



The Rookery, Half Moon Lane, High Street, Lakenheath.

Local requirements

Affordable Housing Statement

The proposal is for 8No. dwellings and the site area is below 0.5hectares. Therefore, the proposal 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 8No. dwellings, will not cause a conflict with any Local Authority air quality action plan.

Biodiversity Survey and Report

This is all covered as part of the Preliminary Ecological Appraisal. A check list has been completed and included with the application. The site does not fall within Lakenheath's Stone Curlew protection area or buffer zone.

Conservation Area Appraisal

The site lies outside of Lakenheath's Conservation Area.

Daylight/sunlight assessment.

I don't believe the proposal will have a significant effect on the provision of natural daylight to neighbouring properties. It is considered that the impact upon light at adjacent and nearby properties will, therefore, be reasonable and that good natural daylight will remain.

Environmental Impact Assessment

The impact of 8no. dwellings, 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 8no. residential units 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.

Existing and Proposed Car Parking Provision

Plots 1 & 4: 3-bed semi-detached, with 2no. on-site parking spaces. On-site storage (shed).
Plots 2 & 3: 2-bed semi-detached, with 2no. on-site parking spaces On-site storage (shed).
Plots 5, 6 & 7: 4-bed detached, with integral garage + 2no. on-site parking spaces.
Plot 8: 6-bed detached, with integral garage + 4no. on-site parking spaces.

Flood Risk Assessment

The application site is not in a flood risk zone.

Foul Sewage Assessment

A mains public foul sewer exists within the site. This continues off-site and discharges into Lakenheath's foul sewer treatment centre. The intention is to connect to this sewer. Agreement will, of course, be sought at building regulations stage. A 'build-over / near' agreement will also be sought, from Anglian Water, as plots 5, 6 & 7 are within 3m of the sewerage.

Heritage Statement

The proposal lies within a predominantly clear site, is not in a conservation area and the existing buildings are not listed or designated as being a heritage asset. Therefore, I do not believe that such a statement is required.

Impact Assessment

Impact assessments are required for retail and leisure developments over 2500 square metres. This application is for 8no. residential dwellings and this matter is, therefore, not applicable to this proposal.

Land Contamination Assessment

Phase 1 assessment, 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 private dwelling houses and is, therefore, not publicly accessible. The proposal will incorporate domestic type lighting in an area of entirely domestic properties.

Noise Assessment

Enclosed as part of this planning 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

None provided, as not considered necessary.

Planning Obligations

The proposal is for 8No. dwellings and the site area is below 0.5hectares. Therefore, the proposal falls below the threshold above which any Section 106 provision is necessary. I am not aware of any other planning obligations.

Statement of Community Involvement

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

Structural Survey

The existing structure to be demolished will be done so with full risk assessments and methods statements where required. Therefore, I feel that such a survey is not required.

Transport Assessment / Statement

This proposal is for 8no. dwellings in a village area. Pre-application Highways comments have been incorporated into the design. I do not consider that the proposal will have significant transport implications that would warrant either an Assessment or a Statement.

Travel Plan

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

Tree Survey

A small number of trees exist on site which are to be retained. These are all healthy. Therefore, a tree survey is not required in this instance.

Ventilation / Extraction Statement

The proposal is for entirely residential buildings, 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

Grey, Brown and Blue bins storage and use has been incorporated within the design (as shown on enclosed drawings). The bins will be left, at the designated times, at the end of the road, onto the High Street.

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. A noise assessment report has been included which addresses the noise from aeroplanes on the air base.