SM_0220_001

18th August 2026

Planning Department
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

By Planning Portal submission

Dear Sir or Madam,

Section 73 Application for the Consolidation of Outline Planning Permission DC/16/0473/OUT and Reserved Matters Approval DC/22/1398/RM, Removal of Outline Conditions 1, 2 and 3, Variation of Outline Conditions 5, 7, 9, 10, 12 and 13, Variation of Reserved Matters Conditions 1, 3, 5 and 5, Consolidated Numbering – Development Land, Brickfields Drive, Haverhill, Suffolk

On Behalf of Minster Property Group (Haverhill) Limited

I am pleased to enclose, via Planning Portal submission, an application under Section 73 of the Town and Country Planning Act 1990 relating to the Outline Planning Permission DC/16/0473/OUT and the subsequent Reserved Matters Consent DC/22/1398/RM relating to land at Brickfields Drive. Because the S.73 application incorporates conditions attached to a Reserved Matters consent, its approval will result in a new decision notice consolidating the current Outline and Reserved Matters consents, along with associated Non-Material Amendment consents and condition discharge notices.

S.73 Application Submission Documents

The following plans and documents accompany this S.73 application in order to define the proposals. Details of those previously approved documents which are proposed to be replaced are set out in the tables further below, along with consequential amendments to the wording of affected conditions.

155 Main Street, Grenoside, Sheffield S35 8PN
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- 26005 0102-P04 - Proposed Site Layout
- 26005 0103-P01 - Proposed Materials Schedule
- 25052 0200-P01 - Housetype AA Plans and Elevations
- 25052 0201-P01 - Housetype BC Plans and Elevations
- 25052 0202-P01 - Housetype DD Plans and Elevations
- 25052 0204-P01 - Housetype E Plans and Elevations
- 25052 0205-P01 - Housetype F Plans and Elevations
- 25052 0206-P01 - Housetype GG Plans and Elevations
- 25052 0207-P01 - Housetype HH Plans and Elevations
- 25052 0208-P01 - Housetype JJ Plans and Elevations
- 26.2061.001 - Landscape Masterplan
- 26.2061.002 - Detailed Landscape Proposals 1 of 3
- 26.2061.003 - Detailed Landscape Proposals 2 of 3
- 26.2061.004 - Detailed Landscape Proposals 3 of 3
- 2646 - Biodiversity Enhancement Plan
- 31698-101 - External Levels Layout
- 31698-102 - Drainage Strategy Layout
- 31698-103 - Drained Areas Plan
- 31698-104 - Drainage Maintenance Plan
- 31698-105 - Surface Water Management Plan
- SW Network Summary and Simulation Results - FEH
- SW Network Summary and Simulation Results - FSR 15 & 30

Planning History

The application site benefits from lawfully implemented planning permission for a development of 30 dwellings in accordance with Outline Planning Permission DC/16/0473/OUT and Reserved Matters Consent DC/22/1398/RM, as modified by various Non-Material Amendment consents and discharge of condition notices. The full planning history relevant to the current S.73 application is considered to comprise the following:

- **DC/16/0473/OUT -** Outline Planning Permission granted on 15 August 2017 for up to 30 dwellings, with the matter of access determined.
- **NMA(A)/16/0473 –** Non-Material Amendment granted on 23 May 2023 to amend Outline Condition 19 such that the development is required to be in "broad accordance" with the approved outline plans.

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- **NMA(B)/16/0473 –** Non-Material Amendment granted on 11 December 2024 to amend Outline Condition 16 such that refuse/recycling storage details are required before development above ground level, rather than prior to commencement.
- **NMA(C)/16/0473 –** Non-Material Amendment granted on 20 March 2025 to amend Outline Condition 10 to revise the timing of the Traffic Regulation Order.
- **DCON(A)/16/0473 –** Discharge of Outline Condition 5 (Construction and Site Management Programme) granted on 22 April 2025
- **DCON(B)/16/0473 –** Discharge of Outline Condition 12 (Access) and Outline Condition 13 (Estate Road) granted on 20 May 2025
- **DCON(C)/16/0473 –** Discharge of Outline Condition 9 (Surface Water Drainage) granted on 20 May 2025
- **DCON(D)/16/0473 –** Discharge of Outline Condition 7 (Archaeology) granted on 11 March 2025
- **DC/22/1398/RM –** Reserved Matters Approval granted on 22 May 2023 for appearance, landscaping, layout and scale for 30 dwellings.
- **NMA(C)/22/1398 –** Non-Material Amendment granted on 20 January 2026, substituting proposed site layout plan 1328-004 Rev S for 1328-004 Rev P.
- **DCON(A)/22/1398 –** Discharge of Reserved Matters Condition 4 (Foot/Cycle Way) granted on 20 May 2025
- **DCON(B)/22/1398 –** Discharge of Reserved Matters Condition 3 (Details of Construction Surface Water) granted on 22 April 2025
- **DC/25/1059/CLE –** Certificate of Lawfulness confirming the lawful implementation of DC/16/0473/OUT and DC/22/1398/RM, issued on 2 October 2025

The discharged status of certain conditions and the effects of the various Non-Material Amendment consents are reflected in the amendments set out in **Table 1 (Outline Conditions)** and **Table 2 (Reserved Matters Conditions)** below, and in the Schedule of Proposed Consolidated Conditions provided at **Appendix 1**.

Section 73 Procedure

The National Planning Practice Guidance (NPPG) confirms that a Section 73 application may vary or remove conditions attached to a grant of planning permission. A Reserved Matters consent does not in itself constitute a grant of planning permission – it only does so in combination with the associated outline consent. Accordingly, the legal effect of allowing a Section 73 application which relates to conditions attached to a Reserved Matters consent is the issuing of a new full planning permission for the development. The decision should therefore combine the relevant Outline and Reserved Matters conditions, restating

conditions that remain operative, incorporating the effects of previous Non-Material Amendments, and converting discharged condition requirements into compliance conditions where appropriate. This approach accords with the current NPPG and the Inspector's reasoning in appeal APP/E3335/W/24/3351927 (dated 28 March 2025).

Proposed Amendments

The proposed amendments as detailed on the above listed submission documents, and illustrated in particular by the comparison of submission drawing 26005-0102-P04 with the previously approved drawing 1328-004-S, comprise minor alterations to the layout which preserve the overall form of the development, whilst improving its efficiency through the removal of the private drive which previously adjoined the northern edge of the attenuation pond, minor alterations to the attenuation pond to ensure engineering feasibility, and amended housetypes which are accommodate by minor alterations to plot boundaries. The estate road is maintained in its currently approved form, including visitor parking provision. Updated drainage details, landscaping details and an updated Biodiversity Enhancement Plan have been provided to confirm that the proposals continue to accord with the requirements established by previous consents and approved details.

The proposed amendments are not considered to result in a significant departure from the previously approved plans to the extent that they could be considered to result in any form of harm or policy conflict that would not result from the extant consents. However, the proposed amendments will enable the development to be delivered as 100% affordable homes, which represents a significant additional benefit to the scheme as amended.

In order to secure these amendments, the following set of variations and removal of conditions is proposed, including consequential amendments reflecting the consolidation of the Outline and Reserved Matters consents and associated Non-Material Amendments. **Table 1** sets out proposed changes to conditions attached to the Outline Planning Permission (DC/16/9473/OUT) and **Table 2** sets out proposed changes to conditions attached to the Reserved Matters Consent (DC/22/1398/RM). A clean schedule of proposed conditions for the consolidated decision notice, including revised numbering, is provided at **Appendix 1**.

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Table 1: Outline Conditions (DC/16/0473/OUT)		
Cond No.	**Current Wording**	**Proposed Amendments**
1	Application for the approval of the matters reserved by conditions of this permission shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. The development hereby permitted shall be begun not later than whichever is the latest of the following dates:- i. The expiration of five years from the date of this permission; or ii. The expiration of two years from the final approval of the reserved matters; or, iii. In the case of approval on different dates, the final approval of the last such matter to be approved.	**REMOVE** [The development has been lawfully implemented as confirmed by the Certificate of Lawfulness DC/25/1059/CLE.]
2	Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.	**REMOVE** [The Reserved Matters have been approved under application DC/22/1398/RM.]
3	The residential development hereby approved shall not be commenced until development of the relief road as approved under planning permission SE/09/1283 commences.	**REMOVE** [The development has been lawfully implemented as confirmed by the Certificate of Lawfulness DC/25/1059/CLE.]

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4	No development above ground level shall be commenced until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences/bunding to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted. The approved screen walling/ fencing/bunding shall be constructed or erected before the development is first occupied. The approved soft landscaping to be planted shall be done so within 12 months of the date when the first dwelling is occupied. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted.	**Consolidated Condition No. 1** **NO CHANGE**
5	Prior to the development commencing, a comprehensive Construction and Site Management Programme shall be submitted to the Local Planning Authority for approval. The approved programme shall be implemented throughout the development phase, unless the Local Planning Authority gives written consent to any variation. The programme shall include:- *[Detailed criteria a-f]*	**Consolidated Condition No. 2** **AMENDED WORDING** **The development shall be carried out in accordance with the Construction and Site Management Programme approved under discharge of condition reference DCON(A)/16/0473, unless the Local Planning Authority gives written consent to any variation.**

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6	No development shall commence above ground level until a scheme for the provision of fire hydrants within the application site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until the fire hydrants have been provided in accordance with the approved scheme. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.	**Consolidated Condition No. 3** **NO CHANGE**
7	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: *[Detailed criteria a-g]*	**Consolidated Condition No. 4** **AMENDED WORDING** **The development shall be carried out in accordance with the programme of archaeological work and Written Scheme of Investigation approved under discharge of condition reference DCON(D)/16/0473.**
8	No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 7 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.	**Consolidated Condition No. 5** **NO CHANGE**

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9	Prior to the commencement of development details of a surface water drainage scheme will be submitted to, and agreed in writing by, the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved drainage strategy. Details of which will include: *[Detailed criteria 1-5]*	**Consolidated Condition No. 6** **AMENDED WORDING** **The development shall be carried out in accordance with the Surface Water Drainage Scheme approved under discharge of condition reference DCON(C)/16/0473, and the scheme shall be implemented and thereafter managed and maintained in accordance with the approved strategy.**
10	**AS AMENDED BY NMA(C)/16/0473** No part of the development hereby approved shall be commenced until a Traffic Regulation Order restricting parking in the vicinity of the junction between Brickfields Drive and Hales Barn Road has been submitted to Suffolk County Council and no part of the development shall be occupied until the TRO has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority.	**Consolidated Condition No. 7** **AMENDED WORDING** **No part of the development shall be occupied until the Traffic Regulation Order restricting parking in the vicinity of the junction between Brickfields Drive and Hales Barn Road has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority.** [The development has been lawfully implemented as confirmed by the Certificate of Lawfulness DC/25/1059/CLE, so the pre-commencement element of the condition is no longer necessary.]

11	No dwelling shall be occupied until a traffic management scheme has been provided within the highway to restrict access to the section of Brickfields Drive between No.2 and No 28 in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority.	**Consolidated Condition No. 8** **NO CHANGE**
12	No part of the development shall be commenced until details of the proposed access (including the position of any gates to be erected and visibility splays provided) have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the occupation of the dwellings. Thereafter the access shall be retained in its approved form.	**Consolidated Condition No. 9** **AMENDED WORDING** **The development shall be carried out in accordance with the Access Details approved under discharge of condition reference DCON(B)/16/0473. The approved access shall be laid out and constructed in its entirety prior to the occupation of the dwellings. Thereafter the access shall be retained in its approved form.**
13	Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.	**Consolidated Condition No. 10** **AMENDED WORDING** **The development shall be carried out in accordance with the Estate Roads and Footpaths details approved under discharge of condition reference DCON(B)/16/0473.**

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14	No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least base course level or better, in accordance with the approved details except with the written agreement of the Local Planning Authority.	**Consolidated Condition No. 11** **NO CHANGE**
15	Prior to the commencement of development above ground level details of the areas to be provided for the loading, unloading, manoeuvring, parking of vehicles, including secure cycle storage, has been 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.	**Consolidated Condition No. 12** **NO CHANGE**
16	**AS AMENDED BY NMA(B)/16/0473** No development above ground level shall be commenced until details of the areas to be provided for the storage of Refuse/Recycling bins are 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 for no other purpose.	**Consolidated Condition No. 13** **NO CHANGE**
17	The mitigation and enhancement measures contained in Ecological Impact Report by Capita dated February 2016 shall be adhered to in their entirety with enhancements provided prior to occupation of the first dwelling and thereafter be retained.	**Consolidated Condition No. 14** **NO CHANGE**

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<table>
<tr>
<td>18</td>
<td>No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.</td>
<td>Consolidated Condition No. 15

NO CHANGE</td>
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<tr>
<td>19</td>
<td>AS AMENDED BY NMA(A)/16/0473

The development hereby permitted shall not be carried out except in BROAD accordance with the details shown on the following approved plans and documents:

<table>
<tr><th>Reference No:</th><th>Plan Type</th><th>Date Received</th></tr>
<tr><td>-</td><td>Site Location Plan</td><td>21.03.2026</td></tr>
<tr><td>CS/063627/05 F</td><td>Masterplan</td><td>21.03.2026</td></tr>
</table>
</td>
<td>Consolidated Condition No. 16

NO CHANGE</td>
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<table>
<tr><th colspan="3">Table 2: Reserved Matters Conditions (DC/22/1398/RM)</th></tr>
<tr><th>Cond No.</th><th>Current Wording</th><th>Proposed Amendments</th></tr>
<tr><td>1</td><td>
<table>
<tr><th>Reference No.</th><th>Plan Type</th><th>Date Received</th></tr>
<tr><td>001 D</td><td>Landscape plan</td><td>20-Mar-23</td></tr>
<tr><td>002 D</td><td>Landscape plan</td><td>15-Feb-23</td></tr>
<tr><td>1328-004 P</td><td>Block plan</td><td>17-Apr-23</td></tr>
<tr><td>1328-006 C</td><td>Materials</td><td>17-Apr-23</td></tr>
<tr><td>1328-AF1B A</td><td>Proposed elevations & floor plans</td><td>22-Aug-22</td></tr>
<tr><td>1328-AF2B</td><td>Proposed elevations & floor plans</td><td>08-Aug-22</td></tr>
<tr><td>1328-AF3B A</td><td>Proposed elevations & floor plans</td><td>22-Aug-22</td></tr>
<tr><td>1328-AF4B A</td><td>Proposed elevations & floor plans</td><td>19-May-23</td></tr>
<tr><td>1328-GARA</td><td>Proposed elevations & floor plans</td><td>08-Aug-22</td></tr>
<tr><td>1328-LP B</td><td>Location plan</td><td>03-Feb-22</td></tr>
<tr><td>1328-TYPA A</td><td>Proposed elevations & floor plans</td><td>14-Feb-23</td></tr>
<tr><td>1328-TYPB</td><td>Proposed elevations & floor plans</td><td>08-Aug-22</td></tr>
<tr><td>1328-TYPC</td><td>Proposed elevations & floor plans</td><td>08-Aug-22</td></tr>
<tr><td>1328-TYPD/30</td><td>Proposed floor plans</td><td>10-Jan-23</td></tr>
<tr><td>1328-TYPD A</td><td>Proposed elevations & floor plans</td><td>22-Aug-22</td></tr>
<tr><td>1328-TYPC/01 A</td><td>Proposed elevations</td><td>14-Feb-23</td></tr>
<tr><td>1328-TYPC/02 A</td><td>Proposed floor plans</td><td>14-Feb-23</td></tr>
<tr><td>1328-TYPD</td><td>Proposed elevations & floor plans</td><td>08-Aug-23</td></tr>
<tr><td>1328-007 C</td><td>Biodiversity enhancement plan</td><td>17-Apr-23</td></tr>
<tr><td>2937-03 A</td><td>Site levels</td><td>14-Feb-23</td></tr>
<tr><td>2937-04 A</td><td>Site levels</td><td>14-Feb-23</td></tr>
<tr><td>2937-05 A</td><td>Drainage plans</td><td>14-Feb-23</td></tr>
</table>
</td><td>
Consolidated Condition No. 17

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<tr><td>26.2061.004</td><td>Detailed Landscape Proposals 3 of 3</td></tr>
<tr><td>2646</td><td>Biodiversity Enhancement Plan</td></tr>
<tr><td>31698-101</td><td>External Levels Layout</td></tr>
<tr><td>31698-102</td><td>Drainage Strategy Layout</td></tr>
<tr><td>31698-103</td><td>Drained Areas Plan</td></tr>
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2	No development above slab level shall take place until details of the external materials to be used in the construction of the buildings and details of the fenestration, doors, garage doors, porches and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	**Consolidated Condition No. 18** **NO CHANGE**
3	Prior to commencement of development details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) shall be submitted to and agreed in writing by the Local Planning Authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include: *[Detailed criteria a.1-3]*	**Consolidated Condition No. 19** **AMENDED WORDING** **The development shall be carried out in accordance with the Construction Surface Water Management Plan (CSWMP) approved under discharge of condition reference DCON(B)/22/1398. The approved CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.**

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4	Before the development is commenced, details of the new foot/cycle way to the north of the development shall be submitted to and approved in writing by the Local Planning Authority. The foot/cycle way shall be laid out and constructed to base course before the development is first occupied and fully completed prior to the occupation of the 15 dwelling hereby approved in accordance with the approved scheme. The foot/cycle way shall be retained thereafter in its approved form.	**Consolidated Condition No. 20** **AMENDED WORDING** **The development shall be carried out in accordance with the details of the new foot/cycle way to the north of the development approved under discharge of condition reference DCON(A)/22/1398. The foot/cycle way shall be laid out and constructed to base course before the development is first occupied and fully completed prior to the occupation of the 15th dwelling hereby approved in accordance with the approved scheme. The foot/cycle way shall be retained thereafter in its approved form.**

5	All planting comprised in the approved details of landscaping (plan no.s 001 D and 002 D) shall be carried out in the first planting season following the 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 unless the Local Planning Authority gives written consent for any variation.	**Consolidated Condition No. 21** **AMENDED WORDING** **All planting comprised in the approved details of landscaping (plan nos. 001 D and 002 D) shall be carried out in the first planting season following the commencement of the development above ground level (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 unless the Local Planning Authority gives written consent for any variation.**
6	Prior to occupation the biodiversity enhancement measures to be installed at the site as shown on plan no. 1328-007C shall be installed in accordance with the agreed details and thereafter retained.	**Consolidated Condition No. 22** **NO CHANGE**
7	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) the garages hereby approved shall be used solely for the garaging of private motor vehicles and for ancillary domestic storage incidental to the occupation and enjoyment of the associated dwelling and shall be used for no other purpose.	**Consolidated Condition No. 23** **NO CHANGE**

Section 106 Agreement

The S106 Agreement dated 14 August 2017 secures obligations on the development including affordable housing and play-space, footpath, library, primary school and TRO contributions. However, the deed defines the 'Application' according to the original reference to DC/16/0473/OUT – and defines 'Planning Permission' as the permission granted in accordance with that application – and does not include the typical provision that the agreement will be binding on any subsequent planning permission resulting from a Section 73 application. As a result, a Deed of Variation is required in order to attach the existing S106 obligations to the new reference number. This will be brought forward by the applicant in the course of the S.73 application.

Conclusion

The proposed amendments are not considered to represent a significant departure from the currently approved plans, and retain its overall form, scale and description, whilst enabling the development to be delivered as 100% affordable homes. The effect of the proposed amendment is therefore wholly positive and should be supported.

I trust that the above and enclosed information will allow the application to be registered and determined promptly. Please contact me if any further information is required.

Yours faithfully,

Jake Stentiford
Director
Surface Planning
Email: jake@surfaceplanning.co.uk

APPENDIX 1 – SCHEDULE OF PROPOSED CONSOLIDATED CONDITIONS

1 No development above ground level shall be commenced until details of the treatment of the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. The details shall specify the siting, design, height and materials of the screen walls/fences/bunding to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted. The approved screen walling/ fencing/bunding shall be constructed or erected before the development is first occupied. The approved soft landscaping to be planted shall be done so within 12 months of the date when the first dwelling is occupied. Any planting removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by soft landscaping of similar size and species to those originally required to be planted.

Reason: To ensure the satisfactory development of the site.

2 The development shall be carried out in accordance with the Construction and Site Management Programme approved under discharge of condition reference DCON(A)/16/0473, unless the Local Planning Authority gives written consent to any variation.

Reason: Required pre-commencement to ensure the satisfactory development of the site and to protect the amenity of occupiers of adjacent properties from noise and disturbance.

3 No development shall commence above ground level until a scheme for the provision of fire hydrants within the application site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until the fire hydrants have been provided in accordance with the approved scheme. Thereafter the hydrants shall be retained in their approved form unless the prior written consent of the Local Planning Authority is obtained for any variation.

Reason: To ensure the adequate supply of water for fire fighting/community safety.

4 The development shall be carried out in accordance with the programme of archaeological work and Written Scheme of Investigation approved under discharge of condition reference DCON(D)/16/0473.

Reason: Required pre-commencement to enable any remains of archaeological significance to be investigated and recorded before ground works commence.

5 No building shall be occupied or otherwise used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 7 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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

6 The development shall be carried out in accordance with the Surface Water Drainage Scheme approved under discharge of condition reference DCON(C)/16/0473, and the scheme shall be implemented and thereafter managed and maintained in accordance with the approved strategy.

Reason: To prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control); to ensure the development is adequately protected from flooding (and to maximise allowable aperture size on control devices); to ensure the development does not cause increased pollution of the downstream watercourse and to ensure clear arrangements are in place for ongoing operation and maintenance.

7 No part of the development shall be occupied until the Traffic Regulation Order restricting parking in the vicinity of the junction between Brickfields Drive and Hales Barn Road has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: Required pre-commencement to prevent parking which restricts visibility at the junction in the interest of highway safety.

8 No dwelling shall be occupied until a traffic management scheme has been provided within the highway to restrict access to the section of Brickfields Drive

between No.2 and No 28 in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent additional traffic using a section of residential road which is unsuitable due to the type of road.

9 The development shall be carried out in accordance with the Access Details approved under discharge of condition reference DCON(B)/16/0473. The approved access shall be laid out and constructed in its entirety prior to the occupation of the dwellings. Thereafter the access shall be retained in its approved form.

Reason: Required pre-commencement to ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

10 The development shall be carried out in accordance with the Estate Roads and Footpaths details approved under discharge of condition reference DCON(B)/16/0473.

Reason: Required pre-commencement to ensure that roads/footways are constructed to an acceptable standard.

11 No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least base course level or better, in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

12 Prior to the commencement of development above ground level details of the areas to be provided for the loading, unloading, manoeuvring, parking of vehicles, including secure cycle storage, has been 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 that sufficient space for the on-site parking of vehicles

and cycles is provided.

13 No development above ground level shall be commenced until details of the areas to be provided for the storage of Refuse/Recycling bins are 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 for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

14 The mitigation and enhancement measures contained in Ecological Impact Report by Capita dated February 2016 shall be adhered to in their entirety with enhancements provided prior to occupation of the first dwelling and thereafter be retained.

Reason: To ensure that mitigation measures are provided to ensure that wildlife habitats are maintained and are not adversely affected by the development.

15 No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.

Reason: To improve the sustainability of the dwellings in accordance with policy DM7 of the Joint Development Management Policies (2015)

16 The development hereby permitted shall not be carried out except in BROAD accordance with the details shown on the following approved plans and documents:

Reference No.	**Plan Type**	**Date Received**
-	Site Location Plan	21.03.2026
CS/063627/05 F	Masterplan	21.03.2026

Reason: To define the scope and extent of this permission.

17 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Reference No.	Plan Type
26005 0102-P04	Proposed Site Layout
26005 0103-P01	Proposed Materials Schedule
25052 0200-P01	Housetype AA Plans and Elevations
25052 0201-P01	Housetype BC Plans and Elevations
25052 0202-P01	Housetype DD Plans and Elevations
25052 0204-P01	Housetype E Plans and Elevations
25052 0205-P01	Housetype F Plans and Elevations
25052 0206-P01	Housetype GG Plans and Elevations
25052 0207-P01	Housetype HH Plans and Elevations
25052 0208-P01	Housetype JJ Plans and Elevations
26.2061.001	Landscape Masterplan
26.2061.002	Detailed Landscape Proposals 1 of 3
26.2061.003	Detailed Landscape Proposals 2 of 3
26.2061.004	Detailed Landscape Proposals 3 of 3
2646	Biodiversity Enhancement Plan
31698-101	External Levels Layout
31698-102	Drainage Strategy Layout
31698-103	Drained Areas Plan
31698-104	Drainage Maintenance Plan
31698-105	Surface Water Management Plan
-	SW Network Summary and Simulation Results FEH
-	SW Network Summary & Simulation Results FSR 15 & 30

Reason: To define the scope and extent of this permission.

18 No development above slab level shall take place until details of the external materials to be used in the construction of the buildings and details of the fenestration, doors, garage doors, porches and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy DM2 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

19 The development shall be carried out in accordance with the Construction Surface Water Management Plan (CSWMP) approved under discharge of condition reference DCON(B)/22/1398. The approved CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

Reason: To ensure the development does not cause increased flood risk, or pollution of watercourses in line with the River Basin Management Plan, in accordance with policies DM6 and DM14 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 14 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

20 The development shall be carried out in accordance with the details of the new foot/cycle way to the north of the development approved under discharge of condition reference DCON(A)/22/1398. The foot/cycle way shall be laid out and constructed to base course before the development is first occupied and fully completed prior to the occupation of the 15th dwelling hereby approved in accordance with the approved scheme. The foot/cycle way shall be retained thereafter in its approved form.

Reason: In the interests of highway safety and sustainable development in accordance with policy DM2 and DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 9 and 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.

21 All planting comprised in the approved details of landscaping (plan nos. 001 D and 002 D) shall be carried out in the first planting season following the commencement of the development above ground level (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 unless the Local Planning Authority gives written consent for any variation.
Reason: To enhance the appearance of the development and ensure a satisfactory environment, in accordance with policies DM2, DM12 and DM13 of the West Suffolk Joint Development Management Policies Document 2015, Chapters 12 and 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

22 Prior to occupation the biodiversity enhancement measures to be installed at the site as shown on plan no. 1328-007C shall be installed in accordance with the agreed details and thereafter retained.

Reason: Reason: To secure biodiversity enhancements commensurate with the scale of the development, in accordance with policies DM11 and DM12 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and all relevant Core Strategy Policies.

23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order) the garages hereby approved shall be used solely for the garaging of private motor vehicles and for ancillary domestic storage incidental to the occupation and enjoyment of the associated dwelling and shall be used for no other purpose.

Reason: To ensure continued compliance with adopted parking standards in the interests of highway safety, in accordance with policy DM46 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 12 of the National Planning Policy Framework and all relevant Core Strategy Policies.