

Tabled Papers

DC/20/05361- Land South East Of Barrow Hill, Acton

Application for Outline Planning Permission (some matters reserved, access to be considered) Town and Country Planning Act 1990 - Residential Development for up to 100No dwellings (35 affordable), play space, scout hut, canoe storage and community orchard (following demolition of Beaulieu High Street, Acton CO10 0AJ)

Updates to committee report

Ecology

Suffolk Wildlife Trust and Place Services Ecology: The additional information provided, namely the Impact Assessment and Conservation Payment Certificate (IACPC) document, countersigned by Natural England, has met the previous concerns of Place Services Ecology. They no longer raise a holding objection subject to conditions as set out in chapter 10 of the committee report.

Comments from Suffolk Wildlife Trust (SWT) on new information was received after the committee report was drafted. SWT maintain their holding objection requesting further surveys relating to Reptiles as “there are records of reptiles within the site vicinity and we believe there is the potential for reptiles to be located within the habitats described onsite”.

Whilst there is conflict in opinion between the two consultee comments on whether the application provides the sufficient detail to enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006, it has been agreed with the agent to condition a subsequent reptile survey prior to any site clearance or movement of heavy machinery.

SWT have agreed to this approach through an email exchange and thus have lifted their holding objection.

A late neighbour objection has provided details of badger sets on the boundary of the site. However, this has already been captured by ecology surveys submitted with the application. All enhancement and mitigations with these reports will be condition, moreover, a specific condition requiring a 30m buffer on the eastern boundary where no construction of buildings will be allowed, unless additional evidence suggests otherwise, will mitigate the impact to badgers.

Housing Need Survey

A late neighbour objection relating to the legitimacy of the housing need survey submitted. The issues with the Housing Need Survey have been raised in the committee report under paragraphs 3.19 -3.27 of the committee report and paragraph 14.4 of the conclusion. In essence the Local Planning Authority recognise limitations in the submitted housing need survey due to the age of the census that evidences the report and that the affordable housing need is identified as a district wide need and not a local need per se. As such, Members are directed to the conclusions set out in the report, where the housing need survey is given less weight and a conflict with CS11 has been identified. However, the proposal still meets the requirements of policy CS19 by providing 35% affordable housing and moreover, the site has an extant permission whereby the council has already agreed development for up to 100 dwelling on this site.

Amendment to Recommendation:

The recommendation remains as published, but the following additional conditions are also recommended:

- Buffer for 30m on the east boundary
- Enhancement and mitigations as per the submitted ecology reports.
- Reptile surveys to be submitted prior to any clearing or commencement of works.