

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	15/04/2019
Planning Development Manager authorisation:	SCE	16.04.19
Admin checks / despatch completed	XUE	18/04/19

Application: 18/01166/FUL **Town / Parish:** St Osyth Parish Council

Applicant: Mr R.A, T.R, D.R, A.I Sargeant

Address: St Osyth Priory The Bury St Osyth

Development: Variation of condition 2 of approved application 17/01175/FUL to allow amendments to the elevations and layout of Phase 2.

1. Town / Parish Council

Mr Parish Clerk St Osyth
Parish Council

No objections.

2. Consultation Responses

ECC SuDS Consultee

As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the 15th April 2015.

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we do not object to the granting of planning permission based on the following:

Condition 1

No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

-Limiting discharge rates to the Greenfield 1 in 1 for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.

-Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.

-Final modelling and calculations for all areas of the drainage system. The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.

-Detailed engineering drawings of each component of the drainage scheme.

-A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.

-A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment
- Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

Condition 2

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason

The National Planning Policy Framework paragraph 103 and paragraph 109 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.

Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.

Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.

Condition 3

No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.

Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason

To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

Failure to provide the above required information before commencement of works may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.

Condition 4

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason

To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

Summary of Flood Risk Responsibilities for your Council

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential Test in relation to fluvial flood risk;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Please see Appendix 1 at the end of this letter with more information on the flood risk responsibilities for your council.

ECC Highways Dept

HA raises no objection to proposal to vary condition 3 - Existing conditions associated with previous application 16/00656 shall be carried forward and replicated with the future planning permission that may be granted.

Tree & Landscape Officer

In theory the amendments to the elevations and layout of Phase 1 of the development proposal will not affect the retention or protection of existing trees and other vegetation or the extent of proposed new planting.

However it will be important to ensure that all information relating to tree protection and soft landscaping, that was agreed and approved under planning application 16/00656/FUL, is carried forward or replicated within any future planning permission that may be granted.

Essex County Council
Places Services – Tim
Murphy

The application is for variation of a previously consented application.

A number of listed buildings front onto Mill Street, the setting of which are the main consideration.

Having reviewed the amended proposal, in context of the granted scheme, I do not consider it will cause any harm and I therefore have no objection.

Essex County Council
Archaeology

An archaeological evaluation has been carried out within the areas of the proposed development which has demonstrated important archaeological deposits related to post medieval and earlier settlement of St Osyth. The evaluation provided evidence for industrial and possibly domestic activity and a programme of archaeological excavation was recommended on application 16/00656/FUL to enable full understanding of the areas in which these features were revealed. Excavation of these areas would add to our knowledge of the secular and religious community at the Priory at

this time. The proposed development will disturb or destroy these surviving archaeological remains.

The following recommendations are made in line with the Department for Communities and Local Government National Planning Policy Framework:

RECOMMENDATION: Open Area Excavation

1. No development or preliminary ground-works can commence until a programme of archaeological excavation has been secured and undertaken in accordance with a Written Scheme of Investigation, which has been submitted by the applicant, and approved by the planning authority.

2. Following completion of the archaeological fieldwork, the applicant will submit to the local planning authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the planning authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Further Recommendations:

A professional team of archaeologists should undertake the archaeological work.

A brief outlining the areas of excavation will be issued from this office on request. Tendring District Council should inform the applicant of the recommendation and its financial implications.

3. Planning History

14/00993/LBC	Taking down carefully and re-building of East Gatehouse & chimney.	Approved	15.09.2014
14/01008/FUL	Creation of a Visitor Centre in the Tithe barn, Cart Shed, Dairy and adjacent paddock including changes of use to A1, A3, B1, D2 and conference/functions/wedding reception use; construction of extensions; internal and external alterations and all ancillary works shown on the drawings.	Approved	09.01.2015
14/01009/LBC	Creation of a Visitor Centre in the Tithe barn, Cart Shed, Dairy and adjacent paddock including changes of use to A1, A3, B1, D2 and conference/functions/wedding reception use; construction of extensions; internal and external alterations and all ancillary works shown on the drawings.	Approved	09.01.2015
15/01060/FUL	Removal of section of boundary wall fronting Mill Street and rebuild on a new reinforced concrete foundation.	Approved	09.09.2015
15/01061/LBC	The taking down of a failing section of the boundary wall fronting the		05.08.2015

	road in Mill Street and rebuilding it on a new reinforced concrete foundation to match original appearance.		
16/00018/DISCON	Discharge of condition 03 (Archaeology Report) of Listed Building Consent 14/000993/LBC.	Approved	19.02.2016
16/00019/DISCON	Discharge of condition 04 (Archaeology Report) of Listed Building Consent (12/01285/LBC)	Approved	19.02.2016
16/00656/FUL	Demolition of existing property at 7 Mill Street and the creation of 72 no. two, three and four bedroom houses, plus associated roads, car parking, garages and landscaping.	Approved	18.11.2016
16/00671/FUL	Erection of 17 dwellings for use as residential and holiday accommodation (C3 use); restoration of park landscape; bunding; re-grading of 9 hectares of land; construction and alterations to access driveway; landscaping and all ancillary works.	Approved	18.11.2016
16/00786/FUL	Proposed new build garages, access and metal park rail fences.	Approved	29.07.2016
16/01057/DISCON	Discharge of condition 2 (Details of materials) of approved planning application 12/01285/LBC.	Approved	23.08.2016
16/01258/DISCON	Discharge of condition 4 (materials) of Listed Building Consent 14/00993/LBC.	Approved	21.09.2016
16/01309/DISCON	Discharge of condition 3 (Archaeological Programme) of approved planning application 12/01316/FUL.		13.10.2016
17/00471/FUL	Demolition of pump-house building (including the removal of boilers/flue) and the erection of a building adjoining the bury boundary wall, for uses as a store.	Approved	16.06.2017
17/00472/FUL	Erection of new substation building (containing emergency generator and bunded diesel tank) and subterranean gas governor valve.	Approved	16.06.2017
17/00634/FUL	Variation of condition 3 of planning permission 16/00671/FUL - To allow the re-location of Lake House North and South Lodge.	Current	

17/00674/LBC	Demolition of pump-house building (including the removal of boilers and flue) and the erection of a building adjoining the bury boundary wall for use as a store.	Approved	16.06.2017
17/00712/TCA	4 No. Lime - Pollard and re-shape.	Approved	24.05.2017
17/01175/FUL	Variation of condition 3 of 16/00656/FUL to allow amendments to the elevations and layout of Phase 1 and removal of condition 14 part e to remove the requirement to relocate the bus stop.	Approved	21.12.2018
17/01593/DISCON	Discharge of conditions 02 (S106 Agreement), 07 (Construction details), 08 (Wastewater Strategy), 09 (Foul Water Strategy), 10 (Surface Water Strategy) 11 (Landscape/ habitat management plan), 12 (Construction and Environmental management Plan), 13 (Cleaning facility), 14 (Highways details), 15 (Amendments to Drawings), 17 (Local Recruitment Strategy), 19 (External Lighting) and 20 (Construction Method Statement) of Planning Permission 16/00656/FUL. Discharge of Conditions 02 (S106 Agreement), 08 (Construction Details), 12 (Landscape/ habitat management plan), 14 (Construction and Environment Plan), 15 (Cleaning facility), 17 (Local Recruitment Strategy) and 19 (Construction Method Statement) of planning permission 16/00671/FUL.	Approved	18.09.2018
17/01683/DISCON	Discharge of condition 03 (landscaping) of planning permission 17/00472/FUL.	Approved	10.04.2018
17/01735/DISCON	Discharge of condition 03 (external facing, roofing and hardsurfacing materials), 04 (hard and soft landscaping), 08 (written scheme of investigation), 10 (details of new or replacement windows and doors) and 11 (new balustrade and staircase drawings) of approved planning permission 14/01008/FUL. Discharge of condition 03 (external facing, roofing and hardsurfacing materials), 04 (hard and soft	Approved	04.01.2018

landscaping), 05 (details of new or replacement windows and doors) and 6 (new balustrade and staircase drawings) of planning permission 14/01009/LBC.

17/01828/DISCON	Discharge of condition 4 (Materials) of approved planning application 16/00656/FUL.	Approved	29.05.2018
18/00042/DISCON	Discharge of condition 2 (wall details) of planning permission 15/01060/FUL.	Approved	26.01.2018
18/01166/FUL	Variation of condition 3 of approved application 16/00656/FUL to allow amendments to the elevations and layout of Phase 2.	Current	
18/01476/DETAIL	Erection of 190 dwellings on 16.3 hectares of land; new junction and access roads; driveways; parking; footpaths; landscaping and all ancillary works; use of land as an archery range; construction of access drive and layout of parking area including siting of storage container for archery equipment. The proposals also include for a new footway to be built along a section of Colchester Road, south of the Wellwick.	Current	
18/01596/FUL	Erection of 14 dwellings. (As part of previously approved West Field scheme.)	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework February 2019

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2 Promoting Transport Choice

QL7 Rural Regeneration

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

QL12 Planning Obligations

HG1 Housing Provision

HG3 Residential Development Within Defined Settlements

HG3A Mixed Communities

HG4 Affordable Housing in New Developments

HG6 Dwelling Size and Type

HG7 Residential Densities

HG9 Private Amenity Space

HG14 Side Isolation

COM2 Community Safety

COM6 Provision of Recreational Open Space for New Residential Development

COM21 Light Pollution

COM23 General Pollution

COM26 Contributions to Education Provision

COM29 Utilities

COM31A Sewerage and Sewage Disposal

EN1 Landscape Character

EN3 Coastal Protection Belt

EN6 Biodiversity

EN6A Protected Species

EN6B Habitat Creation

EN11A Protection of International Sites European Sites and RAMSAR Sites

EN12 Design and Access Statements

EN13 Sustainable Drainage Systems

EN17 Conservation Areas

EN23 Development Within the Proximity of a Listed Building

EN27 Enabling Development

EN27A St Osyth Priory

EN29 Archaeology

EN30 Historic Towns

TR1A Development Affecting Highways

- TR3A Provision for Walking
- TR5 Provision for Cycling
- TR6 Provision for Public Transport Use
- TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

- SP1 Presumption in Favour of Sustainable Development

- SP4 Providing for Employment & Retail

- SP5 Infrastructure & Connectivity

- SPL1 Managing Growth

- SPL2 Settlement Development Boundaries

- SPL3 Sustainable Design

- HP4 Safeguarded Local Greenspace

- LP1 Housing Supply

- LP2 Housing Choice

- LP3 Housing Density and Standards

- LP4 Housing Layout

- LP5 Affordable and Council Housing

- PP12 Improving Education and Skills

- PP13 The Rural Economy

- PPL2 Coastal Protection Belt

- PPL3 The Rural Landscape

- PPL4 Biodiversity and Geodiversity

- PPL5 Water Conservation, Drainage and Sewerage

- PPL7 Archaeology

- PPL8 Conservation Areas

- PPL9 Listed Buildings

- PPL10 Renewable Energy Generation

- CP1 Sustainable Transport and Accessibility

- CP3 Improving the Telecommunications Network

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

Enabling Development and the Conservation of Significant Places

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the supply of deliverable housing sites that the Council can demonstrate falls below 5 years and so the NPPF says that planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework as a whole. Determining planning applications therefore entails weighing up the various material considerations. The housing land supply shortfall is relatively modest when calculated using the standard method prescribed by the NPPF. In addition, the actual need for housing was found to be much less than the figure produced by the standard method when tested at the recent Examination In Public of the Local plan. Therefore, the justification for reducing the weight attributed to Local Plan policies is reduced as is the weight to be given to the delivery of new housing to help with the deficit.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application site relates to 7.45 hectares of undeveloped agricultural land set to the west of the Priory on part of the land known as 'West Field' or 'Flag Creek Field', of which around 3.25 hectares are proposed to be developed. The land lies immediately north of existing properties in Mill Street. The site is generally open in nature except for hedgerows and trees that are found on the field boundaries.

Proposal

The application relates to the variation of condition 2 (approved plans condition) of planning permission 17/01175/FUL which granted planning permission for the demolition of no. 7 Mill Street and the creation of 72 no. two, three and four bedroom houses with associated roads, car parking, garages and landscaping.

This application looks to amend the elevations and internal layout of part of the second phase (the western section of the development). It does not change the number of units, or, the general layout of the developed area. This variation relates to 35 units out of the 49 units that make up phase 2. The remaining 14 units are the subject of a separate full planning application as the changes proposed to those properties go beyond the scope of a s.73 application.

The application also seeks to re-locate the proposed attenuation pond closer to the development.

Design/Heritage Impact

The proposed changes are largely aesthetic; amendments to elevations, improved building materials, more Essex vernacular features, all of which ensure that the development is of a high quality and appropriate to the setting of St Osyth Priory and the St Osyth Conservation Area. There are also proposed internal layout changes to reflect the modern home owner; such as more open plan properties and additional en-suite bathrooms. There are also alterations to the road layout to include a 'loop' at the northern-western end of the site.

The previously approved scheme replicated the scale of development within the village. Most properties were two storeys tall, with a restricted number of 1 ½ storey properties close to the site entrance to create a sense of place and to reflect the fact that density of development is higher at the eastern end of the site. The proposed amendments to the scheme conform with the same principles and the scale is largely unchanged, albeit with the addition of four 2 ½ storey character properties within the centre of the site, which is also the low point of the site, meaning that the ridge height of these will be no higher than the surrounding 2 storey properties.

In terms of appearance the properties retain their simplistic traditional appearance to reflect the form and character of built form in the village. A mixture of materials including red brick, slates/pantiles, render and white weatherboarding are proposed.

ECC-Place Services Urban Design Team have reviewed the plans and through their discussions with the agent have secured the following changes;

- Inclusion of white weatherboarding to units 11, 12, 18 and 19 to provide a maritime character towards the western end of the site nearer to the creek;
- Alterations to the road to include a 1.6m wide path along the spine road's entirety to provide a pedestrian link through from phase 1 to the open space at the western end of the site.

Overall the changes proposed seek to enhance the appearance of the development with amendments focusing on proportions and detailing. The materials proposed are sympathetic to the styling of the proposed development and the local vernacular and suitably preserve the conservation area setting.

In terms of the impact of the alterations upon nearby heritage assets, ECC-Place Service's Historic Building Manager has reviewed the application confirms the following;

The application is for variation of a previously consented application and erection of 14 dwellings. A number of listed buildings front onto Mill Street, the setting of which are the main consideration.

Having reviewed the amended proposal, in context of the granted scheme, I do not consider it will cause any harm and I therefore have no objection.

Residential Amenities

The development maintains sufficient back-to-back distances to the existing properties situated to the south on Mill Street to ensure that no overlooking or loss of outlook would occur. The siting and relationship between the proposed properties is acceptable and secures a good level of amenity and privacy for future residents of the development.

Highways

ECC-Highways have reviewed the plans and raise no objection to proposal to vary condition 2 providing existing conditions associated with previous application 16/00656 are carried forward and replicated with the future planning permission that may be granted.

On plot parking remains comfortably in excess of the requirements as contained in the current parking standards with the majority of plots having more than 2 spaces through cart lodges and open bays.

Conditions/Legal Agreement

Several of the conditions relating to phase 1 of the Westfield site and included on the original planning permission have already been discharged. These conditions will be included on the permission securing the details already approved. The legal agreement securing repair works to various buildings on the St Osyth complex via enabling development has already been updated to allow for variations to the previous permissions.

RAMS

The scheme previously approved was the subject of an appropriate assessment undertaken by Colchester Borough Council on Tendring District Council's behalf. As a result of the assessment an estate circulation strategy was secured to provide sufficient walking areas by creating pedestrian permeability into the scheme that would encourage walkers away from the SPA and towards alternative walking options. This application seeks to improve circulation further by moving the attenuation pond closer to the developed area, in order to create a landscaped area. This has the added benefits of providing further screening of the development from the west and providing a pedestrian link to the Boat Yard, which will connect the scheme to the wider walking routes.

This strategy was agreed in conjunction with the development of the Parkland properties to the north (14 dwellings) and the Wellwick site (190 dwellings) to the north of St Osyth. Precise details of the amenity space and connection routes are to be secured by condition.

Other Considerations

ECC-SUDs have no objections to the development and request that a condition is attached to secure precise details of the strategy. The condition included previously shall be re-applied.

The Council's Tree Officer states that the amendments to the elevations and layout of Phase 2 of the development proposal will not affect the retention or protection of existing trees and other vegetation or the extent of proposed new planting. However it will be important to ensure that all information relating to tree protection and soft landscaping, that was agreed and approved under planning application 16/00656/FUL, is carried forward or replicated within any future planning permission that may be granted.

St Osyth Parish Council has no objections. No further letters of representation have been received.

6. Recommendation

Approval

7. Conditions

- 1 The development hereby permitted shall commence prior to the 18th November 2021.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with following approved plans:

- CC-0175-WFSP-01
- OC002-03-01 REV U
- OC002-03-02 REV M
- OC002-03-03 REV H
- OC002-03-03 REV M
- CC-0175-WFD-HT01
- CC-0175-WFD-HT02
- CC-0175-WFD-HT03
- CC-0175-WFD-HT04
- CC-0175-WFD-HT05
- CC-0175-WFD-HT06
- CC-0175-WFD-HT07
- CC-0175-WFD-HT08
- CC-0175-WFD-HT09
- CC-0175-WFD-HT10
- CC-0175-WFD-HT11
- CC-0175-WFD-HT12
- CC-0175-WFD-HT13
- CC-0175-WFD-CP02
- CC-0175-WFD-CP03
- CC-0175-WFD-CP04
- CC-0175-WFD-CP05
- CC-0175-WFD-CP06
- CC-0175-WFD-CP07
- CC-0175-WFD-GT01
- CC-0175-WFD-GT02
- CC-0175-WFD-GT03
- CC-0175-WFD-GT04
- CC-0175-WFD-GT05
- CC-0175-WFD-GT06
- CC-0175-WFD-GT07
- CC-0175-WFD-GT08
- CC-0175-WFD-GT09
- CC002-50-15 REV E
- CC002-50-15A REV D
- CC002-50-16 REV F
- CC002-50-16A REV F
- CC002-60-03 REV B
- CC002-60-04 REV C
- (03)200 REV B
- (03)201 REV C
- CC002-50-17 REV F
- CC002-50-17A REV H

- CC 0175 WF-L3 A
- CC-0175-WF-L-1
- CC-0175-WF-L-2
- CC-0175-WF-L-4
- CC-0175-WF-L-5

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

- 3 The materials to be used in the construction of Phase 1 only shall be in accordance with the details shown on approved drawing no. OC002-03-03 REV H.

Reason - To ensure the development, as far as possible, respects, conserves and enhances the special historic and architectural character of the St. Osyth Conservation Area and the setting of St. Osyth Priory as a heritage asset.

- 4 The materials to be used in the construction of Phase 2 shall be in accordance with the details shown on approved drawing no. OC002-03-03 REV M.

Reason - To ensure the development, as far as possible, respects, conserves and enhances the special historic and architectural character of the St. Osyth Conservation Area and the setting of St. Osyth Priory as a heritage asset.

- 5 Notwithstanding the provisions of Article 3, Schedule 2, Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure shall not be carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity as the site lies within the St. Osyth Conservation Area and forms part of the setting of St. Osyth Priory.

- 6 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Class A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwelling shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity as the site lies within the St. Osyth Conservation Area and forms part of the setting of St. Osyth Priory.

- 7 Water, energy and resource efficiency measures shall be implemented in accordance with those outlined within Section 6 of the submitted 'Construction and Environment Plan Management Plan' as prepared by City and Country and approved under planning reference 17/01593/DISCON.

Reason - To enhance the sustainability of the development through better use of water, energy and materials.

- 8 The wastewater strategy for phase 1 shall be implemented in accordance with the submitted 'Drainage Statement Addendum - Phase 1 ref - 139/2008/DS Revision A' dated August 2017 and additional information/plans received via GHBullard & Associates LLP dated 21st June 2018 plus drawing no. 093-2017.DWG, as approved under planning reference 17/01593/DISCON and prior to any of the phase 1 properties being occupied.

Reason - To prevent environmental and amenity problems.

- 9 Prior to commencement of phase 2 works a wastewater strategy shall be submitted to and approved in writing by the Local Planning Authority. No dwelling located within phase 2 shall be occupied until the works have been carried out in accordance with the wastewater strategy so approved.

Reason - To prevent environmental and amenity problems.

- 10 The foul water strategy for phase 1 shall be implemented in accordance with the submitted 'Drainage Statement Addendum - Phase 1 ref - 139/2008/DS Revision A' dated August 2017, as approved under planning reference 17/01593/DISCON and prior to any of the phase 1 properties being occupied.

Reason - To prevent environmental and amenity problems arising from flooding.

- 11 Prior to commencement of phase 2 works a foul water strategy shall be submitted to and approved in writing by the Local Planning Authority. No dwelling located within phase 2 shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.

Reason - To prevent environmental and amenity problems.

- 12 The surface water drainage strategy for phase 1 shall be implemented in accordance with the submitted 'Drainage Statement Addendum - Phase 1 ref - 139/2008/DS Revision A' dated August 2017 and additional information/plans received via GH Bullard & Associates LLP dated 21st June 2018 plus drawing no. 093-2017.DWG, as approved under planning reference 17/01593/DISCON and prior to any of the phase 1 properties being occupied.

Reason - To prevent environmental and amenity problems arising from flooding.

- 13 Prior to commencement of phase 2, a scheme for the provision and implementation of surface water drainage, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted and agreed, in writing, with the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of any part of phase 2. Surface water shall be discharged from the site at a rate no greater than 4.87l/s as identified within the submitted Flood Risk Assessment.

Reason - To prevent environmental and amenity problems arising from flooding and to ensure a satisfactory method of surface water drainage.

- 14 The landscape and habitat management plan measures for phase 1 only shall be carried out in full accordance with those outlined within Section 7 of the submitted 'Construction and Environmental Management Plan' (as prepared by City and Country and dated 31st August 2017) as approved under planning reference 17/01593/DISCON.

Reason - To ensure best practice measures are used on the site and during the construction phase of the development to secure necessary landscaping and minimise the impact on birds and wildlife.

- 15 The approved scheme of landscaping for phase 1 as shown on drawing no's. CC 0175 WF-L3 A, CC-0175-WF-L-1, CC-0175-WF-L-2, CC-0175-WF-L-4 and CC-0175-WF-L-5 shall be implemented in accordance with the details and timescales set out within the 'Construction and Environmental Management Plan' (as prepared by City and Country and dated 31st August 2017) as approved under planning reference 17/01593/DISCON.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

- 16 Prior to commencement of phase 2 works a scheme of hard and soft landscaping works, which shall include any proposed changes in ground levels and also accurately identify

spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction", shall be submitted to and approved, in writing, by the Local Planning Authority. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the relevant works or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - To ensure the development is sympathetic to the character of the area and in the interests of amenity.

- 17 The development shall be carried out in complete accordance with the details specified in Sections 7 and 8 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 and plan no's. CC175/WF-L-1, 2, 3a, 4 and 5, as approved under planning reference 17/01593/DISCON.

Reason - To ensure best practice measures are used on the site and during the construction phase of the development to minimise the impact on birds and wildlife.

- 18 Prior to the commencement of construction works a Wheel Washing Facility shall be installed as detailed in Section 9 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 and plan no. CC-0175-CMP-501. The wheel washing facility shall remain in place throughout the duration of the construction works.

Reason - To ensure that loose materials and spoil are not brought out onto the highway, in the interests of highway safety.

- 19 The proposed development shall be carried out in accordance with the following highway works plans; 208104/27 & 100-A01 (aside from the relocation of the bus stop plan) and approved layout plan OC002-03-01 REV U. All parking areas, cycle/footways and turning areas shall be constructed prior to the first occupation of any of the properties associated with phases 1 and 2.

Reason - To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking.

- 20 Prior to first occupation of the hereby approved development details of a Transport Information and Marketing Scheme (green travel pack) for sustainable transport shall have been previously submitted to and approved in writing by the Local Planning Authority. The Transport Information and Marketing Scheme shall be implemented as approved.

Reason - In the interests of promoting sustainable development and transport.

- 21 The Local Recruitment Strategy as outlined in Section 10 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 and approved under planning reference 17/01593/DISCON shall be adhered to.

Reason - To promote and encourage the recruitment of employees and other staff in the locality of the application site.

- 22 The external lighting strategy for phase 1 shall be carried out in accordance with drawing no. 107/11 (02)100, as approved under 17/01593/DISCON.

Reason - In the interests of visual amenity and wildlife interests.

- 23 Prior to commencement of phase 2 works that impacts on bat commuting and foraging routes, details of external lighting shall be submitted and approved in writing by the Local Planning Authority. External lighting shall be implemented and retained in accordance with the approved scheme.

Reason - To ensure lighting is sensitively designed, minimises light spillage and avoids illuminating bat commuting and foraging routes and to ensure the use of low level, directional lighting to minimise light pollution.

- 24 The development shall be constructed in accordance with approved plan no. CC-0175-CMP-501 and Section 11 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 as approved under planning reference 17/01593/DISCON. The details stipulated on the approved plan and document shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason - In the interests of highway safety and residential amenity.

- 25 No construction work shall take place onsite outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:30 on Saturday and no time whatsoever on Sundays or Public Holidays, unless otherwise agreed with the Local Planning Authority. This includes deliveries to the site or work undertaken by contractors or sub-contractors.

Reason - In the interests of residential amenity.

- 26 Within 24 months from the date when any of the buildings permitted are first used for the purpose of residential dwellings, the land shown on the approved plan OC002-03-01 Rev U as open space shall be laid out in accordance with that plan as amenity land and thereafter retained for public use.

Reason - The amenity land is an essential element of the development and must be provided and retained for the future.

- 27 Prior to commencement of phase 2 works only, a landscape/habitat management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the local planning authority. The landscape/habitat management plan shall be carried out as approved in accordance with the details and timescales in the plan. The scheme shall include the following elements:

- a) Detail extent and type of new planting (NB planting to be of native species of local provenance);
- b) Details of any SUDS e.g. attenuation ponds, wetlands;
- c) Details of the on-site recreational area, including its size and any proposed footpaths and cycleways;
- d) Details of maintenance regimes; and
- e) Details of any new habitat created on site.

Reason - To ensure best practice measures are used on the site and during the construction phase of the development to secure necessary landscaping and minimise the impact on birds and wildlife.

- 28 Prior to commencement of phase 2 works only a Construction and Environmental management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

- a) A detailed schedule setting out how works will be phased to avoid construction at particularly sensitive times e.g. during freezing periods when wintering birds are most vulnerable to disturbance;
- b) Plans showing which sensitive areas of the site will have restricted access as stated in paragraph 7.302 of the previously submitted Environmental Statement;
- c) Drawings showing details of design and type of external lighting to minimise the impact on bats and birds.

Reason - To ensure best practice measures are used on the site and during the construction phase of the development to minimise the impact on birds and wildlife.

- 29 No development or preliminary ground works associated with phase 2 only shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Following completion of the archaeological fieldwork, the applicant will submit to the local planning authority a post-excavation assessment (within six months of the completion date, unless otherwise agreed in advance with the planning authority), which will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

Reason - To allow proper investigation and recording of the site, which is potentially of archaeological and historic significance.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

<p>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</p>	<p>YES</p>	<p><input checked="" type="radio"/> NO</p>
<p>Are there any third parties to be informed of the decision? If so, please specify:</p>	<p>YES</p>	<p><input checked="" type="radio"/> NO</p>