



2006-2007
Waste and Recycling
2006-2007
Culture and Sport for
Hard to Reach Groups

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PLANNING PERMISSION

Town and Country Planning Act 1990

Correspondence Address:

Boyer Planning Ltd
15 De Grey Square
De Grey Road
COLCHESTER
Essex
CO4 5YQ

Applicant: Taylor Wimpey UK Ltd

Part 1 - Particulars of Application

Date of application: 03 October 2014
Date Received: 03 October 2014

Application No: B/14/01288/FUL/SMC

Particulars and location of development:

Erection of 78 dwellings, to include 27 affordable housing units; public open space and associated landscaping; and sustainable urban drainage systems.

Land on the east side of, Ipswich Road, Holbrook

Part 2 - Particulars of decision

The **Babergh District Council** hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

1. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
COMMENCEMENT TIME LIMIT**

The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. **LISTING OF APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard :

Planning Layout - 20809/PL1E
House Type Brochure - 20809/HTB/01A
Proposed Street Scene (Sheet 1 of 2) - 20809/SS/01A
Proposed Street Scene (Sheet 2 of 2) - 20809/SS/02A

Affordable Housing Layout - 20809/AHL/01A
Focal & Gateway Building Layout - 20809/FGBL/01A
Parking Allocation Layout - 20809/PAL/01A
Proposed Materials Layout - 20809/PML/01A
Public Open Space Layout - 20809/POSL/01B
Refuse Strategy Layout - 20809/RSL/01A
Storey Height Layout - 2089/SHL/01A

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

3. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT - PRE COMMENCEMENT CONDITION: WASTE MANAGEMENT

No development shall commence until a waste minimisation and recycling strategy (to include a Site Waste Management Plan) relating to the construction and occupation stages of the development has been submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed and occupied in accordance with the approved strategy.

Reason - In the interests of minimising and managing waste arising from the development as supported by the Framework.

4. ACTION REQUIRED PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT - PRE COMMENCEMENT CONDITION: RENEWABLES

No development shall be carried out until details for reducing/minimising energy usage through decentralised, renewable building fabric or low carbon energy sources, in accordance with the Energy Statement prepared by Energist UK (August 2014 – Rev E) have been submitted to and agreed in writing by the Local Planning Authority. Such details as approved shall include a timetable of how this would be achieved, including details of physical works on site. The approved details or such drawings/documents as may be approved in writing by the Local Planning Authority as a non material amendment shall be implemented in accordance with the approved timetable and retained as operational thereafter.

Reason - In order to ensure that the energy requirement of the development is provided from decentralised renewable low carbon sources, in accordance with saved Policy EN09 of the Babergh Local Plan Alteration No 2 (2006).

5. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT TO BE AGREED

Prior to the commencement of development details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed.
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction

period.

g) Details of any wheel washing to be undertaken, management and location it is intended to take place.

h) Details of the siting of any on site compounds and portals.

i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.

The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - SURFACE WATER DRAINAGE DETAILS

No commencement of development shall take place until a surface water drainage scheme in line with that detailed in the Flood Risk Assessment and subsequent addendum undertaken by; Cannon Consulting Engineers referenced CEE/L991/FRA-03, dated July 2014 is submitted to and approved by the Local Planning Authority. The scheme shall:

1. Fully investigate the feasibility of infiltration SuDS as a preference and provide evidence to establish if the principles of any infiltration based surface water drainage strategy are achievable across the site, based on the ground conditions. Infiltration or soakaway tests should be provided which fully adhere to BRE365 guidance to demonstrate this.

2. Provide drainage plans and drawings showing the proposed locations and dimensions of all aspects of the proposed surface water management scheme. The submitted plans should demonstrate that the proposed drainage layout will perform as intended based on the topography of the site and the location of the proposed surface water management features. In addition, full design details, including cross sections of any proposed infiltration or attenuation features will be required.

3. Provide attenuation storage to cater for the 1 in 100 year critical duration rainfall event including allowance for climate change over the lifetime of the development without causing nuisance or damage. Calculations should be provided to demonstrate the functionality of each drainage feature.

4. Provide calculations of the piped network performance in the 1 in 30 year rainfall event to show no above ground flooding, and in the 1 in 100 year rainfall event including climate change to provide details of the volumes of flooding from each pipe, if any.

5. Provide sufficient information to demonstrate that people and property will be kept safe from flooding, with consideration given to exceeding flows and overland flow routing from on and off site sources, in accordance with CIRIA C635.

6. Detail who will maintain each element of the surface water system for the lifetime of the development by submission of a maintenance schedule.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason - To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

**7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:
AGREEMENT OF LEVELS**

Prior to the commencement of works in association with the dwelling/building/s hereby approved and/or any change in ground levels, details of existing and proposed levels of the site, finished floor levels and identification of all areas of cut or fill as measured from a fixed off site datum point shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in its entirety in accordance with the levels agreed.

Reason - In order to secure a design in scale with development surrounding the site so as to protect the visual amenities, amenity of neighbouring properties and character of the area. This condition is required to be agreed prior to the commencement of works to buildings and/or ground levels as any construction process beyond this stage without this agreement risks having to be restarted resulting in delay and cost for the developer.

**8. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE
COMMENCEMENT CONDITION: PROVISION OF ROADS AND FOOTPATHS.**

Before the development is commenced, details of the estate roads and footpaths, including layout, levels, gradients, surfacing and means of surface water drainage and a timetable for said works, shall be submitted to and approved in writing by the Local Planning Authority. The details agreed to satisfy this condition shall be implemented and completed in their entirety in accordance with the timetable agreed.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development to ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety and risk of cost to the developer if the details are not found acceptable.

**9. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS**

No development shall take place within the whole site until a Written Scheme of Investigation for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The 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.

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.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This condition is required to be agreed prior to the commencement of any development to ensure

matters of archaeological importance are preserved and secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to archaeological and historic assets.

10. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under condition 9, above and the provision made for analysis, publication and dissemination of results and archive deposition.

Reason - To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.

11. ACTION REQUIRED: MANAGEMENT OF PUBLIC OPEN SPACE

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (including on site SUDS and Play areas), other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the commencement of the development for its permitted use. The landscape management plan shall be carried out as approved.

Reason - In the interests of visual amenity and the character and appearance of the area.

12. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT: DETAILS OF SCREEN WALLS AND FENCES

The screen walls and fences as approved under Condition 2, above shall be erected prior to the dwelling/s to which they relate being first occupied and thereafter be retained in the approved form.

Reason – In the interests of visual amenity and the character and appearance of the area.

13. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT: DETAILED SCHEME FOR OFF SITE IMPROVEMENT WORKS

A detailed scheme for the off-site highway improvement works as indicated in the submitted Transport Statement (Para. 7.8) and listed below shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and constructed prior to FIRST occupation. Improvements shall include the following:

- A southbound bus stop and bus shelter on Ipswich Road
- A northbound bus stop, pole with timetable flag on Ipswich Road
- A zebra crossing on Ipswich Road in the vicinity of the new bus stops and related to the existing footpath link into the village centre
- Resurfacing of Ipswich Road in the vicinity of the zebra crossing approaches to improve skid resistance as required
- traffic calming measures as required

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to ensure that the highway

network is adequate to cater for the development proposed

14. ACTION REQUIRED PRIOR TO OCCUPATION OF ANY DEVELOPMENT: FIRE HYDRANTS

Details of all fire hydrants to serve the hereby permitted development shall be submitted to and agreed in writing by the Local Planning Authority and the fire hydrants shall thereafter be provided in accordance with such details as approved, prior to first occupation.

Reason - To ensure that the development has an adequate supply of water to allow for firefighting in the event of a fire.

15. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF ROADS AND FOOTPATHS.

No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least binder course level or better in accordance with the approved details.

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

16. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS

Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point and a distance of 90 metres in each direction along the edge of the metalled carriageway from the centre of the access. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason - To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

17. ACTION REQUIRED PRIOR TO USE/OCCUPATION - HIGHWAYS: PROVISION OF PARKING.

No individual dwelling shall be occupied until the area(s) shown on Drawing No 20809/PL1E and 20809/PAL/01A for the purposes of manoeuvring and parking of vehicles which relate to that dwelling has been provided and made functionally available to the individual dwelling or phase of development (in the case of visitor parking spaces) to which the parking provision relates to. Thereafter that area shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

Reason - To ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would otherwise be detrimental to highway safety

18. SPECIFIC RESTRICTION: GREEN TRAVEL PLAN

Within one month of the first occupation of each dwelling, the first occupiers of that

dwelling shall be provided with a Residents Welcome Pack. Not less than 3 months prior to the first occupation of any dwelling, the contents of the Residents Welcome Pack shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, cycle and bus vouchers, and car sharing information as set out in the approved Travel Plan Statement prepared by Cannon Consulting Engineers received on 26 February 2015.

Reason - In the interests of sustainable development and to accord to the principles of the NPPF.

19. PROTECTION OF TREES

The development shall be carried out in accordance with the recommendations of the Arboricultural Preliminary Arboricultural Method Statement and Tree Protection Plan Ref. 8180/02/Rev C, prepared by Ian Keen Ltd, Arboricultural Consultants dated February 2014.

Reason - For the avoidance of damage to trees and hedgerows within the site in the interests of visual amenity and the character and appearance of the area.

20. ONGOING REQUIREMENT OF DEVELOPMENT: LANDSCAPING SCHEME

All hard and soft landscaping works (including the specifications for the LAP + 1 play facility, boundary treatment and landscaping works for the site) along with a phasing scheme shall be submitted and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with such details as agreed.

Reason – In the interests of visual amenity and the character and appearance of the area and to ensure that appropriate play facilities are provided for residents of the development.

21. ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING

All changes in ground levels, hard landscaping, planting, seeding or turfing shown as agreed under Condition 20, above shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority.

Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

22. SPECIFIC RESTRICTION OF DEVELOPMENT : ILLUMINATION RESTRICTION

No development shall commence until a scheme detailing any external lighting for the development (other than for private dwellings) has been submitted and agreed in writing by the Local Planning Authority. The lighting shall thereafter be carried out in accordance with such details as approved.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

23. ON GOING REQUIREMENT OF DEVELOPMENT: ECOLOGY

The development shall be carried out in accordance with the recommendations as set out in Section 5 of the CSa Ecological Appraisal (4th Issue) dated October 2014, Ref CSa/1809/05.

Reason - In order to safeguard protected species and minimise the adverse ecological impacts in accordance with the NPPF and Policy CS15 of the Babergh Core Strategy (2014).

24. ACTION REQUIRED: OFF SITE ECOLOGY MITIGATION

Details of dog waste bins to be provided on site including a timescale for their provision) shall be submitted to and approved in writing by the Local Planning Authority. The bins shall thereafter be installed in the accordance with such details as agreed prior to first occupation.

Reason - In order to provide appropriate mitigation measures are secured in order to safeguard the integrity of the Stour and Orwell Special Protection Area.

Notes to Applicant:

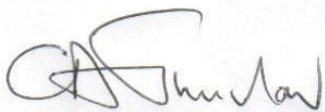
1. The applicant is advised that this permission is the subject of a Section 106 Legal Agreement.
2. It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the developer permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the developer's expense. The County Council's Central Area Manager must be contacted at Phoenix House, 3 Goddard Road, Ipswich, IP1 5NP. Telephone 01473 341414. Further information can be obtained on Suffolk County Council's [website](http://www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/) www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/. A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to the proposed development.
3. Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.
4. The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.
5. The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859 in order to agree any necessary alterations/additions to be carried out at the expense of the developer.
6. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The developer will also be required to enter into a legal agreement under provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the

highway improvement. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the contract, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums regarding the provision of new electrical equipment and energy, and changes to the existing street lighting and signing.

7. In the result of any unexpected ground conditions being encountered during construction, the developer should contact the Council's Environmental Protection Team on 01449 724715. The developer is advised that the safe development of the site lies with them.
8. In respect of Condition 5 above, the developer is referred to the comments contained in the consultation response received from the Environmental Protection Team, dated 3 November 2014, which are enclosed with this permission.
9. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.
In this case, a geographical survey and trenched archaeological evaluation will be required in order to establish the archaeological potential. Decisions on the need for any further investigation (excavation before groundworks commence) will be made on the basis of the results of the evaluation.

The Archaeological Service Conservation Team would be pleased to offer guidance on the archaeological work required and will, on request of the applicant, provide a brief for each stage of the archaeological investigation. The applicant is referred to the [website](http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/) for further information <http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/>

10. The developer is advised that access to the buildings for fire appliances and firefighters must meet with the safety requirements specified in the Building Regulations Approved Document B (Fire safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwellinghouses and similarly, Volume 2, Part 5, Sections 16 and 17 in the case of buildings other than dwelling houses. Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.
11. The developer is reminded of their responsibilities in respect of protected species under the Wildlife and Countryside Act 1981.



Christine Thurlow DipEnvP MRTPI
Corporate Manager - Development Management

Date: 28 July 2015