

# Public Document Pack



<b>PLANNING COMMITTEE</b>	
<b>DATE:</b>	<b>WEDNESDAY, 20 MARCH 2024 9.30 AM</b>
<b>VENUE:</b>	<b>FRINK ROOM (ELISABETH) - ENDEAVOUR HOUSE</b>

For consideration at the meeting on Wednesday, 20 MARCH 2024, the following additional or updated papers that were unavailable when the Agenda was printed.

## **TABLED PAPERS**

		<u>Page(s)</u>
a	<b>DC/23/03653 LAND EAST OF BLACKTHORN WAY AND CAMPION WAY, LEAVENHEATH, SUFFOLK</b>	3 - 8
b	<b>DC/23/04452 LAND SOUTH OF HIGH ROAD, LEAVENHEATH</b>	9 - 12

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Claire Philpot, on: 01473 296384 or Email: [Committees@baberghmidsuffolk.gov.uk](mailto:Committees@baberghmidsuffolk.gov.uk)

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# Agenda Item 8a

**From:** Michael Smith <[michael@jcndesign.co.uk](mailto:michael@jcndesign.co.uk)>

**Sent:** Tuesday, March 12, 2024 3:30 PM

**To:** Elizabeth Flood <[Elizabeth.Flood@baberghmidsuffolk.gov.uk](mailto:Elizabeth.Flood@baberghmidsuffolk.gov.uk)>

**Cc:** Dean Pearce <[dean.pearce@live.co.uk](mailto:dean.pearce@live.co.uk)>

**Subject:** Land East Of Blackthorn Way And Campion Way, Leavenheath (DC/23/03653) - committee report

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Elizabeth

Your report for next week's meeting of the Planning Committee has been published, and I have put my name down to speak at the meeting.

Please can I clarify a couple of points from your report so that the committee is clear on the scheme they're making a decision about?

2.2 The mix for the affordable housing is 2 x 1 bedroom flats, 4 x 2 bedroom houses and 2 x 3 bedroom houses. The pair of flats were revised to include a wet room instead of a bathroom at the request of the district's housing team, making them M4(2) compliant and therefore wheelchair adaptable.

3.7 The construction works to create the new junction measures 25 metres along the edge of the A134, but the gap in the hedge is less than 12 metres wide after the landscaping scheme has been implemented (plus there are trees flanking the road, enclosing it further) and the road is 5.5 metres wide after the end of the 2.0 metre wide footway. I wouldn't want the committee to think that the road into the site is as wide as a dual carriageway!

13.3 Dean (copied in) has added to the site layout to the location plan to create the attached drawing, emphasising that he used the existing edge of the village at Mayfield to set the new edge of the village in the application site. I'm not sure the point was clearly made in the Design and Access Statement, but he asked me to highlight that one of the most important factors in his design process was to ensure that built development is no closer to the A134 than the existing extent of the village to the north of the site. We debated whether he should re-draw the layout to look like the OS base to create a "plainer" look so that it is easier to compare the scale of development with the rest of the village, but I said I would send the drawing to make the point and you can decide if you would like to show it to the committee even though it isn't formally submitted – the proposed scheme is closer to the A134 than the houses in Blackthorn Way and Campion Way, but doesn't bring development closer to the A134 than the existing eastern side of the High Road part of the village.

If there is anything else that emerges as you are putting together your presentation to the committee that Dean or I can clarify, please don't hesitate to ask.

See you next week.

Michael

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**Project:**  
Proposed residential development and associated works

**Site Address:**  
Land east of Blackthorn Way and Campion Way,  
Leavenheath, Sudbury, Suffolk

**Applicant:**  
**WATERSON HOMES LTD**

**Drawing title:**

scales: 1: 1250	drg no:	rev:
date: 12 / 2022		
drawn: djp		
checked:		

Do not scale this drawing. Use figured dimensions only. Contractor to set out all of the works prior to commencement and report any omissions / discrepancies immediately. Scales shown on this drawing are at A1 sheet size.

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Your Ref: DC/23/03653  
Our Ref: SCC/CON/0764/24  
Date: 7 March 2024  
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



**All planning enquiries should be sent to the Local Planning Authority.**

Email: [planning@babberghmidsuffolk.gov.uk](mailto:planning@babberghmidsuffolk.gov.uk)

The Planning Department  
Babergh MidSuffolk District Council  
Planning Section  
1st Floor, Endeavour House  
8 Russell Road  
Ipswich  
Suffolk  
IP1 2BX

For the attention of: Elizabeth Flood

Dear Elizabeth,

**TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/23/03653**

**PROPOSAL:** Full Planning Application - Erection of 23 No. dwellings with associated roads, parking, garages and outbuildings, construction of new vehicular access from the A134 and a footpath connection towards Maple Way, public access to the existing woodland and new public open space on the street frontage

**LOCATION:** Land East of Blackthorn Way and Campion Way, Leavenheath, Suffolk, CO6 4PH

Notice is hereby given that the County Council as Highway Authority make the following comments:

Following the submission of additional information, the proposed development is not deemed acceptable in its proposed form. Please see the comments below that need to be addressed.

**Foot and Cycle Way Link(s)**

It is noted and accepted that widening the 2-metre footway link to the existing footway network running north of the site would not benefit if there are no improvements to be made to the existing footway network owned/maintained by Babergh Mid Suffolk District Council.

Whilst it is noted that a 2-metre segregated footway will be provided at the access entrance and some part of the A134, a 2-metre segregated footway to the junction of High Road is required in order to link into the existing highway network is essential, whilst also ensuring connections into the proposed bus stops along the A134. The location of the uncontrolled crossing point is considered acceptable.

In addition, a segregated footway should be provided on the other side of the main access road and extend to the junction radii to maintain the visibility splays (not impacted by vegetation).

**Parking, Electric Vehicle Charging and Cycle Storage**

There are concerns that the garage for Plots 1 and 20 is not deemed sufficient for a vehicle parking space, whereby a 4+ bedroom Class C3 dwelling requires a minimum of 3 vehicle parking spaces. As per Suffolk Guidance for Parking (2023), a garage should maintain a minimum internal dimension of 7 metres x 3 metres for it to be considered as both vehicle parking and secure cycle storage. Alternatively, the depth of the garage can be reduced from 7 metres to 6 metres, provided additional provision is shown for secure cycle storage.

There are some plots (13, 14, 15 and 16) within the proposed development that do not have secure, lit and covered cycle storage. As per Suffolk Guidance for Parking (2023), 2 secure cycle spaces should be provided with a Class C3 dwelling. Cycle storage should meet the recommended dimensions for the storage of two cycles, which are easily accessible, secure, lit and covered in accordance with Suffolk

Guidance for Parking (2023, p. 12). These internal dimensions shall not be obstructed, e.g. door openings.

It is noted that all Class C3 dwellings will be provided with one electric vehicle charging infrastructure; however, this has not been clearly illustrated on a block plan. This can be conditioned to be submitted at a later date if required.

Whilst there is a sufficient amount of visitor parking provision, the spaces should be spread out throughout the site to cater for visitors across the whole development. There are no visitor spaces available in the vicinity of Plots 17 to 23.

### **Bus Stop Provision/Improvements**

The revised drawings include the provisions of bus stops on both sides of the A134. The location of the bus stops is deemed acceptable, which includes DDA kerbs, bus stop markings, poles, flags and timetable cases.

**Until the above concerns have been addressed, a holding objection to the proposal will be maintained.**

### **Additional Comments:**

It is worth noting that the proposed internal layout means that the estate road and footway link would not be suitable for adoption by the Highway Authority.

Yours sincerely,


**Mohammedur Rashid-Miah**  
**Transport Planning Engineer**  
Growth, Highways and Infrastructure

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# Agenda Item 8b

**From:** Biggs <[peter@pjbplanning.co.uk](mailto:peter@pjbplanning.co.uk)>  
**Sent:** Monday, March 11, 2024 2:42 PM  
**To:** Elizabeth Flood <[Elizabeth.Flood@baberghmidsuffolk.gov.uk](mailto:Elizabeth.Flood@baberghmidsuffolk.gov.uk)>  
**Cc:** Susanna Rendall <[Susanna.Rendall@stokebynayland.com](mailto:Susanna.Rendall@stokebynayland.com)>; Mark Russell <[Mark.Russell@baberghmidsuffolk.gov.uk](mailto:Mark.Russell@baberghmidsuffolk.gov.uk)>  
**Subject:** DC/23/04452 Land south of High Road, Leavenheath  
**Importance:** High

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Dear Elizabeth,

We are aware of the further representations that have been received from the LLFA and Anglian Water to our latest FRA and SuDs statement submission, copies of which are attached.

Whilst the LLFA continue to make a holding objection, it is solely on the basis that the applicant did not at the time their email was sent, have an 'in principle' agreement with the public surface sewer asset owner for permission to connect and at what discharge rate.

The public surface sewer asset owner in this case being Anglian Water.

The LLFA email is dated 29<sup>th</sup> February 2024 and Anglian Water's response is dated 7<sup>th</sup> March 2024. As such Anglian Waters response to the consultation was received after the LLFA representation.

Anglian Water have confirmed that there is available capacity for the foul drainage from the development at the Nayland Water Recycling Centre.

In relation to surface water disposal, Anglian Water state that there is not capacity within the existing public sewerage network and have requested that further assessment is required to establish whether "network reinforcement is required.". Whilst Anglian Water have accepted that surface water disposal can be dealt with, in part, via Part H of the Building Regulations, it is felt by this consultee that it is too late at this stage to manage any potential adverse effect. As such, to address this issue, Anglian Water have proposed a planning condition that requires the submission of a surface water management strategy prior to the commencement of any development on site.

We consider that based on the fact that this is an outline planning application, with all matters reserved apart from highway access, that this is a fair and reasonable request from Anglian Water and the applicant would not have an objection to the imposition of such a planning condition.

We would however suggest the condition is reworded taking into account that there are two options available to the applicant in terms of disposing surface water from the development subject of this application.

One option is as proposed to the existing sewer to the north.

The other option is an alternative route to the south-east corner of the site across the A134 and along the northern side of Honey Drive, where there is an existing pressurised pipeline, which could be extended northwards across Plough Lane to an outfall into Stoke Nayland Estate Lakes. All of the land required to provide this alternative route would be on land owned by the applicant and as such could be delivered.

It should also be noted that both of these options feed into the Stoke Nayland Estate Lakes owned by the applicant.

To therefore allow for both options to be considered through the detailed design of the scheme and to give greater clarity as to what details are required to submit to address the issue of drainage, it is recommended that the following amended condition is imposed:

*No development shall commence until a surface water drainage and management strategy has been submitted to and approved in writing by the Local Planning Authority. If any reinforcement works are required to upgrade the existing Anglian Water surface water sewer system, between the development hereby approved and Stoke Nayland Estates Lakes, details of the required reinforcement works shall be included within the surface water drainage and management strategy and agreed in consultation with Anglian Water. Should the alternative outfall be preferred, this must be agreed with the Local Planning Authority prior to commencement of development. The approved surface water drainage and management strategy shall be implemented prior to first occupation of the dwellings hereby permitted and no hard-standing areas shall be constructed until the works have been carried out in accordance with the approved strategy.*

Please can I ask you to take this email into account in determining the application and to make Members aware at 20<sup>th</sup> March Planning Committee meeting of the suggested amended condition to address the issue of drainage for the development.

Please can you confirm that you have received this email.

Kind regards

**Peter Biggs** BSc (Hons) DipTP MRTPI  
**Director**



Tel no 07710016079

Email: [peter@pjbplanning.co.uk](mailto:peter@pjbplanning.co.uk)

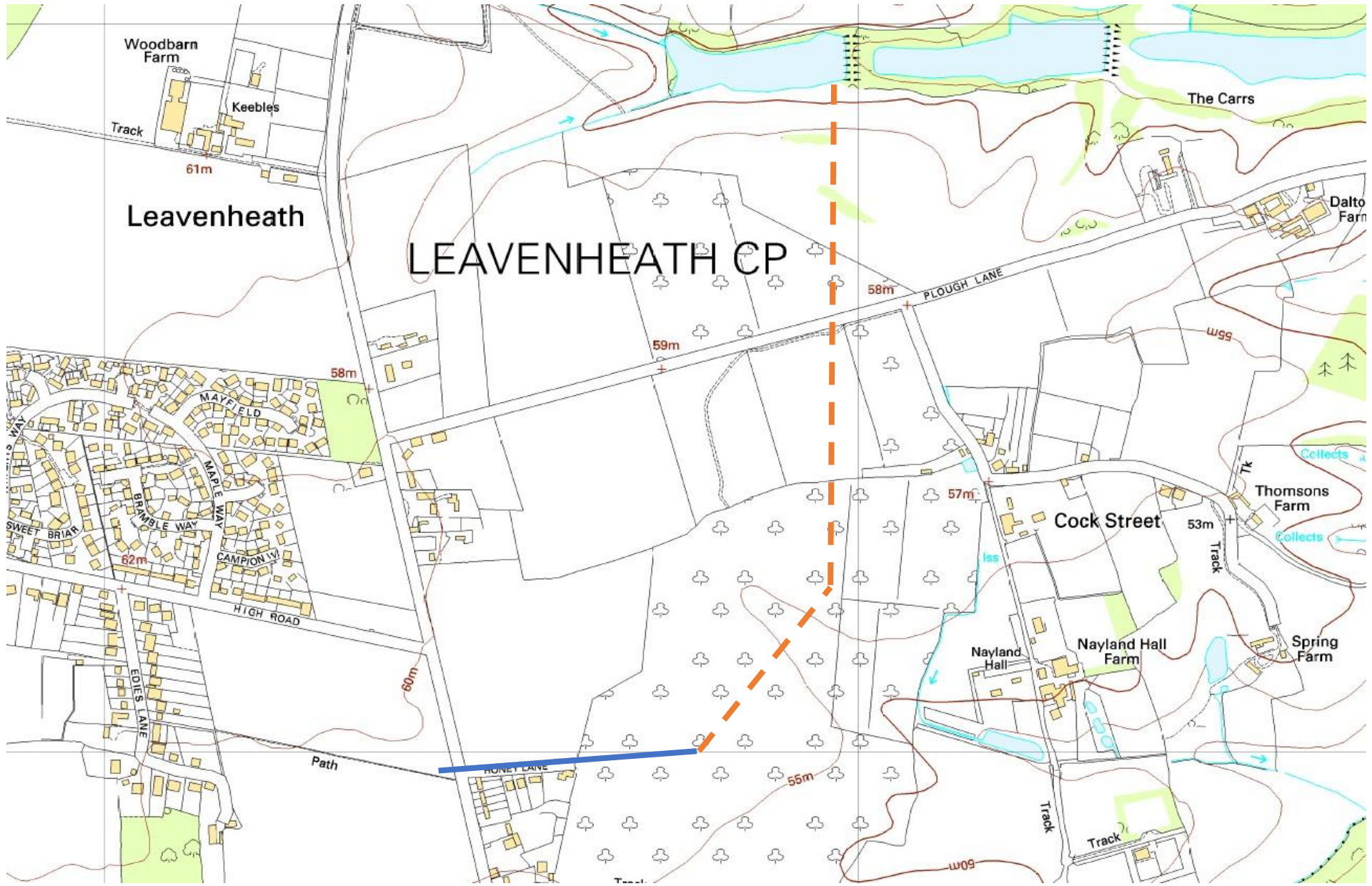
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# Plan of Rose Hill & Honey Tye - showing Existing and Proposed New 125mm Pipeline



Existing 125mm Pipeline

Proposed 125mm Pipeline

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