, drawing number 000/E/1000, the soft landscaping is acceptable. The condition is therefore discharged with respect to those works within phase 1a only.

Condition A6 – Landscape and Ecological Management Plan:

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the link road. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might 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 organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

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 by the developer with 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 scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the satisfactory development of the site.

Comment for condition A6

The Landscape and Ecological Management plan - REF JBA 17/364 Revision F - March 2018 is acceptable in respect to those works in phase 1a as set out in the Relief Road Phasing Plan, drawing number 000/E/1000. The condition is therefore discharged with respect to those works within phase 1a only.

Condition A7 – Construction Management Plan:

No development shall take place, including any works of demolition, until a Construction Method Statement 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.*

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

Comment for Condition A7:

The details of the position of and access to the proposed site compound detailed on drawing COM01 rev B and the associated Construction Management Plan is acceptable in relation to the construction of the relief Road.

Condition A9 – ground levels and services:

No development shall be commenced until details of the following 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,*
- 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 and hardstanding.

The development shall be carried out in accordance with the approved details

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

Comment for condition A9:

The full details required for this condition in respect of the approved relief road cannot be confirmed as acceptable in their totality until all other aspects of the development including detailed alignment drawing and drainage details have been confirmed as acceptable. However, due to the nature of the works proposed in phase 1a, which relates to a small section of verge, the local planning authority can confirm that in respect to those works in phase 1a as set out in the Relief Road Phasing Plan, drawing number 000/E/1000, the details provided in rep sect of condition A9 are acceptable. The condition is therefore discharged with respect to those works within phase 1a only.

Condition B25 - Contamination:

Within any phase, 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;

5.

(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 in accordance with Policy NE6 of the Replacement Local Plan.

Comment for condition B25

The Council's Environment Service has previously reviewed the Geosphere Environmental Ltd, Phase 1 Desk Study and Phase 2 Site Investigation Report, reference 995,SI/SG,PD/09.12.14/V1, dated 9 December 2014. Although a number of minor comments in relation to the report were raised, it is considered broadly acceptable in relation to the first phase of residential development as shown in the reserved matters application DC/16/2836/RM

The condition is therefore partially discharged in relation to the phase of the development referred to above and remains in force for the rest of the development which has not yet had any reserved matters approved.

I trust the above is clear, however should you have any further queries please contact the Case Officer, Penny Mills

Yours faithfully

David Collinson

David Collinson
Assistant Director - Planning & Regulatory Services

Date: 20 March 2018

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

