

Consultee Comments for Planning Application

DC/23/0336/FUL

Application Summary

Application Number: DC/23/0336/FUL

Address: Apple Tree Farm Low Green Nowton Suffolk IP29 5ND

Proposal: Planning application - partial change of use from agricultural use to residential dwelling (class C3)

Case Officer: Savannah Cobbold

Consultee Details

Name: Mr Matthew Axton

Address: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU

Email: Not Available

On Behalf Of: Environment Team

Comments

CONTAMINATED LAND:

Based on the submitted Phase I Desk Study Report, Demeter Environmental Ltd, reference 23-03-05 dated March 2023 for the above site, this Service is satisfied that the risk from contaminated land is low.

The following advice notes are recommended:

If during development, contamination is encountered which has not previously been identified then it would be in the best interest of the developer to contact the Local Planning Authority as soon as possible, as they should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer. Failure to do so may result in the Local Authority taking appropriate action under its obligations of Part 2A of the Environmental Protection Act 1990.

AIR QUALITY / ELECTRIC VEHICLES:

Paragraph 107 of the NPPF states that 'local parking standards for residential and non-residential development, policies should take into account e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.' Paragraph 112 of the NPPF states that 'applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'

Air Quality Planning Policy Guidance lists mitigation measures for reducing the impact of air quality and includes the provision of "infrastructure to promote modes of transport with a low impact on air quality (such as electric vehicle charging points)."

St Edmundsbury Core Strategy Policy CS2, Sustainable Development, requires the conserving and, wherever possible, enhancing of natural resources including, air quality.

Policy DM14 of the Joint Development Management Policies Document states that proposals for all new developments should minimise all emissions and ensure no deterioration to either air or water quality.

Section 3.4.2 of the Suffolk Parking Standards also has requirements for electrical vehicle charging infrastructure, including the installation of a suitable consumer unit capable of providing 7.4kW charge in all new dwellings.

Part S of the Building Regulations requires an electric vehicle charging point to be included for new dwellings where there is an associated parking space. In this case there would be an associated space as defined.

We therefore do not require a planning condition requiring EV charging in this instance as this will be enforced by the building regulations, however, should the layout change we would request the opportunity to review the amendments to assess whether they impact the above conclusion.