

Consultee Comments for Planning Application DC/23/1469/RM

Application Summary

Application Number: DC/23/1469/RM

Address: Land Nw Of Haverhill Anne Sucklings Lane Haverhill Suffolk

Proposal: Reserved matters application - resubmission of details under outline planning permission SE/09/1283 - the means of access, appearance, landscaping, layout and scale for the construction of 98 dwellings, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping and areas of open space for a phase of residential development known as Phase 6 with the submission of details to enable the discharge of conditions B9, B16, B17, B20, B21, B24

Case Officer: Charlotte Waugh

Consultee Details

Name: Ms Elysia Scully

Address: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Environment Team

Comments

CONTAMINATED LAND HOLDING OBJECTION

We note this application is supported by a Geosphere Environmental Report, Phase 1 and Phase 2, Desk Study and Site Investigation Report, issued in December 2014. Given that almost 7 years have passed, there is a potential for this report to be outdated and inaccurate. Please provide an addendum or covering letter to summarise the current site conditions and detail whether there have been any changes or site usage since the report was produced which could impact on the findings.

AIR QUALITY

Paragraph 107 of the NPPF states that local parking standards for residential and non-residential development, policies should take into account e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Paragraph 112 of the NPPF states that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Air Quality Planning Policy Guidance lists mitigation measures for reducing the impact of air quality and includes the provision of infrastructure to promote modes of transport with a low impact

on air quality (such as electric vehicle charging points).

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

Policy DM14 of the Joint Development Management Policies Document states that proposals for all new developments should minimise all emissions and ensure no deterioration to either air or water quality.

Section 3.4.2 of the Suffolk Parking Standards also has requirements for electrical vehicle charging infrastructure, including the installation of a suitable consumer unit capable of providing 7.4kW charge in all new dwellings.

Part S of the Building Regulations requires an electric vehicle charging point to be included for new dwellings where there is an associated parking space. In this case there are a mixture of associated and un-associated parking spaces.

We therefore recommend the below condition requesting electric vehicle charge points is attached to the planning consent, should planning be granted, to enhance the local air quality through the enabling and encouraging of zero emission vehicles.

CONDITION

Prior to first occupation, all dwellings with off street parking shall be provided with an operational electric vehicle charge point at reasonably and practicably accessible locations, with an electric supply to the charge point capable of providing a 7kW charge.

Reason: To promote and facilitate the uptake of electric vehicles on the site in order to minimise emissions and ensure no deterioration to the local air quality, in accordance with Policy DM14 of the Joint Development Management Policies Document, paragraphs 107 and 112 of the National Planning Policy Framework and the Suffolk Parking Standards.