

RESPONSE FORM – ENVIRONMENT TEAM

Planning and Regulatory Services,
St Edmundsbury Borough Council,
West Suffolk House,
Western Way,
Bury St Edmunds
Suffolk, IP33 3YU

Case Officer: Penny Mills
Direct Line: 01284 757367

Application No: DC/16/2755/FUL

Consultation Period Expires: 11.04.2017

Environment Team (Name): Matthew Axton

Environment Team Reference No.: Wk.201701530

CONSULTATION ON APPLICATION RECEIVED BY LOCAL PLANNING AUTHORITY

PROPOSAL Planning Application - Renovations and extensions to allow change of Public House (Class A4) to form 18no residential flats (Class C3) and 2no units for retail, commercial or Offices (Class A1, A2 or B1) and associated external works to remodel and extend the existing car park.

LOCATION The Vixen, Millfields Way, Haverhill

APPLICANT Radford Homes - Mr Chris Read

AGENT

Section(s) Responding(Please tick):

Contaminated Land	<input checked="" type="checkbox"/>	Local Air Quality	<input checked="" type="checkbox"/>	Private Water Supplies	<input type="checkbox"/>
Sustainable Development	<input type="checkbox"/>	Environmental Permitting Issues	<input type="checkbox"/>	Commercial & Food:	<input type="checkbox"/>

DO THE ENVIRONMENT TEAM OBJECT TO THIS APPLICATION:

NO

Comments to explain why ET object/support the application:

Land Contamination: The application is supported by a Phase 1 Ground Contamination Desk Study, reference P2610.2.0, dated 31 March 2016 undertaken by agb Environmental Ltd. The report concludes that there are no plausible source-pathway receptor (SPR) pollutant linkages and that no further assessment is required. This Service agrees with the conclusions of the report and therefore does not require any further assessment of land contamination unless unexpected contamination is encountered.

Air Quality: The EPUK document *Land-Use Planning & Development Control: Planning For Air Quality* (May 2015(v1.1)) suggests major developments (in terms of planning – i.e. greater than 10 dwellings) are subject to measures to help reduce the impact on Local Air Quality. All major developments should be targeted as there very few developments which will show a direct impact on local air quality, but all developments will have a cumulative affect.

Paragraph 35 of the NPPF states that *'plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to ... incorporate facilities for*

charging plug-in and other ultra-low emission Vehicles'.

St Edmundsbury Core Strategy Policy CS2, Sustainable Development, requires the conserving and, wherever possible, **enhancing** of natural resources including, air quality.

Given the above, we recommend a condition is attached to ensure zero emission electric vehicle charge points are incorporated in to the development to ensure long term enhancement of the local air quality.

Suggested conditions or amendments:

Air Quality

1. Prior to first occupation, at least 10% of car parking spaces in private residential parking areas shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations. The electric vehicle charge points shall be retained thereafter.
2. Prior to operational use of the site, at least 2 publically available electric vehicle charge points shall be provided at reasonably and practicably accessible locations within the car park. Charge points shall be at least "Fast" (7-22KW) chargers. The electric vehicle charge points shall be retained thereafter.

Reason

To promote and facilitate the uptake of electric vehicles on the site in order to enhance local air quality in line with the National Planning Policy Framework (NPPF) paragraph 35; Policy DM2 (k) of the Joint Development Management Policies Document and Policy CS2 (E) of the Core Strategy.

Contaminated Land

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.

Observations on non planning issues:

DATE: 24 January 2017