



49 High Street, Lakenheath, Suffolk.

Local Requirements

Affordable Housing Statement

The proposal is for 1No. dwelling and, therefore, falls below the threshold above which the provision of affordable housing is required.

Air Quality Assessment

I am not aware of any air quality reviews that would affect this development. The proposal, in the form of 1No. dwelling, will not cause a conflict with any Local Authority air quality action plan.

Biodiversity and Ecological Survey and Report

A Preliminary Ecological Report has been included with this application.

Conservation Area Appraisal

The site does lie within a Conservation Area and as such is covered in the Design and Access Statement.

Daylight / sunlight assessment.

Proposed buildings are single storey height only. It is considered that the impact upon light at adjacent and nearby properties will, therefore, be minimal and that good natural daylight will remain.

Environmental Impact Assessment

The impact of 1no. modest dwelling, in an existing residential area, will be limited and I do not consider that an EIA is required.

Evidence to accompany application for Town Centre uses.

The proposal is for 1no. residential unit within a village residential area. Therefore, I do not consider this to be a development that would otherwise require a 'town centre need' to be demonstrated.

Proposed Car Parking Provision

2no. parking spaces are proposed to serve the proposed 3-bed property. This is in keeping with Suffolk County Council Highways Department requirements. Space is also provided for turning so that vehicles may leave site in a forward gear.

Flood Risk Assessment

The proposal does not fall into a flood risk zone.

Foul Sewage Assessment

A mains foul sewer exists on site. The intention is to connect to this sewer (see as shown on existing and proposed site layout plans). The provision of 1no additional dwelling, within this context, is not considered to have any significant impact upon the existing drainage system. Investigation will be carried out, during the Building Regulations stage, to ascertain the feasibility of this and finalise the details.

Heritage Statement

Though in a Conservation Area the site is not designated as a specific heritage asset. Therefore, I do not believe that a Heritage Statement is necessary in this instance.

Impact Assessment

Impact assessments are required for retail and leisure developments over 2500 square metres. This application is for 1no. residential dwelling and this matter is, therefore, not applicable to this proposal.

Land Contamination Assessment

Desktop report and completed questionnaire enclosed as part of this planning application.

Landfill Statement

This is not a landfill application and has no direct impact on the landfill situation.

Lighting Assessment

The proposal is for a private dwelling and is, therefore, not publicly accessible. The proposal will incorporate domestic type lighting in an area of entirely domestic properties.

Noise Assessment

A noise assessment report has been included with this application.

Open Space Assessment

There are no areas of publicly accessible open space within the site. Further assessment under this heading is, therefore, not required.

Other Plans

None specifically required. Necessary plans submitted with application.

Photographs / Photomontages

See Design and Access Statement.

Planning Obligations

I am not aware of any planning obligations that would be prevalent to this application.

Statement of Community Involvement

No community involvement has been undertaken. This is a modest proposal which seeks to relate to existing uses in the area.

Structural Survey

The existing barn and cart-lodge are to be refurbished, will be ascertained for suitability, and structurally amended as required, as part of the building regulations procedure and approval. A structural engineer will be employed as and if required.

Transport Assessment / Statement

This proposal is for 1no. dwelling in a village area. I do not consider that the proposal will have significant transport implications that would warrant either an Assessment or a Statement.

Travel Plan

The proposal will not cause significant transport implications. Therefore, a travel plan has not been incorporated within the application.

Tree Survey

All existing retained trees are healthy and have been trimmed in accordance with recent tree surgeon advice. Tree surveys are included for trees on site that are within falling distance of the proposed buildings.

Ventilation / Extraction Statement

The proposal is for residential buildings only and not for a restaurant or takeaway. There will be no unique ventilation or extraction other than those related to a residential dwelling.

Site Waste Management Plan

A designated area has been allocated on site for bins. Bins will be left for collection at the shared access entrance to the site off the High Street highway. This is currently the case for the existing dwellings off the shared access.

Horse Racing Industry Impact Assessment

The proposal has no direct implication for the equine industry.

Proximity with Air Base

The proposal is not within close enough proximity to an air base to have any direct implications for a development of this size and nature.