

0294/15

Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architect



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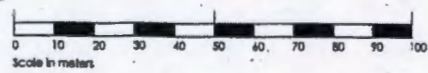
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Thornham Road,
Gislingham,
Suffolk

New Hall Properties Ltd

Site Location Plan



Planning Number	7965 / LOC 01
Scale	1:1250 @ A3

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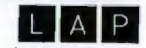
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Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to the architect

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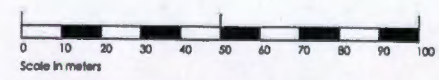


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Thornham Road,
 Gistlingham,
 Suffolk

New Hall Properties Ltd

Site Location Plan



drawing number	7965/LOC 02
scale	1:1250 @ A3

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Consultee Comments for application 0294/15

Application Summary

Application Number: 0294/15

Address: Land to the rear of West View Gardens, Gislingham

Proposal: Outline planning application with all matters reserved for residential development, comprising 40 dwellings with a new vehicular access off Thornham Road

Case Officer: Elizabeth Truscott

Consultee Details

Name: Mr Terry Williams

Address: Meadow View 4 Sunnybrook Close, Gislingham, Eye IP23 8BG

Email: terry.williams1947@gmail.com

On Behalf Of: Gislingham Parish Clerk

Comments

1. Development is on a Greenfield site that has been used for agriculture for many years. It is outside the established settlement boundary. This is contrary to the statement in the Local Plan: Core Strategy Focused Review OAN & Rural Growth Policy (Jan 2015) Page 7 :‐In Mid Suffolk the spatial framework for growth and development is currently based upon the principle of sustainable growth being established within settlement boundaries.. 2.

Gislingham is a Primary village deemed capable of limited growth where local need has been established. MSDC defined 10+ units as major development under DM11 in the Core Strategy Focused Review. This level of development should be aimed at Key Service Centres not Primary villages. 3.

Under CS1 development outside the settlement boundaries is only allowed by allocation in the Site Specific Allocation document, to sites adjacent to settlement boundaries. This land has not been identified in this document. 4.

There is no established Local Need. Very few of the houses on the Chapel Farm site have been bought. Indeed, building has now stopped because of lack of take‐up. Moreover, the Gislingham Parish Plan 2011 gave a further strong indication that there is no local need, with 66% wanting no further development. This Plan is a material consideration in the absence of any other evidence. 5.

Development is contrary to emerging policy DM12. This is not sustainable development by any definition. 6.

The infrastructure is not in place to support this kind of expansion of the village. Both the primary school and secondary school are close to capacity. The additional 290 houses at Eye will add to the pressure on Hartismere (the secondary school serving the area not Stowupland as stated in the application). 7.

The Transport Statement provided with the application is woefully

inaccurate. The number of journeys projected is very low since most people will have to travel out of the village for work. The suggestion that the traffic generated by this site will all exit the village in the direction of the A140 is absurd. The idea that public transport will play any part in this is ridiculous. Inspection of the bus timetables included in the application will show how totally impractical is the existing bus service. All this is contrary to MSDC policy on reducing traffic and carbon emissions by locating new housing near adequate employment and transport links. 9.

Paragraph 2.3.38 in the Policy Framework for Mid Suffolk states that: "Whilst local communities tend to support small-scale housing over a period of years to meet local needs, there has been concern at the introduction in or abutting villages of estate-like development which has been out of scale and character with its surroundings. The district planning authority regards this type of development as being contrary to the principle of sustainable growth. In the villages of the plan area where a range of services and facilities exists, new housing in the form of groups of up to five dwellings, served off a single access, will often provide a more acceptable type of development.

10. Gislingham has seen significant growth in the past 20 years. This has not been matched by improvements to services and infrastructure, in fact quite the opposite, contrary to Policy SO6 . 11.

If this application is approved there is nothing to stop wholesale use (and abuse) of Greenfield sites across the District making a significant impact on the rural nature of Mid Suffolk and changing its character irrevocably.

Consultation Response Pro forma

1	Application Number	0294/15
2	Date of Response	5.5.15
3	Responding Officer	Name: Paul Harrison
		Job Title: Enabling Officer
		Responding on behalf of... Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> less than substantial harm to a designated heritage asset because it will detach the listed farmhouse from its wider rural setting; however, the degree of harm is limited, as explained below. The Heritage Team recommends that this harm be weighed against the public benefits of the scheme.
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>To the north of the site stand the listed Church and Church Farmhouse. The churchyard is enclosed to the south by residential development and the grounds of Church Farmhouse. The churchyard has a secluded character, and the setting of the Church is not materially affected by the proposal.</p> <p>Church Farmhouse has a long garden enclosed at the south by tall conifer hedging. The site beyond is presumed to have a historical connection with the farmhouse, adding something to its significance, but this is compromised by the seclusion of the garden, and by the enclosure of the field by housing development to the west and south. Accordingly the contribution of the site to the significance of the listed building is quite limited.</p>
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate.	
7	Recommended conditions	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

Consultation Response Pro forma

1	Application Number	0294/15 (amended site location plan) r/o West View Gardens, Gislingham	
2	Date of Response	23.6.15	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team has no further comments to make on the proposal as amended.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	I see no reason to amend my previous comment in the light of the amended plan.	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

From: David Pizzey
Sent: 06 March 2015 14:15
To: Elizabeth Truscott
Cc: Planning Admin
Subject: 0294/15 Land to the r/o West View Gardens, Gislegham.

Hi Libby

I have visited this site recently and the current agricultural use means there would be very limited arboricultural impact should the development go ahead. Some trees are located along the perimeter but these could be protected under condition with appropriate fencing to prevent damage.

Regards

David

David Pizzey
Arboricultural Officer
Babergh and Mid Suffolk District Councils - Working Together
E: david.pizzey@babergh.gov.uk
T: 01473 826662 & 01449 724555
www.babergh.gov.uk and www.midsuffolk.gov.uk

Consultee Comments for application 0294/15

Application Summary

Application Number: 0294/15

Address: Land to the rear of West View Gardens, Gislingham

Proposal: Outline planning application with all matters reserved for residential development, comprising 40 dwellings with a new vehicular access off Thornham Road

Case Officer: Elizabeth Truscott

Consultee Details

Name: Mr David Harrold

Address: Car Park Hurstlea Road, Needham Market, Ipswich, Suffolk IP6 8DL

Email: david.harrold@midsuffolk.gov.uk

On Behalf Of: MSDC - Environmental Health - Land Contamination

Comments

I do not have any objection to the development in principle.

I note the site check report submitted with the application in connection with land contamination.

This report identifies an area of infilled land within the site and is not accompanied by a site walkover or site survey report.

For developments of this size, it is recommended that a full a Phase 1 Contaminated land report is completed which will include a site reconnaissance by a qualified or competent person.

I would therefore recommend that:

"No development shall take place until:-

1. a report is submitted for approval by the Local Planning Authority of a desk study, including site reconnaissance, sufficient to determine the existence or otherwise of contamination, the nature and risks it may pose and whether these can be satisfactorily reduced to an acceptable level;

If potential risks to site users are identified in 1.) Then no development shall take place until:-

2. A strategy for investigating any potential contamination present on site has been submitted for approval by the Local Planning Authority;

3. Following approval of the strategy, an investigation shall be carried out in accordance with the strategy;

4. A written report shall be submitted detailing the findings of the investigation referred to in 3) above, and an assessment of the risk posed to receptors by the contamination for Local Planning Authority approval. Subject to the risk assessment, the report shall include a remediation scheme as required;

5. Any remediation work shall be carried out in accordance with the approved remediation scheme; and

6. Following remediation, evidence shall be provided to the Local Planning Authority as verification of remedial measures.

David Harrold
Senior Environmental Protection Officer

From: Martin Egan
Sent: 26 March 2015 11:28
To: Elizabeth Truscott; Planning Admin
Subject: Gislingham. 0294/15

Elizabeth,

In highway terms there are no objections in principle to this application. I cannot establish from the application documentation if 'access' is to be considered although I see that the proposed layout is only indicative.

As currently shown on drawing no. 7965/SK02 the proposed access (and layout) is not acceptable:

1. The new access road and junction needs to meet Thornham Road at a 90 degree angle to maximise visibility and optimise vehicle turning.
2. There needs to be a greater stagger between the new junction and that of Columbine Way in order to separate the junction turning movements. There needs to be between 25-40m whereas approx. 15m is shown.
3. There is only one footway on Thornham Road and this is opposite the site. All residents will therefore need to cross but it is not possible to provide a suitable crossing due to the junction of Columbine Way. A suitable place to cross could be provided if the junction was moved to the east. The eastern boundary appears to be fairly random as it is an open field so hopefully the adjustments could be easily made although the 'blue' land may be required in part.
4. The locations of proposed plots 1 and 2 blocks the route of the existing public footpath, FP33, which is illustrated in the application documentation.
5. Larger junction radii are required for the new access onto Thornham Road.

Let me know if you would require any further information at this stage or if the above could be conditioned assuming use of the blue land.

Regards
Martin

Martin Egan,
Highways Development Management Engineer,
Economy, Skills & Environment,
Suffolk County Council,
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8 Russell Road, Ipswich,
IP1 2BX,
Tel: 01473 264757
Fax: 01473 216864
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Economy, Skills and Environment
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 Suffolk
 IP33 1RX

Philip Isbell
 Corporate Manager - Development Manager
 Planning Services
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Ipswich IP6 8DL

Enquiries to: Matthew Brudenell
 Direct Line: 01284 741227
 Email: matthew.brudenell@suffolk.gov.uk
 Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_0294
 Date: 11 March 2015

For the Attention of Elizabeth Truscott

Dear Mr Isbell

Planning Application 0294/15 – Lands to the rear of West View Gardens, Gislingham: Archaeology

The proposed development affects an area of archaeological potential, as defined by information held by the County Historic Environment Record (HER), and summarised in the archaeological desk-based assessment that accompanies the application (John Newman Archaeological Services October 2014). In December 2014 the site was subject to a geophysical survey that confirmed the presence of anomalies of potential archaeological interest (Archaeology Surveys Ltd, HER event no ESF22567). The proposed development would cause significant ground disturbance with the potential to damage any archaeological deposits that exist.

There would be no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), we would recommend that any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following conditions would be appropriate:

1. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation for evaluation, and where necessary excavation, which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

2. No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2012).

INFORMATIVE:

The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.

In this case, a trenched archaeological evaluation will be required in order to establish the archaeological potential of the site. Decisions on the need for any further investigation (excavation before any groundworks commence) will be made on the basis of the results of the evaluation.

I would be pleased to offer guidance on the archaeological work required and will, on request of the applicant, provide a brief for each stage of the archaeological investigation (Please see our website for further information on procedures and costs:

<http://www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/>

Yours sincerely

Matthew Brudenell

Senior Archaeological Officer
Conservation Team

From: Rachael Abraham
Sent: 01 June 2015 14:27
To: Planning Admin
Subject: RE: Reconsultation on Planning Application 0294/15- FAO Elizabeth Truscott

Dear Elizabeth,
Thank you for consulting us on this revised application.
Our advice remains the same as that sent on 11/3, which I have attached again for convenience.
Best wishes,
Rachael

Rachael Abraham
Senior Archaeological Officer
Suffolk County Council Archaeological Service
9-10 The Churchyard
Shire Hall
Bury St Edmunds
Suffolk IP33 1RX
Tel.:01284 741232
Email: rachael.abraham@suffolk.gov.uk
www.suffolk.gov.uk/libraries-and-culture/culture-and-heritage/archaeology/

From: planningadmin@midsuffolk.gov.uk [<mailto:planningadmin@midsuffolk.gov.uk>]
Sent: 01 June 2015 14:00
To: ESE Archaeology Mailbox
Subject: Reconsultation on Planning Application 0294/15

Correspondence from MSDC Planning Services.

We recently sent you a consultation in respect of the above application.

We have recently received further information/revised plans in respect of this and would ask you to take this additional information into account when replying. Please ensure that we receive your reply by **22/06/2015** at the latest.

To view details of the planning application online please click [here](#)

We look forward to receiving your comments.

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Mid Suffolk District Council
Planning Department
131, Council Offices High Street
Needham Market
Ipswich
IP6 8DL

Our ref: AE/2015/118933/01-L01
Your ref: 0294/15
Date: 25 March 2015

Dear Sir/Madam

**OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED FOR
RESIDENTIAL DEVELOPMENT, COMPRISING 40 DWELLINGS WITH A NEW
VEHICULAR ACCESS OFF THORNHAM ROAD: LAND TO THE REAR OF WEST
VIEW GARDENS, GISLINGHAM**

Thank you for consulting us about the above planning application which we have reviewed and offer the following advisory comments.

Flood Risk Surface Water Management

The development site lies, based on our Flood Map in Flood Zone 1, the area of low flood probability, as defined in Table 1 in the Flood Risk and Coastal Change section of the Planning Practice Guidance.

Environment Agency Position

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the FRA and submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

As part of any reserved matters application a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the submitted FRA and include:

1. Dimensioned plans and drawings of all aspects of the surface water drainage system.
2. Modelling shall be submitted to demonstrate that the surface water runoff will be restricted to below the existing Greenfield runoff rates in the equivalent 1 in 1 year, 1 in 30 year and 1 in 100 year rainfall events including climate change as specified in the FRA.

3. Modelling of the surface water drainage scheme to show that the attenuation features will contain the 1 in 100 year rainfall event including climate change.
4. Modelling of the pipe network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows.
5. Topographic plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite.
6. Details of who will maintain each element of the surface water system for the lifetime of the development and submission of a maintenance schedule.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

Technical Explanation

As the site is over a hectare it is supported by a Flood Risk Assessment by MTC Engineering, referenced 1525 – FRA Dec 2014. This provides information about the flood risks to the site and the proposed surface water drainage strategy. The FRA has satisfactorily demonstrated that the proposed development is not at high risk of flooding from all sources including fluvial, groundwater and surface water.

The FRA has undertaken infiltration testing to determine whether infiltration can be used to drain the surface water from the development, as required. This showed that due to the predominantly clay soils on the site the infiltration rates are mostly low, and not appropriate to be used as the sole means of drainage. The FRA does propose that permeable paving is used where possible. At the detailed design stage modelling of the paving would be required to show that it would adequately drain with the low infiltration rates, or that it will have a positive outfall to the surface water drainage system. Due to the low infiltration rates the FRA proposes draining the surface water from the development to the existing watercourse to the north, adjacent to Thornham Road. Photographs showing that the watercourse is open and unblocked and able to accept the flows from the development should be submitted at the detailed design stage.

The existing Greenfield rates for the approximately 1.3 hectares of proposed development have been calculated to be 3.2 l/s in the 1 in 1 year, 8.9 l/s in the 1 in 30 year, and 13.2 l/s in the 1 in 100 year rainfall events. The surface water is proposed to be restricted to below these rates in the equivalent post-development rainfall events, to ensure no increase in flood risk offsite.

The FRA details that in order to restrict the post development runoff to these Greenfield runoff rates 755m³ of storage will be required to be provided on site. The FRA has modelled the storage as a basin with a depth of 0.4m and area of 1950m², although the FRA states that this is indicative and that the detailed storage design has not yet been undertaken as a site layout is not yet available. However, there is a Masterplan of the possible development layout on the planning website. This shows a large area of public open space; however it is nowhere near the 1950m² of storage space required if the

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storage is to be 0.4m deep. Even at 1m deep, the storage requirement would be 755m², so it will need to be ensured that this can be accommodated within the proposed development layout. The LPA should ensure that they are satisfied that this volume of surface water storage will be able to be accommodated within the proposed development layout.

At the reserved matters stage we will require further information to be submitted on the proposed storage locations and sizing, the pipe network modelling and the maintenance of the surface water system.

Sustainable Design and Construction

Climate change is one of the biggest threats to the economy, environment and society. New development should therefore be designed with a view to improving resilience and adapting to the effects of climate change, particularly with regards to already stretched environmental resources and infrastructure such as water supply and treatment, water quality and waste disposal facilities. We also need to limit the contribution of new development to climate change and minimise the consumption of natural resources. In the light of the above comments, we recommend that the following conditions are appended to any planning permission granted.

Condition

Prior to the commencement of development a scheme for the provision and implementation of water, energy and resource efficiency measures, during the construction and occupational phases of the development shall be submitted to and agreed, in writing, with the Local Planning Authority. The scheme shall include a clear timetable for the implementation of the measures in relation to the construction and occupancy of the development. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.

Reason

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

Condition

Prior to the commencement of development, a scheme for the provision and implementation of rainwater harvesting shall be submitted and agreed, in writing, with the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification before occupancy of any part of the proposed development.

Reason

To enhance the sustainability of the development through efficient use of water resources.

Any submitted scheme should include detailed information (capacities, consumption rates, etc) on proposed water saving measures. Where rainwater recycling or greywater recycling is proposed, this should be indicated on site plans. Applicants are also advised to refer to the following for further guidance:

<http://www.environment-agency.gov.uk/homeandleisure/drought/38527.aspx>;
<http://www.water-efficient-buildings.org.uk/>; and

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<http://www.savewatersavemoney.co.uk/>.

We consider that the above conditions are supported by Policy CS 3 Reduced contributions to Climate Change in the Mid Suffolk Core Strategy Development Plan Document adopted version.

Further information on sustainable design and construction aspects is provided in the attached Appendix.

Foul Water Disposal

We note from the Anglian Water Pre-Development Enquiry Report that currently there is no capacity at the Gislingham Water Recycling Centre to accommodate additional flows. However, this report goes on to state that with the benefit of planning permission Anglian Water will take steps to ensure that there is sufficient treatment capacity. Given the lack of capacity we consider that the following planning condition should be appended to any planning permission granted.

Condition

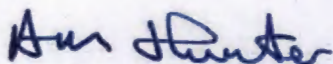
None of the dwellings hereby approved shall be occupied until the completion of works to ensure sufficient capacity at the Gislingham Water Recycling Centre to accommodate the foul water drainage from the development proposed, or it is confirmed in writing by the sewerage undertaker that sufficient sewage capacity exists to accommodate the development.

Reason

To ensure a satisfactory method of foul water drainage.

We trust our comments are helpful.

Yours faithfully



Andrew Hunter
Sustainable Places - Planning Advisor

Direct dial 01473 706749

Direct e-mail andrew.hunter@environment-agency.gov.uk

Appendix Sustainable Design and Construction

Opportunities should therefore be taken in the planning system, no matter the scale of the development, to contribute to tackling these problems. In particular we recommend

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the following issues are considered at the determination stage and incorporated into suitable planning conditions:

- Overall sustainability: a pre-assessment under the appropriate Code/BREEAM standard should be submitted with the application. We recommend that design Stage and Post-Construction certificates (issued by the Building Research Establishment or equivalent authorising body) are sought through planning conditions.
- Resource efficiency: a reduction in the use of resources (including water, energy, waste and materials) should be encouraged to a level which is sustainable in the long term. As well as helping the environment, Defra have advised that making simple changes resulting in the more efficient use of resources could save UK businesses around £23bn per year.
- Net gains for nature: opportunities should be taken to ensure the development is conserving and enhancing habitats to improve the biodiversity value of the immediate and surrounding area.
- Sustainable energy use: the development should be designed to minimise energy demand and have decentralised and renewable energy technologies (as appropriate) incorporated, while ensuring that adverse impacts are satisfactorily addressed.

Ideas can be obtained from the various Communities and Local Government publications associated with the 'Code for Sustainable Homes'. This initiative introduces minimum requirements for both water and energy efficiency for every different rating, as well as minimum requirements for materials, surface water run-off and waste. The Code is designed to assist in achieving Government's objectives for achieving zero carbon emission developments by 2016. For more information please see:
<http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/code/sustainable/>

Increased water efficiency will directly reduce consumer water and energy bills and reduce carbon dioxide emissions. Measures such as spray taps, water efficient showers and appliances, low flush toilets and outdoor water butts can achieve the water efficiency levels specified above. Water meters should also be installed by water companies. In addition, all developments should aspire to incorporate community water harvesting and reuse systems; these are needed to achieve water use of less than 95l/head/day.

These measures are in line with the objectives of the National Planning Policy Framework as set out in paragraphs 7 and 93-108.

End

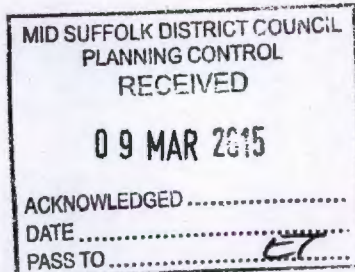
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Suffolk Fire and Rescue Service

Mid Suffolk District Council
Planning Department
131 High Street
Needham Market
Ipswich
IP6 8DL

Fire Business Support Team
Floor 3, Block 2
Endeavour House
8 Russell Road
Ipswich, Suffolk
IP1 2BX



Your Ref: 0294/15 (S106)
Our Ref: FS/F190929
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 06/03/2015

Dear Sirs

Land to rear of West View Gardens, Gislingham
Planning Application No: 0294/15 (S106)

I refer to the above application.

The plans have been inspected by the Water Officer who has the following comments to make.

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2006 Edition, incorporating 2010 and 2013 amendments Volume 1 - Part B5, Section 11 dwelling houses, and, similarly, Volume 2, Part B5, Sections 16 and 17 in the case of buildings other than dwelling houses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting, in which case those standards should be quoted in correspondence.

Suffolk Fire and Rescue Service also requires a minimum carrying capacity for hard standing for pumping/high reach appliances of 15/26 tonnes, not 12.5 tonnes as detailed in the Building Regulations 2000 Approved Document B, 2006 Edition, incorporating 2010 and 2013 amendments.

Water Supplies

Suffolk Fire and Rescue Authority recommends that fire hydrants be installed within this development. 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.

Continued/

Date: 11 March 2015
 Our ref: 147214
 Your ref: 0294/15



Ms E Truscott
 Planning Services
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Suffolk
 IP6 8DL

Sustainable Development
 Hornbeam House
 Crewe Business Park
 Electra Way
 Crewe
 Cheshire
 CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Truscott

Planning consultation: Outline planning application with all matters reserved for residential development, comprising 40 dwellings with a new vehicular access off Thornham Road
Location: Land to the rear of West View Gardens, Gislingham

Thank you for your consultation on the above dated 04 March 2015 which was received by Natural England on 05 March 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites or landscapes.

Protected species

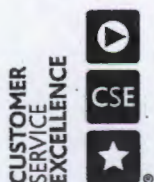
We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for



European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Impact Risk Zones for Sites of Special Scientific Interest

Natural England has recently published a set of mapped Impact Risk Zones (IRZs) for Sites of Special Scientific Interest (SSSIs). This helpful GIS tool can be used by LPAs and developers to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. Further information and guidance on how to access and use the IRZs is available on the [Natural England website](http://www.naturalengland.org.uk).

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Joanne Widgery
Sustainable Development Consultations Team



Date: 10 June 2015
Our ref: 155540
Your ref: 0294/15



Ms E Truscott
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
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T 0300 060 3900

BY EMAIL ONLY

Dear Ms Truscott

Planning consultation: Outline planning application with all matters reserved for residential development, comprising 40 dwellings with a new vehicular access off Thornham Road
Location: Land to the rear of West View Gardens, Gislingham

Thank you for your consultation dated and received by Natural England on 01 June 2015.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 11 March 2015.

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments and the additional information are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely

Helen Rogers
Consultations Team



From: PROW Planning
Sent: 19 March 2015 14:40
To: Planning Admin
Cc: Alastair McVail; Andrew Pearce; nick@newhall.london
Subject: RE: Consultation on Planning Application 0294/15

Our Ref: E267/033/ROW093/15

For The Attention of: Elizabeth Truscott

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpaths 32 and 33 are recorded through the proposed development site and Public Footpath 61 is recorded adjacent to it.

Ref 7965/SK02, Site Masterplan:




- The access road crosses Public Footpath 32 and 33; both locations will require suitable crossing points, signage and dropped kerbs.
- Public Footpath 33 will be obstructed by the garage to Plot 1; the layout needs to be amended to ensure a clear route for the footpath of a minimum 1.5m width.
- Public Footpath 32 has not been shown on the plan to the north of Plot 33 where tree/vegetation planting has been indicated; a minimum 2.5m width to be provided for the route of the footpath without encroachment of vegetation in future years.

Attached is a 1:25,000 digital plot of these routes, an extract from the working copy definitive map and **Public Rights of Way - Applicant Responsibility**.

This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we would be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

Regards

Jackie Gillis
Rights of Way Support Officer
Countryside Access Development Team
Rights of Way and Access
Economy Skills and Environment, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 260811 |  PROWPlanning@suffolk.gov.uk |
 <http://publicrightsofway.onesuffolk.net/>

40

From: PROW Planning
Sent: 10 June 2015 14:59
To: Planning Admin
Subject: RE: Reconsultation on Planning Application 0294/15

For The Attention of: Elizabeth Truscott

Public Rights of Way Response

Thank you for the additional correspondence in relation to the above planning application.

Please accept this email as confirmation that we have no further comment to make in addition to our original response dated 19 March 2015.

Regards

Jackie Gillis
Rights of Way Support Officer
Countryside Access Development Team

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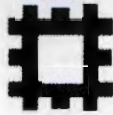
From: Cordens [mailto:cordens@btinternet.com]
Sent: 04 March 2015 17:08
To: Planning Admin
Subject: Re: Consultation on Planning Application 0294/15

There is no mention in the documentation of provision for the two public foot paths that cross the site -therefore Ramblers object to the development.

Alan Corden Local footpath Sec. RAMBLERS.

NOC

42



ENGLISH HERITAGE

EAST OF ENGLAND OFFICE

BABERGH DISTRICT COUNCIL	
PLANNING	
ACK	
DATE	

0294/15

26 MAR 2015

Ms Elizabeth Truscott
Babergh District Council
Corks Lane
Hadleigh
Ipswich
IP7 6SJ

MID SUFFOLK DISTRICT COUNCIL	
PLANNING CONTROL	
RECEIVED	
30 MAR 2015	
ACKNOWLEDGED
DATE
PASS TO	ET

Direct Dial: 01223 582721
Direct Fax: 01223 582701

Our ref: W: P00448358

23 March 2015

Dear Ms Truscott

**Notifications under Circular 01/2001, Circular 08/2009 & T&CP (Development Management Procedure) Order 2010
LAND TO THE REAR OF WEST VIEW GARDENS, GISLINGHAM, MID SUFFOLK, SUFFOLK
Application No 0294/15**

Thank you for your letter of 4 March 2015 notifying English Heritage of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely



David Eve
Inspector of Historic Buildings and Areas
E-mail: david.eve@english-heritage.org.uk

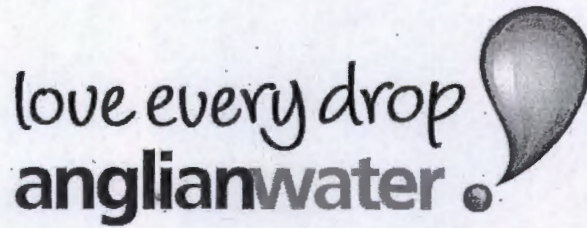


24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU
Telephone 01223 582 700 Facsimile 01223 582 701
www.english-heritage.org.uk

43

0294/15

MID SUFFOLK DISTRICT COUNCIL
PLANNING CONTROL
RECEIVED
24 MAR 2015
ACKNOWLEDGED JSC
DATE 3.1.13.15
PASS TO ET



Planning Applications – Suggested Informative Statements and Conditions Report

AW Reference: 00005997
Local Planning Authority: Mid Suffolk District
Site: Land to the rear of West View Gardens,
Gislingham
Proposal: Erection of 40 Dwellings
Planning Application: 0294/15

Prepared by Lauren McMahon

Date 24 March 2015

If you would like to discuss any of the points in this document please
contact me on 01733 414690 or email planningliaison@anglianwater.co.uk

ASSETS

Section 1 – Assets Affected

- 1.1 Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Gislingham Water Recycling Centre, which currently does not have capacity to treat the flows from your development site. Anglian Water are obligated to accept the foul flows from 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.

Section 3 – Foul Sewerage Network

- 3.1 The foul drainage from this development is in the catchment of Gislingham Water Recycling Centre, which currently does not have capacity to treat the flows from your development site. Anglian Water are obligated to accept the foul flows from 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.

Section 4 – Surface Water Disposal

- 4.1 The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment and the Planning Authority will need to seek the views of the Environment Agency.

We request that the agreed strategy is conditioned in the planning approval.

Section 5 – Trade Effluent

- 5.1 Not applicable.
-

45

0294/15

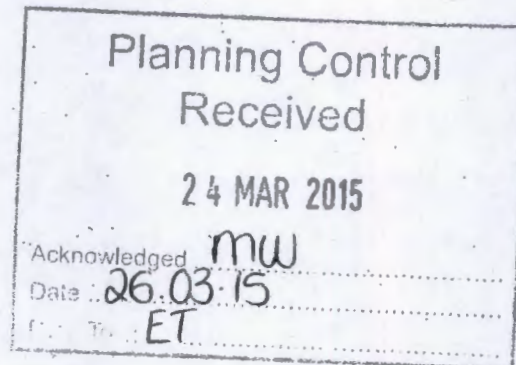


Boyer

Date: 24/03/2015

Ref: 14.618

Elizabeth Truscott
 Planning Services
 Mid Suffolk District Council
 131 High Street
 Needham Market
 Suffolk
 IP6 8DL



15 De Grey Square
 De Grey Road
 Colchester
 Essex
 CO4 5YQ

T: 01206 769 018
 F: 01206 564 746

colchester@boyerplanning.co.uk
 boyerplanning.co.uk

Dear Elizabeth,

Developer Contributions Enquiry – 0294/15 – Land to the rear of West View Gardens, Gislingham

I am writing on behalf of Suffolk County Council in relation to the above planning application for 40 dwellings in Gislingham. Boyer has been instructed to assist in providing an assessment of the infrastructure requirements for this application on behalf of Suffolk County Council.

The requirements will need to be considered by Mid Suffolk District Council if residential development is successfully promoted on the site. The County Council will need to be party to any sealed Section 106 legal agreement if there are any obligations secured which is its responsibility as service provider. Without the following contributions being agreed between the applicant and the local authority, the development cannot be considered to accord with policies.

The contribution requirements set out in this letter are intended to be a starting point for discussion between Suffolk County Council and the Local Authority. This is the basis from which to understand the priorities that are going to be related to this site and proposal.

The National Planning Policy Framework (NPPF), at paragraph 203 - 206, sets out the requirements of planning obligations, and requires they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The County Council have adopted the 'Section 106 Developers Guide to Infrastructure Contributions in Suffolk' (2012), which sets out the agreed approach to planning applications with further information on education and other infrastructure matters provided within the supporting topic papers. This can be viewed at www.suffolk.gov.uk/business/planning-and-design-advice/planning-obligations/



Mid Suffolk adopted its Core Strategy in 2008 and more recently undertook a Core Strategy Focused Review which was adopted in December 2012 and includes the following objectives and policies relevant to providing infrastructure:

- Strategic Objective S06 seeks to ensure that delivery of necessary infrastructure takes place to accommodate new development.
- Policy FC1 sets out the presumption in favour of sustainable development in Mid Suffolk.

Policy FC 1.1 highlights the Council will facilitate the delivery of sustainable development through a variety of means including the appropriate use of planning conditions and obligations.

The details of any contribution requirements are set out below:

1. Education

Paragraph 72 of the NPPF states that *'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.'*

The NPPF at paragraph 38 states *'For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.'*

We would anticipate the following minimum pupil yields from a development of 40 dwellings (taking into account dwelling type and mix):

- Primary school age range, 5-11: 10 pupils. Cost per place is £12,181 (2014/15 costs)
- Secondary school age range, 11-16: 7 pupils. Cost per place is £18,355 (2014/15 costs)
- Secondary school age range, 16+: 2 pupils. Cost per place is £19,907 (2014/15 costs)

The local catchment schools are Gislingham CEVCP School and Hartismere High School, Eye. An assessment of current and future capacity indicates there are insufficient school places available at all levels and the following contributions totalling **£290,109** (2014/15 costs) would be required:

- Primary school: 10 pupils = £121,810 (2014/15 costs)
- Secondary school: 7 pupils = £128,485 (2014/15 costs)
- Sixth Form: 2 pupils = £39,814 (2014/15 costs)

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2014/15 only and have been provided to give a general indication of the scale of contributions required should residential

development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS Index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 12 of this letter which sets out this information is time-limited to 6 months from the date of this letter.

2. Pre-school provision

It is the responsibility of SCC to ensure that there is sufficient provision under the Childcare Act 2006 and that this relates to section 8 of the NPPF. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year olds. The Education Act (2011) introduced the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

From these development proposals we would anticipate up to 4 pre-school pupils arising at a cost of £6,091 per place. However, in Gislingham there is 1 provider offering 48 places, there are currently 5 spaces available across the week, therefore no contribution is sought at this time.

3. Play space provision

Consideration will need to be given to adequate play space provision. A key document is the 'Play Matters: A Strategy for Suffolk', which sets out the vision for providing more open space where children and young people can play. Some important issues to consider include:

- In every residential area there are a variety of supervised and unsupervised places for play, free of charge;
- Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community;
- Local neighbourhoods are, and feel like, safe, interesting places to play;
- Routes to children's play spaces are safe and accessible for all children and young people.

4. Transport

The NPPF at Section 4 promotes sustainable transport. A comprehensive assessment of highways and transport issues is required as part of any planning application. This will include travel plan, pedestrian and cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 agreements as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be co-ordinated by Peter Black of Suffolk County Highway Network Management.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at <http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

In order to create two new bus stops on Thornham Road, 1 on the southbound carriageway and 1 on the northbound carriageway, **£4,000** is sought. Final locations of the bus stops would be agreed with developers so as not to block future access roads.

5. Rights of Way

Section 8 of the NPPF promotes the need to protect and enhance public rights of way and access.

Gislingham Public Footpath 32, passes through the proposed development and connects to a network of routes.

As a result of the anticipated use of public rights of way network and as part of developing the health agenda to encourage people to walk and cycle more, the Rights of Way service would be looking for funding to improve these routes.

To encourage the residents of the development to walk to Thornham Magna and in particular, Thornham Park, we would be looking for funding to provide a safe off road route; Thornham Road has no footway and few or narrow grass verges.

To achieve this, clearance works are required along Gislingham FP21 and Thornham Magna FP10 requires diverting out of the curtilage of properties by Little Swattesfield Hall and extended to follow existing field boundaries east to come out opposite Thornham Park.

The estimated costs of works are set out below:

- Estimation for vegetation clearance works along FP21 based on 3 days' work = £750
- Approximate legal costs to divert FP10 and create an extension = £4,000
- Land compensation costs = £3,750
- Officer time at 12% of costs = £1,020
- Contingency at 10% of costs = £850

The total s106 contribution requested is **£10,370** (2014/15 costs).

6. Libraries

Section 8 of the NPPF promotes healthy communities and highlights the importance of delivering the social, recreational and cultural facilities and services a community needs.

Suffolk County Council requires a minimum standard of 30sqm of new library space per 1,000 population. Construction and initial fit-out cost of £3,000 per sqm for libraries (based

on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x 3,000) £90,000 per 1,000 people or £90 per person for library space. Assuming an average of 2.4 persons per dwelling the requirement is $2.4 \times 90 = £216$ per dwelling.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is $216 \times 40 = £8,640$. This would be spent at the local catchment library in Eye.

7. Waste

Site waste management plans have helped to implement the waste hierarchy and exceed target recovery rates and should still be promoted. The NPPF (para. 162) requires local planning authorities to work with others in considering the capacity of waste infrastructure.

A waste minimisation and recycling strategy needs to be agreed and implemented by planning conditions. Design features for waste containers and the availability of recycling facilities should be considered in finalising the design of the development.

We would also request a contribution of £51 per dwelling towards waste disposal facilities. For this development that would be a capital contribution of **£2,040**.

8. Supported Housing

Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. We would encourage all homes to be built to the 'Lifetime Homes' standard.

9. Sustainable Drainage Systems

Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. It is anticipated that sometime soon, the sustainable drainage provisions within the Flood and Water Management Act 2010 will be implemented, requiring most developments to seek drainage approval from the county council and/or its agent alongside planning consent. At this time, the county council and/or its agent will be expected to adopt and maintain Sustainable Approval Body approved systems for more than one property and a mechanism for funding this ongoing maintenance is expected to be introduced by the Government.

In the interim, developers are urged to utilise sustainable drainage systems (SuDS) wherever possible, with the aim of reducing flood risk to surrounding areas, improving water quality entering rivers and also providing biodiversity and amenity benefits. The National SuDS guidance will be used to determine whether drainage proposals are appropriate. Under certain circumstances the County Council may consider adopting SuDS ahead of the currently unknown implementation date and if this is the case would expect the cost of ongoing maintenance to be part of the Section 106 negotiation.

10. Fire Service

The Suffolk Fire and Rescue Service requests that early consideration is given to access for fire vehicles and provisions of water for fire-fighting. The provision of any necessary fire hydrants will need to be covered by appropriate planning conditions.

Suffolk Fire and Rescue Service (SFRS) seek higher standards of fire safety in dwelling houses and promote the installation of sprinkler systems and can provide support and advice on their installation.

11. High-speed broadband

Section 5 of the NPPF supports high quality communications infrastructure and highlights at paragraph 42 that high speed broadband plays a vital role in enhancing the provision of local community facilities and services. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.

12. Legal costs

SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.

13. The information contained within this letter is time-limited for 6 months only from the date of this letter.

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£3,045.25	£121,810
Education – Secondary	£3,212.13	£128,485
Education – Sixth Form	£995.35	£39,814
Pre-School Provision	£0	£0
Transport	£100	£4,000
Rights of Way	£259.25	£10,370
Libraries	£216	£8,640
Waste	£51	£2,040
Total	£7878.98	£315,159

Table 1.1: Summary of Infrastructure Requirements

I consider that the above contributions requested are justified, evidenced and satisfy the requirements of the NPPF and the CIL 122 Regulations. Please let me know if you require any further supporting information.

51

Yours sincerely

C. Pollard

Catherine Pollard
Senior Planner
Boyer Planning Ltd

Tel: 01206 769018

Email: catherinepollard@boyerplanning.co.uk

cc. Neil McManus, Suffolk County Council

Consultation Response

1	Application Number	0294/15/ OUT	
2	Date of Response	31.3.2015	
3	Responding Officer	Name:	Julie Abbey-Taylor
		Job Title:	Corporate Manager – Strategic Housing
		Responding on behalf of...	Strategic Housing
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	Holding objection – the application as submitted is considered unacceptable, but may be acceptable with the revisions/clarification/further information as specified below – please see ‘amendments required’ in box 6 below)	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The application as submitted provides is situated outside of the settlement boundary of Gislegham. In accordance with the Council's Core Strategy and saved Policy H4, such sites should come forward as a rural exception site, not a mixed market led scheme as presented.</p> <p>The proposed development is for 40 homes comprising of 24 x 3 bed houses and 16 x 4 bed houses. The only mention of affordable housing is in bullet point 5.3 of the planning statement where is states "Affordable housing and other s106 contributions will be provided in accordance with MSDC policy subject to development viability".</p> <p>As greenfield site there should not be any notable viability issues if the appropriate land value is applied. The land is currently agricultural land and the value should reflect this. There are currently over <u>900</u> applicants registered for affordable housing in Mid Suffolk.</p> <p>In regards to the mix it is not considered that the mix presented is satisfactory. For affordable housing the council would require a mixture of 1 and 2 bedroomed units and also expect any market units to reflect a wider profile and make a contribution to the provision of suitable units for older people due to the aging demographics in Gislegham and the wider district.</p> <p>There has been no pre-application discussion with the strategic housing team to discuss tenure profiles and</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>housing mix. Without further information on the type and mix of housing this development is considered to be unsustainable and will not meet the districts or parish housing need.</p> <p>The applicant has raised the issue of the Mid Suffolk land supply – local policies should still be given some weight and not totally disregarded as a sustainable development is a key issue for the Council to consider.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>There are no details of the proposed affordable housing on the site in terms of numbers or mix – as an outline application this concerns us greatly. The only detail to the application is the access point off Thornham Road.</p>
7	<p>Recommended conditions</p>	<p>The affordable housing provision on the site is for 35% of any development on this land as agreed by the Council's Strategic Housing team if a planning application is approved.</p>

Please note that this form can be submitted electronically on the Council's website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Council's website and available to view by the public.

54

0294/15

Suffolk

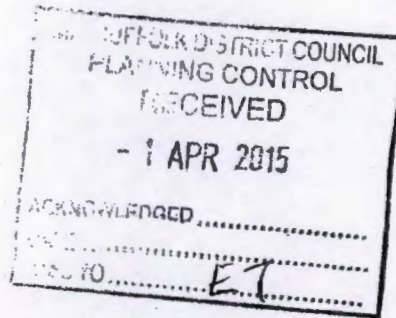
PRESERVATION SOCIETY

Respecting the past, shaping the future

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30 March 2015

Mr Philip Isbell
Corporate Manager - Development Management
Mid Suffolk District Council
High Street
Needham Market
IP6 8DL



FAO Elizabeth Truscott

Dear Mr. Isbell,

Planning application reference: 0294/15 Outline application for residential development, comprising 40 dwellings with a new vehicular access off Thornham Road. Land to the rear of West View Gardens, Gislingham

I am writing on behalf of the Suffolk Preservation Society ('the Society') to register our objection to the above outline planning application for the erection of 40 dwellings on a greenfield site which is outside, but adjoining, the current physical limit of Gislingham.

Planning Policy

The NPPF at paragraph 49 states that *"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."* It is acknowledged that an interim update on Mid Suffolk District Council's housing supply indicates there is no longer a 5 year supply in place. Therefore the presumption in favour of sustainable development applies. However, para. 14 of the NPPF explains that this means *"granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits"*.

Furthermore the Core Strategy Focussed Review policy FC1.1, which sets out MSDC's approach to delivering sustainable development, includes: *"Proposals for development must conserve and enhance the local character of different parts of the district"*. Gislingham is defined in the Core Strategy as a Primary village and therefore able to accept some development where it meets a local need and contributes to the sustainability of the community. The Society considers that the proposed

SS

From: Catherine Pollard [<mailto:catherinepollard@boyerplanning.co.uk>]
Sent: 09 June 2015 16:23
To: Elizabeth Truscott
Subject: RE: 0294/15 Rear of West View Gardens, Gislingham

Dear Elizabeth,

Following the reconsultation, the County Council have no further comments to make. Our letter of the 24th March setting out the S106 requirements still stands.

Kind regards
Catherine

Catherine Pollard
Senior Planner Boyer Colchester

t: 01206 769 018 m: 07825 427908



56
Historic England

0294/15

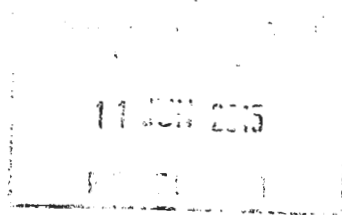
EAST OF ENGLAND OFFICE

Babergh District Council

12 JUN 2015

Planning Department
Direct Dial: 01223 582721

Ms Elizabeth Truscott
Babergh District Council
Corks Lane
Hadleigh
Ipswich
IP7 6SJ



Our ref: **W:** P00448358

1 June 2015

Dear Ms Truscott

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
LAND TO THE REAR OF WEST VIEW GARDENS, GISLINGHAM, MID SUFFOLK, SUFFOLK
Application No 0294/15**

Thank you for your letter of 1 June 2015 notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

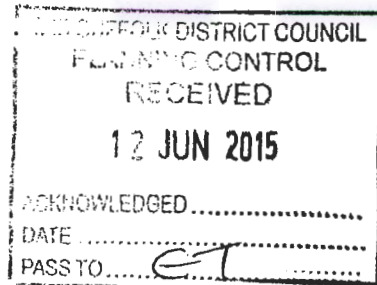
Recommendation

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

Yours sincerely

David Eve
Inspector of Historic Buildings and Areas
E-mail: david.eve@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Consultation Response

1	Application Number	0294/15/ OUT	
2	Date of Response	1 st July 2015 updated from original response of 31.3.2015	
3	Responding Officer	Name:	Julie Abbey-Taylor
		Job Title:	Corporate Manager – Strategic Housing
		Responding on behalf of...	Strategic Housing
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	Holding objection – the application as submitted is considered unacceptable, but may be acceptable with the revisions/clarification/further information as specified below – please see 'amendments required' in box 6 below)	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The application as submitted provides is situated outside of the settlement boundary of Gislingham. In accordance with the Council's Core Strategy and saved Policy H4, such sites should come forward as a rural exception site, not a mixed market led scheme as presented.</p> <p>The proposed development is for 40 homes comprising of 24 x 3 bed houses and 16 x 4 bed houses. The only mention of affordable housing is in bullet point 5.3 of the planning statement where is states "Affordable housing and other s106 contributions will be provided in accordance with MSDC policy subject to development viability".</p> <p>As greenfield site there should not be any notable viability issues if the appropriate land value is applied. The land is currently agricultural land and the value should reflect this.</p> <p>In regards to the mix it is not considered that the mix presented is satisfactory. For affordable housing the council would require a mixture of 1 and 2 bedroomed units and also expect any market units to reflect a wider profile and make a contribution to the provision of suitable units for older people due to the ageing demographics in Gislingham and the wider district.</p> <p>There has been no pre-application discussion with the strategic housing team to discuss tenure profiles and housing mix. Without further information on the type and mix of housing this development is considered to be</p>	

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.

		<p>unsustainable and will not meet the districts or parish housing need.</p> <p>The applicant has raised the issue of the Mid Suffolk land supply – whilst the NPPF is the primary consideration in such cases, local policies should still be given some weight and not totally disregarded as a sustainable development is a key issue for the Council to consider. The inclusion of an appropriate level of affordable housing (35%) forms part of what makes a sustainable development.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>There are no details of the proposed affordable housing on the site in terms of numbers or mix – as an outline application this concerns us greatly. The only detail to the application is the access point off Thornham Road.</p>
7	<p>Recommended conditions</p>	<p>The affordable housing provision on the site is for 35% of any development on this land as agreed by the Council's Strategic Housing team if a planning application is approved and with a mix agreed by the Council.</p> <p>On an application of 40 dwellings, 35% = 14 units.</p> <p>Preferred mix for the Affordable housing is: - 6 x 1 bed 2 person houses or flats for affordable rent 4 x 2 bed 4 person houses for affordable rent 1 x 3 bed 5 person house for affordable rent 3 x 2 bed 4 person houses for shared ownership</p> <p>Space standards to be agreed with MSDC and in accordance with the Housing Standards Review. Market housing should include some 2 bed houses and not be all 3 or 4 bed homes.</p>

Please note that this form can be submitted electronically on the Council's website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Council's website and available to view by the public.

DISCLAIMER: This information has been produced by Suffolk County Council's Natural Environment Team on behalf of Mid Suffolk District Council, at their request. However, the views and conclusions contained within this report are those of the officers providing the advice and are not to be taken as those of Suffolk County Council.

Ms A Westover
Landscape Planning Officer
Natural Environment Team
Suffolk County Council
Endeavour House (B2 F5 55)
Russell Road
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Ms E Truscott
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk IP6 8DL

Your Ref: 0294/15
Our Ref: Landscape/MSDC/Gislingham
Date: 9th July 2015

Dear Elizabeth,

Proposal: Outline application with all matters reserved for residential development, comprising 40 dwellings with a new vehicular access off Thornham Road

Location: Land to the rear of West View Gardens, Gislingham

Application Number: 0294/15

Thank you for your consultation dated 4th March and 1st June 2015. Based on the information provided on the MSDC web site, and site visits carried out I offer the following response to this consultation. I also sent initial comment by email dated 25th March.

The site lies within countryside beyond the village envelope. The landscape is situated within the Plateau Claylands landscape type (Suffolk LCA 2008/11) on the edge of the village. There appears to have been no landscape appraisal or assessment of the site which might have influenced a site layout and landscape mitigation.

The Site

The site field is reasonably enclosed from surrounding views by existing housing on its west, north and southern boundaries. There are glimpsed views of the field from the north, the Mellis Road and from the south, the lane to Spring Farm. There will be views of the site from the Thornham Road when travelling into/out of the village from the east and west.

The main element of vegetative screening is the hedge and trees on the east boundary of the site and the small woodland area located on the south east side of the site. The hedge is predominantly made up of mixed species with ash, oak and veteran field maple trees. The woodland comprises predominantly ash and oak. A large veteran oak (Tree Preservation Order 410/2014) is situated some 5 metres from the east boundary within the field. Some scrub including elder grows around the tree helping to create an important natural habitat. These areas have also been identified within the Extended Phase 1 Habitat Survey dated October 2014.

The Thornham Road site frontage is well hedged although there would be some benefits in removing some poorer trees and ornamental hedge species such as laurel and carry out some replanting. The latter may be needed in order to create new highway visibility splays to the Thornham Road.

In the winter and spring months the views through the trees and east boundary hedge will be more noticeable due to lack of leaf cover.

The proposed development area

The application is in outline with an indicative layout shown on a LAP Plan 7965/LOC 01. The site area has been expanded over the initial planning application to include the whole of the site field. This offers the potential of providing a more comprehensive site layout and particularly an improved highway access and landscape treatment. The suggested site layout currently indicates that it will be possible to achieve some positive aspects such as:

- Generous open space area in the centre of the site, this could include play space.
- An amenity public open space next to the road which appears to encapsulate the veteran oak and pond.
- Provision for the inclusion of the two public footpaths crossing the site.
- Provision for the inclusion of open space next to some of the existing residential boundaries
- Orientation of some plots also help to minimise the visual impact that these may have on neighbouring property.
- The retention of the wooded area will help to provide some natural mitigation to the development.

The site area could result in an amorphous form of development and to avoid this a strong design theme would need to be developed at the reserved matters application stage.

There are a number of aspects I would wish to see incorporated should the outline application be supported. These are as follows:

- The relationship of the development to the Church and Church Farm needs careful consideration. It will be necessary to ensure that plots indicated in the north west part of the site are positioned and designed with care to ensure that there is a sufficient open space buffer between the site boundary, the two footpath links and the private garden areas. Other consultees have identified the need to ensure protection for bat using this area and to consider the need to protect the setting of the heritage assets. Two buildings plots indicated in particular intrude upon the space as currently indicated.
- Plots on the north site boundary should ensure generous space for the footpath and boundary planting to gardens. One plot in particular appears to intrude significantly into the view from the property known as The Ley. A single storey unit in this location may be less intrusive.
- There is an informal footpath running through the woodland area and alongside the field boundary hedge. In order to achieve the retention of this route and enhanced planting along this boundary garden plot boundaries should be set back from the hedge and woodland edge.
- The access from the road could incorporate landscape enhancement including management or replacement of the roadside hedge (if visibility splays are set back) and trees with replacement planting. This could be carried out an early stage if development of the site proceeds. Tree

species such as small leaf lime (there is one present) set back from the roadside in the open space could contribute to wider landscape screening of the site.

- Lighting impact on the wider countryside could be a concern but should be limited by the proposed layout. I would hope that street lighting could be kept to a minimum and the detail of this could be dealt with by specific condition and negotiated with SCC highway officers.

Conclusion

I am satisfied that development in this location and subject to good architectural, layout and landscape design would not have an unduly detrimental impact on the wider landscape. There will be local impacts on residential property and residents, this would need to be minimised through good design. The site can offer some benefits in terms of public green space and these along with other benefits should be secured by reserved matters conditions and a legal agreement as appropriate.

If MSDC are minded to approve this development I recommend that the following reserved matters conditions should be considered for inclusion:

- Detailed layout and scheme design
- Details of the open space/s, footpath links and play area
- A design code for building, lighting, highway and landscape design
- SUDS details and management
- Detailed soft landscape scheme for both plot and public areas plus implementation
- Detailed hard landscape scheme for both the plot and public areas
- Ecological mitigation strategy
- Landscape and ecological management plan for all public areas for a minimum 20 year period and implementation
- Arboricultural method statement and implementation
- Tree and hedge protection
- Waste management for construction and domestic refuse storage/collection
- Energy and water efficiency
- External lighting
- Services and how these will be incorporated without additional impacts on existing vegetation and new planting areas

Please let me know if you need clarification on any matters I have raised.

Yours sincerely

Anne Westover BA Dip LA CMLI
Landscape Planning Officer

Gislingham - viability

New Hall Properties has used a bespoke spread sheet based appraisal to undertake residual valuations of the proposed scheme. The spread sheet (DAT Model) used is the Council's preferred bespoke appraisal software. A key element of the brief to the viability team has been to review these appraisals. We have split this task into three elements:

- a) The methodology
- b) Reviewing of land values and approach to the residual valuation taken by New Hall Properties
- c) Reviewing the inputs used within the appraisals

Core Assumptions

We have studied the assumptions adopted by in the appraisals and set out below our views in relation to these assumptions. We consider the follow inputs to be of greater significance in the appraisal:

1. Sale Values
2. Affordable Housing
3. Land Value
3. Build Costs
4. Developers profit

Sales values

The council's sales values have been derived from evidence from a range of sources including leading local agents in the area as well as information from schemes that the Council have had direct involvement with.

Comparable evidence has been provided from local agents illustrating sales values for both 2014 and 2015. This comparable evidence provides a cross section of the market across the Borough of Suffolk.

Affordable Values

The affordable housing revenue assumed in the appraisals completed by the council, has been derived from transactional evidence from schemes which the Council have had direct involvement with. The Council have consulted with a number of Registered Providers and the consensus of responses show that in Suffolk an affordable rented unit is likely to be worth somewhere in the region of 60% -70% of private open market value. This can in substantiated by the capitalization of rent for a 30 years repayment whilst making allowances for maintenance and management.

The values used by New Hall Properties are very low in the council's opinion.

Build costs

Build cost assumptions have been sourced from the Building Cost Information Service (BCIS), where costs include preliminaries however exclude external works and an element for contingency. In our assessment of the applicant's costs we believe that the base build costs and external works costs including services are high, which are negatively impacting on the viability. The applicant's assessments of build costs are high when benchmarked against BCIS costs, and from our experience working on other similar schemes.

Land Values

The site is a green field site on the edge of the built up area but not allocated for development. The level of land value sufficient to encourage the release of a site for development is, in practice, a site specific. It often relates to a range of factors including the actual site characteristics and/or the specific requirements or circumstances of the landowner.

Existing Use

We have applied a premium over greenfield land values. (agricultural land is worth in the region of £10,000 per gross acre in current use,) It has a relatively standard value regardless of location and experience suggests that a value in the region of approximately £100,000 per gross acre) may be needed to release this land for residential development).

The land values we have adopted are based on actual transactions identified through research undertaken by the Council. The value adopted in our appraisal is sufficient to equal EUV and sufficient incentive to have caused the land to be released for development.

Residual Valuation

Residual value can be described as the sum left over from a development after covering all costs (including section 106 obligations) and profit. It is usually the sum available for funding the land payment. The Council's appraisal conclusions are derived from a comparison of the appraisal residual value with the existing use value of the site.

Conclusion (Land Value)

Taking all the above into account and suitable hope value over and above existing use value we are of the opinion that the value of the subject scheme is £100,000 per acre or £247, 000, 00 per a hectare which is reasonable for an agricultural land. The applicant has applied a land value of £1, 100, 00 (2.75 hectares) which equates to about £164,000 per acre or £400,000 per hectare.

Developers profit

Profit levels required can vary between different developers and from scheme to scheme, therefore this is an especially important factor in the viability of a scheme. New Hall Properties has assumed profit of margin of 15.9% whilst the council has applied 17.5%.

Professional Fees

Professional fees for architects and consultant's fees have an input of 8%. We feel this is realistic therefore have assumed the same level within our appraisals.

Summary of key cost assumptions			
Assumptions	Council	New Hall Properties	Difference
Sales	9,719,270	9,110,683	608,587
Land	670,000	1,100,000	-430,000
Build cost	4,043,676	4,254,651	-210,975
Total			1,249,562

Section 106 obligations

Section 106 Contributions		£
Education :		
	Primary school	121,810
	Secondary school	126,485
	Sixth form	39,814
Community infrastructure(Silver Band Hut		100,000
Bus stops		4,000
Libraries		8,640
Waste		2,040
Right of Way		10,370
Total		409,159

Contingency

We consider a figure of 5% contingency adopted within the appraisals completed by New Hall Properties to be reasonable. We have therefore adopted the same rate within our appraisals. In reality many factors will determine the contingency to be applied to a specific scheme.

Conclusion

The applicant's viability assessment shows that the proposed development cannot support the Council's policy requirement of 35%. Our assessment of viability concludes that viability of the proposed development financially feasible and can afford a total of 35% affordable housing contribution.