

Mr Daniel White - Persimmon
Homes
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IP6 0LW

Application No: DCON(H)/09/1283

Contact: Penny Mills

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3 March 2021

Proposal: **Application to Discharge Conditions A2 (Alignment), A4 (Arboricultural Method Statement), A5 (Soft Landscaping) , A6 (Landscape and Ecological Management Plan), A8 (Archaeology) and A9 (Excavation and Ground Levels) 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 application and amended Arboricultural Method Statement and associated plans received in this office on the 02 March 2021.

Having had the opportunity to consider the amended information I have the following comments to make on the numbered conditions below:

Condition Part Discharged

Condition 4 – 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

The amended arboricultural method statement (AMS), reference JBA 17/364 AR01 Rev I, received on 2 March 2021 has been reviewed by the local planning authority. It is considered that the statement and the associated tree removal and tree protection plans are acceptable and satisfy the requirements of parts 1, 3 and 4 of condition A4.

In respect of part 2, the AMS identifies the areas where excavations will be required within the RPAs of retained trees and hedges and sets out the general principles for work in those areas. However, the details of the construction, which are a requirement of the condition, are not provided.

The condition is therefore partially discharged in respect of parts 1, 3 and 4.

Provided all work is carried out in accordance with the information and plans set out in the AMS referenced above, the requirements of parts 1, 3 and 4 of the condition will be met.

In order to satisfy part 2 of the condition, full details of any works within the RPAs must be submitted to the local planning authority and agreed in writing prior to those works taking place.

Conditions Not Discharged

The local planning authority awaits amended plans and information for the conditions listed below, which are not yet discharged:

Condition 2: Details of relief road

The Relief Road alignment shall be within the red line as indicated on drg 612263/71 Rev. P1, with the junctions located as shown. No development shall commence until precise details of the Relief Road alignment, which shall include horizontal and vertical sections and pedestrian crossing facilities drawn at a scale of not less than 1:200 have been submitted to and approved by the Local Planning Authority and a completed Relief Road Delivery Bond to the agreed value has been delivered.

Reason: To ensure that the roads and sustainable links are constructed to an acceptable standard in the interest of highway safety.

Condition 5: 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.

Condition 6: 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.

Condition 8: Archaeology

- (1) No works on site involving any ground disturbance shall commence until the developer has first carried out a programme of archaeological work in accordance with a Written Scheme of Investigation which first shall have been submitted to and approved in writing by the Local Planning Authority. The Written Scheme of Investigation shall include an assessment of significance and research questions; and:
 - a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
 - g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.
- (2) The road shall not be brought into use until the site investigation and post investigation assessment has been completed, submitted to and approved by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 of this condition and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: To enable any remains of archaeological significance to be investigated and recorded.

Condition 9: 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.

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: 3 March 2021

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