

Committee Report

Item No: 1

Reference: DC/19/01356
Case Officer: Bradly Heffer

Ward: Walsham-le-Willows

Ward Member/s: Cllr Richard Meyer

RECOMMENDATION – PLANNING PERMISSION WITH CONDITIONS

Description of Development

Outline Planning Application (all matters reserved) - Erection of up to 21No dwellings including new access (re-submission of withdrawn application DC/18/05331).

Location

Land At Warren Farm, The Street, Badwell Ash, Suffolk

Parish: Badwell Ash

Expiry Date: 18/06/2019

Application Type: OUT - Outline Planning Application

Development Type: Major Small Scale - Dwellings

Applicant: Mrs Elaine Tague

Agent: Not applicable

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

It is a “Major” application for:

- a residential land allocation for 15 or more dwellings

Details of Previous Committee / Resolutions and any member site visit

None

Has a Committee Call In request been received from a Council Member?

No

Details of Pre-Application Advice

This application follows the withdrawal of a previous planning application (ref. DC/18/05331) which sought outline planning permission for the following development:

‘Erection of up to 40 dwellings (14 affordable) to include new accesses off The Street and Langham Road’

The application was withdrawn prior to formal determination. The applicant engaged in discussions with officers in relation to a reduced proposal for a reduced number of dwellings, and in an amended layout from that proposed under the original application submission.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS07 - Brown Field Target
CS09 - Density and Mix
SB02 - Development appropriate to its setting
SB03 - Retaining visually important open spaces
GP01 - Design and layout of development
HB01 - Protection of historic buildings
H03 - Housing development in villages
H04- Proportion of Affordable Housing
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
CL02 - Development within special landscape areas
T09 - Parking Standards
T10 - Highway Considerations in Development
RT04 - Amenity open space and play areas within residential development

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Badwell Ash Parish Council has commented as follows:

'The Parish Council met last night and discussed this application. The PC noted that the site would require heavy sewer equipment, more costly school transportation costs to outlying catchment schools, there was less congestion on site, the hedging could still be improved around the site but the developers had taken

on board our previous comments. **It should therefore be noted that Badwell Ash Parish Council had no objections to this application.**'

The **Highway Authority** comments as follows:

'We have reviewed the data supplied with this application, the summary of our findings are as follows:

- *The proposed visibility splays for the accesses are sufficient for this application.*
- *The proposal for 21 dwellings would create approximately 13 vehicle movements within the peak hour (1 vehicle every 5 minutes) therefore the additional vehicles from the development will not affect the capacity of the highway network in the area.*
- *The closest bus stop is 210m from the centre of the site with a public transport service.*
- *There is a proposal to create a footway on The Street from the site to make it a continuous link to the bus stops and facilities.*

The development would not have a severe impact on the highway network (NPPF para 109) therefore we do not object to the proposal.'

A series of conditions are recommended to be attached to a grant of planning permission; including a condition requiring the provision of a footway linking the site to the existing footway network.

Suffolk County Council's Strategic Development Team has identified a range of contributions, secured through a S106 Agreement or a Community Infrastructure Levy (CIL) payment as appropriate, that would be necessary to appropriately mitigate the impacts of the proposals. These are explained in the relevant section of this report.

Planning Policy Team has noted that this current proposal is for a lesser number of dwellings than was proposed under the previously-withdrawn application. Nevertheless concerns are expressed with regard to the scale of development and impacts on listed buildings, landscape and form of development etc. It is considered that the development is out of proportion with the surroundings and would have detrimental impacts, undermining a plan led approach. A refusal recommendation is made.

Heritage Team considers that the current proposal, in outline form with only an indicative layout provided, would cause a very low level of less than substantial harm to the setting and significance of designated heritage assets and should therefore be weighed against public benefits.

Environmental Sustainability Officer has expressed disappointment that the application submission does not include information with regard to sustainability issues. It is recommended that a condition be included on a grant of planning permission to ensure that development on the site is as sustainable as possible.

Anglian Water has identified that there are assets within or close the development boundary that may affect the layout of development on the site. It is requested that appropriate text is added to the decision notice in the event that planning permission is granted.

Natural England has advised that it has no comment to make on the application. The Council's attention is drawn to its standing advice in relation to protected species, ancient woodland and veteran trees.

Environmental Health – Noise, Smoke and Odour has confirmed no objection to the proposal and has requested the inclusion of a condition requiring the submission of a Construction Management Plan.

Environmental Health – Land Contamination has no objection to the proposal from the perspective of land contamination. It is requested that the Local Planning Authority is contacted in the event of unexpected

ground conditions being encountered during construction. Notes in relation to this aspect would be included on a decision notice in the event that the recommendation of planning permission is accepted.

SCC Archaeological Service has advised that the site lies in an area of very high potential for archaeological remains to be found. It is recommended that two conditions are included on a grant of planning permission.

Suffolk Fire and Rescue Service has requested that access to buildings for fire appliances and firefighters must meet with current Building Regulations requirements. It is also recommended that fire hydrants are installed in the development together with sprinklers.

B: Representations

As a result of notification two representations of objection have been received in which the following summarised comments are made:

- The proposal conflicts with the Local Plan
- The development will result in an increase in pollution
- A loss of outlook will occur

Four representations expressing support for the scheme were received.

Two 'neutral' representations were received that included the following summarised comments:

- The scheme would appear more sympathetic than the previous proposal, but stricter speed restriction measures should be considered for the northern (Walsham-le-Willows) approach and street lighting should be as environmentally sensitive as possible.
- The predicted amount of traffic generated from the development is queried in relation to potential impacts.
- The amenity and character of the village should be protected – both listed and un-listed but nevertheless historic buildings.

PLANNING HISTORY

REF: DC/18/05331	Outline Planning Permission (some matters reserved) - Erection of up to 40 dwellings (14 affordable) to include new accesses off The Street and Langham Road.	DECISION: WDN
REF: DC/19/01356	Outline Planning Application (all matters reserved) - Erection of up to 21No dwellings including new access (re-submission of withdrawn application DC/18/05331).	DECISION: PCO
REF: 1113/10	Application for non-material amendment for alterations to house design to improve internal layout and elevations of Plot 12 following grant of planning permission 1961/05.	DECISION: GTD

REF: 2809/08/EQ	What was the possibility of getting planning permission for a dwelling over the road from their house next to the stables.	DECISION: REC
REF: 1578/07	Residential development of 4 No cottages with garages, together with store and garage to Warren Farm House.	DECISION: GTD

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site for this proposal is a relatively level piece of land, approximately rectangular in shape, with a given area of 1.4 hectares. It is located in the village of Badwell Ash which, within the adopted Mid-Suffolk Core Strategy, is identified as a Primary Village.
- 1.2. The site is bounded by The Street, on its south-eastern boundary and Langham Road on its northern boundary. Notable features include a livery and associated hard standings and exercise area that, in combination, occupy approximately the southern third of the overall site. It also contains mature trees, and established hedgerows – much of which define the boundaries of the site with surrounding land.
- 1.3. The site is adjacent to established residential development, located to the north, east and south – with part of the western boundary adjacent to land that appears to be utilised for agricultural purposes.
- 1.4. Within the adopted Local Plan the identified site is bounded to the north and south by the established settlement boundary for Badwell Ash – this site itself being located outside of the boundary. The site is also located in a Special Landscape Area that abuts the entire settlement to the west.

2. The Proposal

- 2.1. This planning application seeks outline planning permission for the erection of 21 dwellings on the site (including the provision of affordable housing units). All matters are reserved, apart from the means of vehicular access to the site, for which full planning permission is being sought at this stage. As part of the application submission the scheme is accompanied by an illustrative layout plan that shows the provision of detached and semi-detached dwellings, with associated garages and curtilage areas. The plan also shows the provision of 4 no. maisonettes as part of the overall number of dwellings proposed. An undeveloped grassed area of land is shown located immediately north of the proposed vehicular access. This would contain planting that focussed on an existing pond feature.
- 2.2. The application submission is supported by a number of documents including a Planning Statement, Design and Access Statement, Contamination Report, Ecology Report, Flood Statement and Heritage Statement. These may be viewed on the Council's website.

3. The Principle Of Development

- 3.1. The statutory development plan documents that are of particular relevance to the determination of this application are:

- The Mid Suffolk Local Plan (1998)
- Core Strategy and Development Plan Document (2008)
- Core Strategy Focused Review (2012)

The Council is currently in the process of preparing a new Joint Local Plan (that would cover both Mid Suffolk and Babergh districts). As this Plan is at a relatively early stage of development it is considered that very limited weight can be attached to the emerging policies in that document.

- 3.2 At the national level the NPPF identifies that the planning system should contribute to the achievement of sustainable development. In this regard three objectives are identified to achieve sustainable development - economic, social and environmental. Paragraph 11 of the NPPF identifies the presumption in favour of sustainable development and states inter alia

'... For decision-taking this means c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

- 3.3 Members are advised that at a previous appeal in Woolpit (ref: APP/W3520/W/18/3194926) the Inspector concluded that the Council was unable to demonstrate a five year housing land supply, as required to be maintained by local authorities. At the time of the appeal it was concluded that 3.4 years' supply was available. Following the appeal the Council published a Housing Land Supply position statement (March 2019) that provided an updated assessment. This document concluded that a 5.06 year supply could be demonstrated in Mid Suffolk district.
- 3.4 This is a material planning consideration. The amount of weight to be attributed to this consideration needs to be made on a case by case basis. In being able to demonstrate a sufficient land supply, the Council's development plan policies would be considered to be up-to-date. However, the relevant policies relating to the *principle* of development in the local plan and core strategy at this site have also been considered against the requirements of the National Planning Policy Framework (NPPF) as to whether they are up-to-date or not. Key policies CS1 and CS2 of the Core Strategy and policy FC1 of the Core Strategy Focussed Review, together with policy H7 of the Local Plan are not considered to align with the NPPF and are therefore given less weight. Even in the presence of the 5.06 year land supply these key policies cannot be given full weight.
- 3.5 Further to this it is considered that the site is in a sustainable location for the level of housing proposed and any harm presented by the proposed development are considered to be outweighed by the benefits of the housing (including affordable housing), improvements to connectivity in the village etc. As identified in paragraph 59 of the NPPF, it is the Government's intention to significantly boost the supply of homes and this is considered to be an appropriate location to do so, and further support the supply of homes required to maintain the five year supply.
- 3.6 As identified previously in this report, the site for this proposal is located outside of the established settlement boundary for Badwell Ash, and therefore is within countryside. That said, the site is bounded to a significant extent, to the north and south, by land that is within the defined settlement boundary. In locational terms therefore the site abuts a Primary Village. In addition, the location of the application site is such that it is, spatially, closely related to a built up area of the

village, with established residential development located to the north, south and east (including some newer infill development).

- 3.7 Therefore while the findings of the Housing Land Supply Position Statement are noted, but the weight placed on the above local plan and core strategy policies noted above is not considered to significantly change to alter the recommendation as presented to Members and the proposed development is considered a sustainable and suitable site to boost the supply of housing.
- 3.8 It is also relevant to note that the site for this proposal has been put forward to the Council as a possible site for residential development as part of the current provision of the Joint Local Plan. In the Council's Draft Strategic Housing and Economic Land Availability Assessment (SHELAA) August 2017 it is noted that '...The site is potentially considered suitable for residential development, taking identified constraints into consideration...'

4. Nearby Services and Connections Assessment Of Proposal

- 4.1. Badwell Ash, being designated a Primary Village, does contain a number of local services including a village hall, village shop and post office, hot food takeaway, public house and church. It is the case that these are located within reasonable walking distance of the application site. In addition, as a consequence of the development taking place, the means of access to the site would (as required by the Highway Authority) include the provision of a new footway that would link the site with the existing provision that is found to the southwest. It is estimated by the applicant that the length of this new path would be approximately 40 metres. This new facility would be secured via condition attached to a grant of planning permission.
- 4.2 As is noted in the consultation response provided by Suffolk County Council's Strategic Development Team, the development would generate a demand for school places and the mitigation to be secured by s106 agreement would include a contribution towards school transportation.

5. Site Access, Parking And Highway Safety Considerations

- 5.1. As noted elsewhere in this report, although this application seeks outline planning permission for residential development on the identified site, full planning permission is being sought for the proposed access to the site. In this regard, Policy T10 of the adopted Local Plan requires that development proposals can demonstrate a safe means of access and do not result in unacceptable harm and hazards being created within the local highway network. Members are advised that, in the case of this application submission, pre-submission liaison took place between the applicant and the Highway Authority.
- 5.2 In its consultation response, the Highway Authority has confirmed that there is no objection to the proposal, in principle. In reaching this conclusion, the Authority has noted the acceptability of visibility splays at the proposed access, the location of the site in relation to the nearest bus stops and the fact that the applicant has proposed a footway link in order to provide a continuous link from the site to the bus stops and local facilities. Furthermore it is identified that the traffic generated by the development would not adversely affect the capacity of the highway network in the area.
- 5.3 In relation to parking provision for vehicles on site, Members are advised that a reserved matters proposal would, in your officer's opinion, be able to accommodate spaces in accordance with the Council's adopted standards i.e:
- 1 bedroom dwelling – 1 space per dwelling
 - 2 and 3 bedroom dwellings – 2 spaces per dwelling

- 4+ bedrooms – 3 spaces per dwelling

6. Design And Layout [Impact On Street Scene]

- 6.1. Policies SB02 and GP01 of the adopted Local plan require that new development is appropriate to its context and reaches a satisfactory standard. The nature of the application, being outline with all matters reserved (except access) means that detailed design issues are not for consideration at this stage. Nevertheless, the application submission is accompanied by an illustrative plan that shows a development layout. This takes, in effect, the form of a cul-de-sac leading off The Street, with built form following the line of the main access road. Subsidiary areas of dwellings would be located off the main access road, served by private drives. The proposed layout would also include two areas of open space – one within the site towards the western end and a larger area adjacent to The Street. The arrangement of development is such that there would be a clear demarcation between the public and private realms.
- 6.2. Members will note that a previous application submitted on this site (subsequently withdrawn) sought outline permission for the provision of up to 45 dwellings on the site; clearly a more intensive use of the site than this current proposal. In addition, the illustrative plan submitted in support of that scheme showed a development layout that, in the context of the surroundings, would have appeared visually incongruous in this village setting. It is considered that, in this regard, the current proposal would appear significantly more in keeping with the overall character of the village. Generally, the form of residential development that has taken place thus far in the village may be characterised by single and two-storey dwellings that are located on relatively spacious plots. The development proposed under this application would reflect this established character, thereby not appearing visually incongruous in this setting. In addition, it is pertinent to note that the subsequent submission of reserved matters proposals would mean that the Council would retain control over the detailed location and design of individual dwellings.

7. Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 7.1. The adopted Local Plan identifies that the site for this proposal is included within a Special Landscape Area. Local Plan Policy CL2 relates specifically to development within this type of area and requires that landscape quality will be safeguarded and where development does take place it should be sensitively designed.
- 7.2. In consideration of the issue of impact on landscape, it is pertinent to consider the context in which the development would take. The site lies immediately adjacent to established residential development, bordering it on three sides. This development takes a variety of forms, consisting of a denser grain to the east of the site and looser to the north and south. In this regard it is considered that the introduction of residential development in this location would, potentially, appear as an infill scheme – particularly when viewed from The Street.
- 7.3. In addition, the fact that the site is bounded by Langham Road to the north-east and north-west, augmented by established hedging, would mean that it is effectively ‘contained’ and proposed development would not appear to encroach into the surrounding countryside. Therefore it is considered that the proposal would not have an adverse impact on the overall visual quality of the Special Landscape Area in which it is located.
- 7.4. In relation to the impacts of the development on existing trees on site it is noted that existing feature trees would be retained, along with the boundary hedging (which would also assist in filter screening the development from wider view). Importantly, the frontage of the site with The Street is largely devoid of vegetation and therefore the provision of the site access (and the attendant visibility splays) would not involve the removal of these features from the site.

- 7.5 In relation to ecology and biodiversity, Core Strategy policy CS 5, inter alia, identifies the Council's aim to protect, manage and enhance this natural resource. The application submission is accompanied by a preliminary ecological appraisal in which the following concluding comments are made:

'The site overall was considered to be of low ecological value. With the further survey(s) for bats undertaken and appropriate impact avoidance, mitigation and/or compensation measures designed and implemented, as well as the other impact avoidance measures of this report undertaken as outlined, it should be possible for the proposed development to proceed with minimal risk of impact on protected or Section 41 wildlife or local nature conservation. Further, with some or all of the suggested enhancements included, it may be possible to increase the value of the site to biodiversity and local wildlife, with a net gain for biodiversity as encouraged by the National Planning Policy Framework (NPPF).'

- 7.6 Suggested ecological enhancements within the document include improvements to the retained pond feature, additional tree and shrub planting, flower-rich amenity grassland planting, hedgehog-friendly fencing and provision of bird/bat boxes on site. These enhancements could be secured through conditions attached to a grant of planning permission. It is noted that Natural England has not raised an objection to the proposal.

8. Land Contamination

- 8.1. The NPPF (para.178) identifies that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and risks arising from land contamination. The application submission includes a Phase 1 contaminated land risk assessment which concluded that '...No significant plausible pollutant linkages or significant uncertainties are considered to exist...' To this end it is noted that the majority of the application site appears unused apart from horse grazing. Some development associated with a livery has taken place in the southern third. While this particular use is not anticipated to have given rise to unusual or excessive land contamination, it is the case that the Council's Land Contamination Officer has confirmed no objection to a residential use taking place within the site – subject to a note being added to a grant of planning permission requiring that the LPA be contacted in the event that unexpected land contamination is found.

9. Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]

- 9.1. Members will note that the Council's Heritage Team were consulted on the application. The Team's specific comments on the proposal are as follows:

'This application follows a previously withdrawn outline application (reference DC/18/05331) for up to 40 dwellings. This amended scheme has addressed some of the concerns previously raised by the Heritage Team. It has provided a reduced quantity of proposed dwellings and subsequently the density of the housing development, more in line with the semi-rural character of the village and setting of nearby listed buildings dispersed throughout the village; the existing undeveloped paddock which currently contributes to and provides a link to the wider countryside context. The Heritage Team therefore considers the current proposal in outline form with only an indicative layout provided, would cause a very low level of less than substantial harm to the setting and therefore significance of the designated heritage assets, and should therefore be weighed against public benefits. Any subsequent reserved matters application therefore also has the potential to cause harm. Should the LPA be minded to grant outline permission, any future application should be development with consideration given to the setting of nearby listed buildings, the traditional morphology of the settlement and the semi-rural character of the wider context.'

9.2 The comments received from the Heritage Team are fully acknowledged and supported. The successful development of this site for residential purposes would depend on appropriately designed and detailed buildings that responded positively to the context of the surroundings. As this current submission is an outline application proposal, with all matters (except access) reserved the Council would retain control over detailed design via the submission of reserved matters proposals. It is considered that a detailed development could be achieved on the site that did not harm the setting of the listed buildings and other unlisted, but nevertheless historic buildings in the vicinity.

10. Impact On Residential Amenity

10.1. Due to the nature of the proposal it is not possible to judge the specific impact of the development proposals arising, for example, from overlooking and overshadowing of adjacent and nearby dwellings. That said, it is anticipated that the overall impacts of the proposal as shown on the illustrative plan would not give rise to the creation of unacceptable impacts. In any event, these impacts could be properly addressed as part of a reserved matters planning application.

11. Planning Obligations / CIL (delete if not applicable)

11.1. SCC's Strategic Development Team has identified the following payments that would be secured through a Planning Obligation (S106 Agreement) as a consequence of the proposed development taking place. These can be summarised as follows:

- **Planning Obligation**

The Strategic Development Team has identified that in order for school age occupiers of the proposed dwellings to access the nearest available facilities it would be necessary for the following contributions to **school transportation** to be secured via s106 agreement:

Primary age pupils - £26 880

Secondary age pupils - £14 400

- **CIL contribution**

The Strategic Development Team has identified that a future CIL funding bid of at least £48 724 to contribute towards primary school place demand that would be generated by the development proposal. In the case of secondary school place demand a funding bid of at least £55 065 would be generated. In terms of pre-school provision the bid would be £24 999.

In relation to library service mitigation a bid of at least £4 536 would be sought.

11.2 In addition, it is the case that the applicant recognises the Council's requirement that 35% of the units provided should be affordable and, on this basis a relevant clause would be inserted into the s106 agreement.

11.3 SCC as Highway Authority has requested that improvements are secured to the local PROW network as follows:

- A creation order to be made by Suffolk County Council to create a legal link between FP7 Badwell Ash and FP5 Langham, as none currently exists on the Definitive Map (the legal record of all currently registered public rights of way in Suffolk), thereby creating a complete (and very attractive) circular walking route, and facilitating easy access for residents of the proposed development to the wider PROW network: estimated cost £5,400.

- A footbridge over the ditch to link FP7 Badwell Ash and FP5 Langham on the ground, thereby creating the entirely off road circular walking route for residents of the new development and existing local residents: estimated cost £1,600.

PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

- 12.1. It is acknowledged that, at this point, the site identified for the proposed development is outside of an area that is allocated for residential development. That said, it abuts the established settlement boundary for Badwell Ash – which has Primary Village status within the adopted Local Plan. Notwithstanding the Council’s current position in relation to housing land supply, it is considered that, when judged against the NPPF, key policies relating to housing supply can be determined as being out of date. As such the ‘tilted balance’ in relation to residential development proposals is engaged and the proposal is to be determined in relation to the primary function of the planning system to secure sustainable development.
- 12.2 It is considered that the proposal can reasonably be determined to be sustainable development bearing in mind its location, access to local service provision (including public transport), relatively limited environmental impacts etc. In addition the population generated by the development would assist in helping to sustain local services within Badwell Ash. The impacts arising from the development could, it is felt, be adequately mitigated through s106 agreement and the imposition of conditions on a grant of planning permission. Lastly, the outline nature of the application means that the Council would be able to consider detailed development proposals through submission of reserved matters.

RECOMMENDATION

That authority be delegated to Acting Chief Planning Officer to grant outline planning permission (full planning permission for the proposed access) for the proposed development

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Acting Chief Planning Officer to secure:

- Affordable housing provision – 35% of the total number of dwellings that are constructed on the site

This shall include

- Properties shall be built to current Housing Standards Technical requirements March 2015 Level All ground floor 1 bed flats to be fitted with level access showers, not baths.
- The council is granted 100% nomination rights to all the affordable units on initial lets and 75% on subsequent lets
- All affordable units to be transferred freehold to one of the Councils preferred Registered providers.
- Adequate parking provision is made for the affordable housing units including cycle storage for all units.
- Commuted sum option available to be paid instead of on site provision should the LPA agree to such request.

- Contributions to **school transportation from this site only to school** as follows:

Primary age pupils - £26 880

Secondary age pupils - £14 400

- A creation order to be made by Suffolk County Council to create a legal link between FP7 Badwell Ash and FP5 Langham - estimated cost £5,400.
- A footbridge over the ditch to link FP7 Badwell Ash and FP5 Langham on the ground, thereby creating the entirely off road circular walking route for residents of the new development and existing local residents - estimated cost £1,600.

(2) That the Acting Chief Planning Officer be authorised to grant Planning Permission upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Acting Chief Planning Officer :

- Standard time limit (3yrs for application for approval of reserved matters and commencement of development commenced not later than two years from final approval of reserved matters)
- Approved Plans (Plans submitted that form this application)
- Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL)
- Written Scheme of archaeological investigation
- No occupation of buildings until the site investigation and post investigation assessment completed
- Agreement of a Construction Management Plan
- Proposed site access to have appropriate site splays with no obstruction above 0.6 m permitted in the splays
- Footway link to be provided to existing footway network prior to any dwelling being occupied
- Details of estate roads and footpaths to be approved
- No dwelling to be occupied until carriageways and footways serving that dwelling have been constructed
- Details of discharge of surface water on to highways to be approved
- Details of manoeuvring areas, parking (including electric charging points), secure cycle storage to be approved
- Details for storage and presentation of refuse/recycling bins to be approved
- Provision and approval of a Sustainability and Energy Strategy

(3) And the following informative notes as summarised and those as may be deemed necessary by the Acting Chief Planning Officer:

- Proactive working statement
- SCC Highways notes
- Support for sustainable development principles
- Unexpected ground conditions reported to the Local Planning Authority
- Responsibility for the safe development of the site rests with the developer

- Archaeological investigation in accordance with agreed brief
- Informatives recommended by Anglian Water

(4) That in the event of the Planning obligations referred to in Resolution (1) above not being secured that the Acting Chief Planning Officer be authorised to refuse the application on appropriate grounds.

(5) That in the event of the Planning obligations referred to in Resolution (1) above not being secured within 6 months that the Acting Chief Planning Officer be authorised to refuse the application on appropriate grounds.