

Committee Report

Item No: 7B

Reference: DC/21/06605

Case Officer: Alex Scott

Ward: Mendlesham.

Ward Member/s: Cllr Andrew Stringer.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Planning Application - Erection of three warehouse units and external storage area (use class B8), new access from Norwich Road, parking, associated drainage and landscaping.

Location

Land To The Rear Of Ceva Logistics, Norwich Road, Mendlesham (In The Parish Of, Wetheringsett Cum Brockford) IP14 5NA

Expiry Date: 16/09/2022

Application Type: FUL - Full Planning Application

Development Type: Major Large Scale - Manu/Ind/Storg/Wareh

Applicant: Henley Associates (London) Ltd

Agent: Tetra Tech

Parish: Wetheringsett Cum Brockford

Site Area: 11.1 hectares

Density of Development:

Gross Density (Total Site): 1 unit per 3.7 hectares

Net Density (Developed Site, excluding open space and SuDs): 1 unit per 3.65 hectares

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: (No formal advice given)

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

The proposal is for the erection of industrial buildings with a gross floor space exceeding 3,750 square metres.

CLASSIFICATION: Official

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
FC03 - Supply Of Employment Land
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
GP01 - Design and layout of development
CL08 - Protecting wildlife habitats
CL11 - Retaining high quality agricultural land
E03 - Warehousing, storage, distribution and haulage depots
E09 - Location of new businesses
E10 - New Industrial and commercial development in the countryside
E12 - General principles for location, design and layout
RT12 - Footpaths and Bridleways
T09 - Parking Standards
T10 - Highway Considerations in Development

Neighbourhood Plan Status

This application site is within a Neighbourhood Plan Area (Wetheringsett cum Brockford)

The Neighbourhood Plan is currently at:-

Stage 1: Designated neighbourhood area
Stage 2: Preparing a draft neighbourhood plan
Stage 3: Pre-submission publicity and consultation
Stage 4: Submission of a neighbourhood plan
Stage 5: Independent Examination
Stage 6: Referendum
Stage 7: Adoption by LPA

Accordingly, the Neighbourhood Plan has no significant weight.

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

Parish Council (Appendix 3)

Wetheringsett Parish Council - 11th January 2022

Recommend Refusal: The Parish Council has no objection to the proposed units but objects to an additional access on to the A140 when there is a satisfactory existing access that could be used.

Mendlesham Parish Council - 6th January 2022

Mendlesham Parish Council unanimously supports this application.

National Consultee (Appendix 4)

Anglian Water - 16th December 2021

The foul drainage from this development is in the catchment of Stowmarket Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

East Suffolk Drainage Board - 4th January 2022 and 25th April 2022

Note applicant intends to discharge surface water to a watercourse within the watershed of the Board's Internal Drainage District (IDD) - Require discharge is facilitated in line with technical standards for SUDs
– Recommend discharge from the site is attenuated to Greenfield Runoff Rates wherever possible

Highways England - 15th December 2021

Offer no objection - Given the nature and location of this proposal it is unlikely to have a severe impact upon the Strategic Road Network. Therefore we have no objection.

Historic England - 20th December 2021

Do not wish to offer any comments. Suggest the LPA seek the views of their specialist conservation and archaeological advisers, as relevant.

National Air Traffic Services (NATS) - 13th December 2021

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Natural England - 17th December 2021

No Objection - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes
- Generic advice also provided.

County Council Responses (Appendix 5)

SCC-Highways - First Response - 17th December 2021

No objection - subject to compliance with suggested conditions.

SCC-Highways - Second Response - 11th August 2022

The additional access plan 1909015-SK-03 B is noted and this is generally acceptable but it should be noted that we only accept kerb drainage in exceptional circumstances (where all other methods of drainage are not feasible). We are satisfied that this matter can be agreed during Section 278 Agreement technical approval - Continue to recommend Highways conditions as previously.

SCC-Public Rights of Way - 20th December 2021

We accept this proposal subject to the following:

- The design and access statement acknowledges the presence of Wetheringsett-cum-Brockford Public Footpath 37 in 6.40 (pg. 18) and in Appendix C stating: Public footpath No 37 that runs north-south along, and within, the eastern boundary of the existing CEVA site (See Appendix C). It appears that the footpath was never diverted despite the requirement to divert as part of the erection of the existing CEVA buildings and perimeter bund, which now lie across its path. Part of the designated line of the public footpath runs through the north-west corner of the site (under buildings). The site inspection carried out as part of the visual assessment found no evidence that the land immediately to the east of the eastern bund is actively being used as a substitute footpath. This application proposes a new route around the eastern side of the proposed buildings, as per the application (See proposed site plan FD11). A 3.5m wide corridor is proposed with a 1.5m wide footpath;
- To apply for permission for a PROW to be diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-insuffolk/public-rights-of-way-contacts/> PLEASE NOTE that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.

SCC-Floods and Drainage - Initial Responses - 14th December 2021, 3rd May 2022, 17th May 2022, and 15th June 2022

Holding Objection - Revised FRA and Surface Water Drainage details required - Advice given in relation to overcoming the holding objection.

SCC-Floods and Drainage - Final Response - 28th July 2022

Following further information received from the applicant - Recommend Approval - Subject to conditions.

SCC-Fire and Rescue - 15th December 2021

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Recommend that proper consideration be given to the benefits derived from the provision of an automatic fire sprinkler system.

SCC-Developer Contributions - 13th December 2021

No developer contribution requirements as the proposed development is below the threshold.

SCC-Travel Plans Officer - 13th December 2021

Have no comment to make, as a Travel Plan is unlikely to be effective due to the rural location of this development.

Internal Consultee Responses (Appendix 6)

MSDC - Heritage Team - 11th January 2022

Very low level of less than substantial harm to the settings of: Read Hall (Grade II* Listed); and Moat House, Hoods, Mickfield Hall, Bloomfields, Park Hall Farmhouse, and Town Farmhouse (all Grade II Listed) - Harm could be mitigated by external facing materials and vegetation screening - Details of external facing materials and finishes, and securing the proposed planting scheme to be secured by way of condition, should the LPA be minded to approve.

MSDC - Ecology Consultants (Place Services) - Initial Response - 9th February 2022

Holding objection due to insufficient ecological information on open mosaic habitat on previously developed land habitat.

MSDC - Ecology Consultants (Place Services) - Final Response - 9th August 2022

Following receipt of further information: No objection - Subject to securing ecological mitigation and enhancement measures by way of condition.

MSDC - Landscape Consultants (Place Services) - 4th July 2022

Landscape Management Plan submitted is sufficient and approved - Proposed changes in ground levels required by way of condition.

MSDC Env Health - Land Contamination - 4th January 2022

No objection to the proposed development from the perspective of land contamination - Request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the advised minimum precautions are undertaken until such time as the LPA responds to the notification - Advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

MSDC Env Health - Air Quality - 22nd December 2021

No objections - Have referred to the Environmental Protection UK (EPUK) Guidance, 2017 - Land Use Planning and Development Control: Planning for Air Quality, in assessing this application with regard to air quality - The data in the Transport Assessment shows that the development would not meet the criteria in the EPUK Guidance for requiring an air quality assessment.

MSDC Env Health - Noise, Odour, Light, Smoke - 10th January 2022

No objection – Subject to: Construction Management Plan; Construction Hours; and Lighting - Conditions.

MSDC Env Health - Sustainability - 13th December 2021

Upon review of the application and associated documents the following condition must be met: No development shall commence above slab level until a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development shall be submitted to and approved, in writing, by the Local Planning Authority.

The scheme such include as a minimum to achieve:

- Agreement of provisions to ensure the development is zero carbon ready
- An electric car charging point per building
- Agreement of scheme for waste reduction

The applicant may wish to consider the installation of solar PV panels which would further reduce the carbon emissions of the building as well as the running costs.

B: Representations

At the time of writing this report 0 third party letters/emails/online comments have been received. A verbal update shall be provided as necessary.

(Note: All individual representations would be counted and considered. Repeated and/or additional communication from a single individual would be counted as one representation.)

PLANNING HISTORY

REF: DC/19/05478	Outline Planning Application (some matters reserved - access and layout to be considered) - Erection of 3no Warehouse Units (Class B8) with new access from Norwich Road.	DECISION: GTD 07.08.2020
REF: 3519/13	Outline planning application (including access and layout) for the erection of three B8 use storage units with new access arrangements	DECISION: GTD 20.07.2015
REF: 0478/80	Erection of factory for the processing and cutting of imported paper, with layout of access road and parking areas	DECISION: GTD 25.06.1980

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site extends to approximately 11.1 hectares and is located to the east of the main A140 highway, within the parish of Wetheringsett cum Brockford, approximately 2.2 kilometres to the south-east of Mendlesham and approximately 1.5 kilometres to the south of Wetheringsett.
- 1.2. The Site is located to the east of the existing Mendlesham Industrial Estate, on the site of a former Airfield, the runway of which is still evident. The site is currently classed as agricultural and council records show it to be Class 3a agricultural land.
- 1.3. This application is a resubmission of a previously approved outline applications, for similar developments, granted in July 2015 (ref: 3519/13) and in August 2020 (DC/19/05478). Reserved matters applications were never received, further to these outline permissions, and the proposals have not, therefore, been implemented, although DC/19/05478 is extant.

2. The Proposal

- 2.1. The application seeks full planning permission for: the erection of 3 no. warehouse units and storage area (Planning Land Use Class B8 - Storage and Distribution); construction of a new access to the A140 (adjacent to the south off the existing Industrial Estate); construction of associated car and lorry parks; drainage infrastructure; and landscaping.
- 2.2. The proposed industrial units would be of the same scale, form and design and would be located to the rear of existing buildings in the industrial estate.
- 2.3. Each building proposed would provide 7,060 square metres of internal storage and distribution space, and with 1,040 square meters of ancillary internal office and amenity areas, over two levels.
- 2.4. This would, therefore result in 8,100 square metres of proposed floorspace per building, and 24,300 square metres of proposed floorspace overall.
- 2.5. Each building would have a maximum ridge height of 12.3 metres; eaves heights of 9 metres; length of 192 metres; and width of 53 metres.
- 2.6. Each building would be externally finished in: facing Trapezoidal corrugated panels above Forticrete block lower walls; with profiled metal roofing panels; and grey powder coated aluminium windows, doors and facias; with grey metal downpipes and gutters.
- 2.7. Each building would have loading bays and service entrances at either end, and would have car parking adjacent, along the entire building lengths. Overall 162 car parking spaces are proposed in these adjacent locations. In addition: 40 lorry parking spaces are proposed to the centre of the

site, with a large overflow carpark also proposed between this and existing industrial buildings on the estate.

- 2.8. A new access road and access onto the A140 is proposed adjacent to the south of the existing industrial estate, due to no available access route through the existing estate. The proposed access would require the culverting of the existing drainage ditch adjacent to the A140.
- 2.9. Soft landscape planting/screening is proposed to all site boundaries, including a significant amount of new tree planting (the planting of over 90 no. new trees is indicated as part of the proposed landscaping scheme).
- 2.10. The proposed development would result in the creation of approximately 100 new full time jobs.

3. The Principle of Development

- 3.1. As a full application for the erection of 3 no. warehouses, with use class B8, the application is assessed under the relevant policies of the current development plan, having regard to the provisions of the NPPF, as a material consideration.
- 3.2. Overall current planning policies are considered to be broadly accepting of the principle of the proposed development, which is located adjacent to an existing industrial estate, with direct access onto one of the District's principle A road highways, on previously developed land (a former airfield), in a situation where location away from nearby Towns and Villages is considered justified due to the significant scale of development proposed and the resultant impacts, should it be located closer to existing settlements in the area.
- 3.3. The proposal would see an extension (albeit under separate land ownership) to the existing industrial/business area. The principle of such developments and extensions to existing industrial estates is considered acceptable, in accordance with local plan policy E10, where such development closer to Towns and Villages would result potential harm in relation to: character; neighbouring and environmental amenity; and highway safety and convenience, and where such proposals are located adjacent to existing industrial estates in the countryside.
- 3.4. In addition, outline planning permission ref: DC/19/05478 is extant until August 2023 and is, therefore, a material consideration in terms of assessment of the principle of the current application, which has in effect been established by the extant outline permission.
- 3.5. As such the proposal is considered to be acceptable and in line with current development plan policies, having had regard to the provisions of the NPPF, and the extant permission on the site, as material considerations.

4. Design and Layout

- 4.1. Local Plan Policy E12 sets out the parameters for the design and layout of industrial and commercial development and states inter alia "building design should be to a high standard with proper attention to siting, scale, massing, density, detailing and materials...".
- 4.2. Overall the proposed units are considered to appropriately blend with the scale, form, design and character of existing buildings of the existing estate and would not result in significant harm to the

landscape character of the locality, should structural landscape screening planting be secured to site boundaries, as indicated, by way of condition.

5. Heritage Issues [Including the impact on the character and appearance of the Conservation Area and on the setting of neighbouring Listed Buildings]

- 5.1. The application site and proposed development affect the setting of several listed buildings in the landscape, namely: Read Hall (Grade II* Listed); and Moat House, Hoods, Mickfield Hall, Bloomfields Farmhouse, Park Hall Farmhouse, and Town Farmhouse (all Grade II Listed). The nearest of which (Hoods and Moat House) are located approximately 500 metres away, to the north.
- 5.2. Your heritage officers have identified that the proposal would result in a very low level of less than substantial harm to the settings of these heritage assets, overall. However, your heritage officers advise that the identified harm could be successfully mitigated by external facing materials and increased vegetation screening, by way of condition.
- 5.3. NPPF Paragraph 202 states the following: “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.
- 5.4. The proposal is considered to result in significant Economic and Social public benefits, with approximately 100 new jobs being created as a result of the proposed development. Such significant public benefits are considered to outweigh the very low level of harm to the setting and significance of the heritage assets identified. Nonetheless conditions as recommended are also proposed to mitigate the harm.

6. Site Access, Parking and Highway Safety Considerations

- 6.1. As part of the development proposal a new vehicular access would be created on to the A140 due to access not being achievable through the existing industrial estate without significant revisions to existing developments and businesses within the estate. There are also considered to be advantages in not increasing the number of vehicle movements in the existing estate in the interest of the capacity, safety and convenient use of the existing estate roads.
- 6.2. The proposed new access onto the A140 has been assessed by SCC-Highways, who have not raised objection to the design presented, subject to conditions.
- 6.3. The proposal would also provide onsite parking space for at least 162 cars; 64 HGVs; 10 motorcycles; 122 bicycles; and 12 disabled car parking spaces. Additional overflow parking space would be provided in the large overspill parking and external storage area, to the west of the site. Such proposed turning and parking provision is considered to meet the requirements of the proposed development, in terms of the proposed number of employees, provision for visitor car parking, and accommodation for HGV parking and manoeuvring. SCC-Highways have assessed the proposed layout and amount of parking and manoeuvring proposed and have not raised objection to this aspect, subject to compliance with suggested conditions.

- 6.4. Overall the proposal is considered acceptable in terms of highway safety and convenience, in accordance with local plan policies H9 and H10, having had regard to the provisions of the NPPF as a material consideration.

7. Impact on Residential Amenity

- 7.1. The application site is located on existing agricultural land, to the rear of an existing industrial estate with no immediate residential dwellings adjacent to the site, or within 500 metres.
- 7.2. Your environmental protection officers have also been consulted on the application proposal and have raised no objection subject to agreement of construction management, construction hours, and external lighting being agreed to prior to commencement and secured by way of condition.
- 7.3. As such the proposal is not considered to have a significant adverse impact on the existing amenities of nearby residents. The proposal is, therefore, considered acceptable in accordance with the provisions of development plan policy H16 and NPPF Paragraph 130.

8. Sustainability

- 8.1. The applicant has provided a supporting document with the application, providing that the proposed development would meet Building Regulations Part L (2013) in terms of: CO2 emissions; thermal efficiency; building fabric; fixed building services; solar gain and energy efficiency.
- 8.2. It is however, noted that no sustainable energy production technology is proposed as part of the development proposal.
- 8.3. Your Sustainability Officer has been consulted on the application proposal and, upon review of the application and associated documents, has advised the implementation of a condition requiring a scheme for the provision and implementation of water, energy and resource efficiency measures for the lifetime of the development to be submitted and approved prior to commencement.
- 8.4. Your sustainability officer has also advised that the applicant may wish to consider the installation of solar PV panels, which would further reduce the carbon emissions of the building as well as the running costs. Such measures are however not proposed to be secured by way of condition as this has not been expressly required by your officers or proposed by the applicant.

9. Land Contamination

- 9.1. The applicant has provided a desk based contaminated land assessment with the application proposal, carried out by a suitably qualified individual, which concludes that it is not considered that the site would be designated "Contaminated Land" within the meaning of Part 2A of the Environmental Protection Act 1990. The site is currently an agricultural field and, although the site has had history as an airfield, and there is evidence of runway foundations still in existence on the site, as site walkover assessment has revealed no evidence of contaminating materials currently present.

- 9.2. Your contaminated land specialists have assessed the proposal and have not raised an objection in principle but have advised the developer to contact the Council should any unexpected ground conditions be encountered during construction, and that the advised minimum precautions are taken until such time as the Council responds to the notification. The developer is also advised that responsibility for safe development of the site lies with them.

10. Flood Risk and Surface Water Drainage

- 10.1. The site lies completely within Environment Agency Flood Zone 1, where there is a very low probability (less than 1 in 1000 annually) of flooding. The nearest EA Flood Zone 2 or 3 lies approximately 1.5 kilometres to the north-west of the site. As such the proposal site is not considered to be at significant risk of flooding.
- 10.2. SCC-Local Lead Flood Authority (LLFA) have been consulted on the application proposal and, following negotiation and receipt of revised and further information from the applicant, resolved to recommend approval of this application on basis of the most recent proposals submitted, subject to conditions.
- 10.3. In assessing the proposal, your officers consider the surface water drainage scheme, as currently proposed would suitably manage surface water runoff from the proposed development and would not demonstrably result in significant increased flood risk on the site or elsewhere. The proposal is, therefore, considered to comply with the requirements of the NPPF in this regard.

11. Ecology, Biodiversity and Protected Species

- 11.1. Your Ecology consultants have assessed the Ecological Appraisals and Surveys submitted with the application proposal and advise the following:
- 11.2. Place Services previously had a holding objection due to insufficient information on Priority Habitat, as the proposals would like result in a net loss of Open Mosaic Habitat on Previously Developed Land (OMHPDL) Priority habitat. As a result, Tera Tech Ltd completed a site assessment in April 2022, to address Place Services concerns regarding the impacts upon the Priority habitat. However, this site assessment determined that the OMHPDL had been cleared by a tenant farmer, without instruction by the applicant. However, given that OMHPDL requires high levels of disturbance and open ground, it is agreed that this unscheduled clearance may possibly aid the creation of high quality OMHPDL Priority habitat in the long term.
- 11.3. Consequently, given that the baseline habitat conditions have significantly changed since the initial assessment, Place Services agreed that an alternative approach should be adopted to demonstrate sufficient compensation and enhancement of the OMHPDL, without the provision of any Defra Biodiversity Metric. This primarily included the creation of further OMHPDL along a strip of land between unit 2 and the external storage area, as well as the enhancement of the OMHPDL along a strip of land along the western boundary of the main site. As a result, with consideration of the proposed creation and aftercare measures of the OMHPDL within the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022) and the Landscape Management Plan (Tera Tech Ltd, May 2022), your consultants are satisfied that

appropriate measures have now been demonstrated to conserve and enhance this Priority Habitat. This will allow the LPA to demonstrate compliance under s.40 of the NERC Act 2006 for this development.

- 11.4. Consequently, your Ecology Consultants are now satisfied that sufficient ecological information is available for determination of this application.
- 11.5. Your consultants advise that this provides certainty for the LPA of the likely impacts on designated sites, Protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable.
- 11.6. Therefore, your consultants advise that the mitigation measures identified in the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022) should be secured and implemented in full, as a result is necessary to conserve and enhance Protected and Priority Species / Habitats.
- 11.7. Your consultants note that the reptile survey conducted by Huckle Ecology Ltd did not cover the western OMHPDL, but given that the site has been cleared, we do not consider it reasonable to request further information. Nevertheless, the precautionary measures for reptiles outlined within the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022) must also be applied for any vegetation clearance or soil stripping within this area.
- 11.8. Furthermore, your consultants advise a Wildlife Sensitive Lighting Strategy should be secured by condition for this application. Therefore, technical specification should be submitted prior to use, which demonstrates measures to avoid lighting impacts to foraging / commuting bats.
- 11.9. The enhancements proposed within the Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022) and the Landscape Management Plan (Tera Tech Ltd, May 2022), as well as the updated Landscape Strategy are also supported. Particularly, the species-rich grassland creation, the pond creation and the targeted measures for invertebrates. The Biodiversity Method Statement and Enhancement Strategy (Tera Tech Ltd, May 2022) also includes appropriate technical details and locations for the proposed bird boxes, bat boxes and log piles. Therefore, your consultants advise no further information is required for these bespoke enhancement measures. In addition, your consultants also support the aftercare measures of the soft landscaping measures, as well as the bespoke enhancements. As a result, following the changes to the submitted plans and documents, your consultants are confident that a measurable biodiversity net gain will now be delivered for this application, as outlined under paragraph 174d and 180d of the NPPF.
- 11.10. Your consultants advise that this will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.
- 11.11. Your consultants advise that impacts will be minimised such that the proposal is acceptable subject to the imposition of planning conditions, as advised.

12. Parish Council Comments

- 12.1 The matters raised by Wetheringsett Cum Brockford Parish Council have been addressed in the above report.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

- 13.1. The principle of the proposed development is considered to be in general accordance with the policies of the current adopted development plan, having had regard to the extant outline planning permission, for a similar development on the same site, and the provisions of the NPPF, as material considerations.
- 13.2 The proposal is considered to be in a sustainable location, adjacent to existing similar developments, on previously developed land, adjacent to a principle arterial highway.
- 13.3. The proposed layout, scale and appearance of buildings and landscaping therefore is considered acceptable in its context and to not result in significant harm to the existing landscape character and quality of the locality, or the setting and significance of listed buildings therein.
- 13.4. The proposal is considered acceptable in terms of highway safety and convenience, having had regards to the proposed means of access and proposed on-site turning and paring provision.
- 13.5. The proposal is not considered to result in significant harm to the amenities currently enjoyed by occupants of nearby properties, subject to compliance with suggested planning conditions.
- 13.6. The proposal is considered acceptable in sustainability terms in its use of low carbon and energy consumption methods, subject to agreement of further details to be secured by way of condition.
- 13.7. The proposal is considered to be acceptable in terms of the ecological mitigation and enhancement measures proposed, subject to compliance with suggested conditions.
- 13.8. Furthermore, the proposal is considered acceptable in terms of Flood Risk, Surface Water Drainage and Land Contamination matters, subject to compliance with suggested conditions.
- 13.9. Overall the proposal is considered to represent sustainable development, having had regard to the relevant development plan polices and provisions of the NPPF, taken as a whole.

RECOMMENDATION

That the application is GRANTED planning permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:-

- **Standard time limit (3yrs for commencement of scheme);**
- **Approved Plans (Plans submitted that form this application);**
- **Landscaping scheme (including proposed changes in ground levels);**
- **Landscaping time of commencement and aftercare;**
- **Materials, colours and finishes;**
- **Highways - Completion of access junction prior to first use/occupation;**
- **Highways - Access visibility splays prior to first use;**
- **Highways - Estate Roads and Footpath details prior to commencement;**
- **Highways - Turning and parking prior to first use;**
- **Highways - Refuse and recycle bins storage and presentation areas prior to first use;**
- **Highways - EV charging details prior to commencement above slab level;**
- **Highways - Employees Shuttle Bus details prior to first use;**
- **Proposed footpath diversion route to be approved by SCC PROW prior to existing route being diverted or obstructed in any way by the approved development;**
- **Surface water disposal strategy to be implemented as approved;**
- **Surface water verification report following practical completion of last unit;**
- **Construction Surface Water Management Plan (CSWMP) prior to commencement;**
- **Biodiversity Method Statement and Enhancement Strategy;**
- **Wildlife lighting design scheme;**
- **Sustainability – water, energy, and resource efficiency measures;**
- **Fire Hydrants;**
- **Construction Management Plan;**
- **Construction Hours;**
- **External Lighting Details**
- **Remove PD rights Class P (B8 - Storage and Distribution to C3 - Dwellinghouses)**