

Public Document Pack



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| DEVELOPMENT CONTROL COMMITTEE A | |
| DATE | Wednesday, 23 August 2017 |
| PLACE | Council Chamber, Mid Suffolk District Council Offices, High Street, Needham Market |
| TIME | 9.30 am |

Please ask for: Committee Services

Direct Line: 01449 724673

Email: Committees@baberghmidsuffolk.gov.uk

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded. Any member of the public who attends a meeting and objects to being filmed should advise the Committee Clerk.

A G E N D A

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| 1 Apologies for absence/substitutions | |
| 2 To receive any declarations of pecuniary or non-pecuniary interest by Members | |
| 3 Declarations of lobbying | |
| 4 Declarations of personal site visits | |
| 5 NA/17/6 Confirmation of the minutes of the meeting held on 26 July 2017 | 1 - 12 |
| 6 To receive notification of petitions in accordance with the Council's Petition Scheme | |
| 7 NA/17/7 Schedule of planning applications | 13 - 14 |

Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.

a 0460/17 Land at Back Hills, Botesdale (Pages 15 - 82)

- b 0030/17 Land Bounded by Derry Brook Lane and Little London Hill, Debenham (Pages 83 - 142)

8 Site Inspection

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday, {one week later} (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

Would Members please retain the relevant papers for use at that meeting.

Notes:

1. The Council has adopted a Charter on Public Speaking at Planning Committee. A link to the Charter is provided below:

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Other-Links/Charter-on-Public-Speaking-at-Planning-Committee.pdf>

Those persons wishing to speak on a particular application should arrive in the Council Chamber early and make themselves known to the Officers. They will then be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

- Parish Clerk or Parish Councillor representing the Council in which the application site is located
- Objectors
- Supporters
- The applicant or professional agent / representative

Public speakers in each capacity will normally be allowed 3 minutes to speak.

1. Ward Members attending meetings of Development Control Committees and Planning Referrals Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

Members:

Councillor Matthew Hicks – Chairman – Conservative and Independent Group
Councillor Lesley Mayes – Vice Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Gerard Brewster
David Burn
Lavinia Hadingham
Diana Kearsley
David Whybrow

Liberal Democrat Group

Councillor: John Field

Green Group

Councillor: Anne Killett
Sarah Mansel

Substitutes

Members can select a substitute from any Member of the Council providing they have undertaken the annual planning training.

Ward Members

Ward Members have the right to speak but not to vote on issues within their Wards.

Mid Suffolk District Council

Vision

“We will work to ensure that the economy, environment and communities of Mid Suffolk continue to thrive and achieve their full potential.”

Strategic Priorities 2016 – 2020

1. Economy and Environment

Lead and shape the local economy by promoting and helping to deliver sustainable economic growth which is balanced with respect for wildlife, heritage and the natural and built environment

2. Housing

Ensure that there are enough good quality, environmentally efficient and cost effective homes with the appropriate tenures and in the right locations

3. Strong and Healthy Communities

Encourage and support individuals and communities to be self-sufficient, strong, healthy and safe

Strategic Outcomes

Housing Delivery – More of the right type of homes, of the right tenure in the right place

Business growth and increased productivity – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity

Community capacity building and engagement – All communities are thriving, growing, healthy, active and self-sufficient

An enabled and efficient organisation – The right people, doing the right things, in the right way, at the right time, for the right reasons

Assets and investment – Improved achievement of strategic priorities and greater income generation through use of new and existing assets ('Profit for Purpose')

Suffolk Local Code of Conduct

1. Pecuniary Interests

Does the item of Council business relate to or affect any of your/your spouse /partner's pecuniary interests?

Yes

Declare you have a pecuniary interest

Leave the room. Do not participate or vote (Unless you have a dispensation)

Breach = criminal offence

No

No interests to declare

2. Non-Pecuniary Interests

Does the item of Council business relate to or affect any of your non-pecuniary interests ?

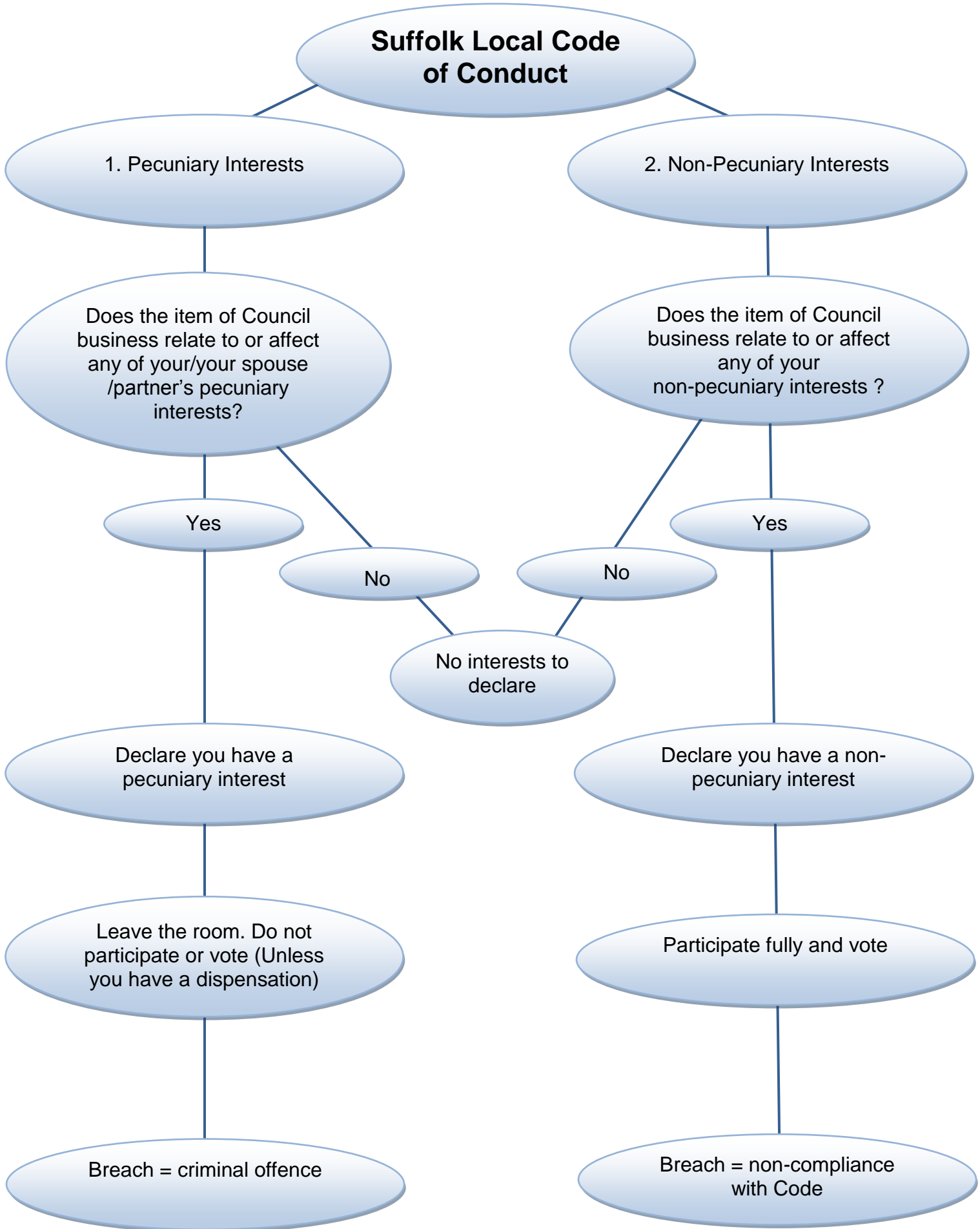
Yes

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

No



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Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the Meeting of the **MID SUFFOLK DEVELOPMENT CONTROL COMMITTEE A** held at the Council Chamber, Mid Suffolk District Council Offices, High Street, Needham Market on Wednesday, 26 July 2017

PRESENT:

| | | |
|--------------|-----------------|-------------------|
| Councillors: | Gerard Brewster | David Burn |
| | John Field | Lavinia Hadingham |
| | Diana Kearsley | Anne Killett |
| | Sarah Mansel | David Whybrow |

In attendance:

Senior Development Management Planning Officer (PI)
Development Management Planning Officer (JPG/KO)
Legal Business Partner (IDP)
Governance Support Officer (VL/RC)

a **Election of Chairman**

In the absence of the Chairman and Vice Chairman nominations were requested for a Chairman for the meeting.

Councillor David Whybrow proposed that Councillor Gerard Brewster be appointed Chairman for the meeting, which was seconded by Councillor Jane Storey.

By a unanimous vote

Decision – That Councillor Gerard Brewster be appointed Chairman for the meeting

24 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

Councillors Derrick Haley and Jane Storey were substituting for Councillors Lesley Mayes and Matthew Hicks respectively.

25 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**

Councillor Sarah Mansel declared a non-pecuniary interest in Application 4455/16 as she owned a property on Onehouse Road.

Councillor Gerard Brewster declared a Non-Pecuniary interest in Applications 5007/16 and 4455/16 as a Member of Stowmarket Town Council.

26 **DECLARATIONS OF LOBBYING**

It was noted that Members had been lobbied on Applications 5007/16 and 4455/16.

27 **DECLARATIONS OF PERSONAL SITE VISITS**

Councillor David Whybrow declared personal site visits for applications 5007/16 and 4455/16.

28 **NA/17/4 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 28 JUNE 2017**

The minutes of the meeting held on 28 June 2017 were confirmed and signed as a correct record subject to a minor typographical amendment to Minute 14 to read 'Gerard Brewster'.

29 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

None received

30 **QUESTIONS BY THE PUBLIC**

None received

31 **QUESTIONS BY COUNCILLORS**

None received.

32 **NA/17/5 SCHEDULE OF PLANNING APPLICATIONS**

In accordance with the Council's procedure for public speaking on planning applications a representation was made as detailed below:

| Planning Application Number | Representations from |
|------------------------------------|--|
| 5007/16 | Nicky Willshere (Onehouse Parish Council) Paul Bearman (Objector) Mark Chapman (Applicant) James Bailey (Applicant) |
| 4455/16 | Nicky Willshere (Onehouse Parish Council) Peter Turner (Great Finborough Parish Council) Robert Eburne (Applicant) |
| DC/17/02630 | Mike Evans (Applicant) |
| DC/17/02636 | Mike Evans (Applicant) |
| DC/17/02640 | Mike Evans (Applicant) |

Item 1

Application Number: **5007/16**
Proposal: Application for Outline Planning Permission for erection of 600 new dwellings together with a local centre, sports pavilion, open space and recreation facilities. (All Matters Reserved)
Site Location: **STOWMARKET** – Land North of Chilton Leys
Applicant: Taylor Wimpey

The Senior Development Management Planning Officer updated the Committee that the report should be amended on p11 para 3 to remove “continuation” and be replaced with “a new series of meetings were carried out”, that a new response had been received from the SCC Floods team who were now in agreement as per the recommendation and that two representations had been received, one in objection and one classed as neutral in their comments.

He presented the application outlining that the community centre could not be sited adjacent to the school agreed in phase one, and that the land on the south of the site had always been proposed as a play area. He advised that there was a 200m gap between Onehouse and the application site.

In response to Members’ questions on National Cycle Paths, footpaths and the Section 106 Agreement, he replied that there was an emergency exit for the site and that the land classification across the site was grade 2 and grade 3 agricultural land.

Nicky Willshere, Onehouse Parish Council, said that the village was not designated for major development and that the strategic gap between the village and the edge of Stowmarket was shrinking. She also raised concerns about light pollution from the proposed development as well as increased levels of traffic and that this would have a detrimental effect upon the community.

The Parish Council representative responded to Members’ questions that the community facility in Onehouse had been upgraded and that it did have additional capacity.

Paul Bearman, Objector, resident of the nearby listed building Shepherd’s Farmhouse, said that the property was an important heritage asset of Stowmarket and would lose the secluded setting of the area. He urged that further consideration was given to moving the development away from the property and the adjoining dwellings being bungalows so that the development did not destroy the secluded nature of the building. He said that more evergreen planting should be included as there would be little foliage in the winter months to screen the dwelling and would urge planting in advance to mitigate this problem.

The Senior Development Management Planning Officer said that the landscaping would be part of the reserved matters application and that the heritage team would also undertake testing to identify any harm to the heritage asset.

Mark Chapman and James Bailey, Applicants, addressed the Committee outlining a strong relationship with officers to work within the Stowmarket Area Action Plan (SAAP) to bring forward a sustainable and achievable outcome. He said that the

development would fit in with the local landscaping of the area and sought to serve the community with a local centre, footpaths and bridleways that could be used by new residents and the existing community.

The applicants responded to Members' questions that homes would start to be delivered from 2019 after the completion of Phase 1. They advised that landscaping to the south of the site and details of the sports pitches had not been decided as they wanted flexibility as the building work in that area was approximately ten years ahead and Stowmarket's needs could change in that timespan.

It was suggested that the structural landscaping condition could be amended to require details of a phased delivery and management programme for the Paupers Graves and Shepherd's Farmhouse areas.

The Chairman read out an email from Barry Humphreys MBE, Ward Member for Stowmarket North, which stated support of the development and that he had not received any adverse comments from residents.

John Matthissen, Ward Member for Onehouse, said that the Committee should create a 21st century development and that all structural landscaping should be completed before any building of dwellings commences. He continued by asking that a parcel of land be allocated within the site for self-build plots and that a modest provision of allotments be included. The Ward Member concluded by asking the Committee to condition fibre broadband to be provided in all homes.

The Senior Development Management Planning Officer commented that a community orchard on the site had been discussed however this was not part of the proposal.

Councillor Derrick Haley commented that this land had been allocated within the SAAP and proposed approval with the added conditions regarding landscaping as suggested earlier. Councillor David Whybrow seconded the motion saying that this was a sustainable development and that the sports area would provide a significant benefit to the community.

The Corporate Manager advised that he recommended further additional conditions as follows: Foul water strategy; Structural landscaping reserved matters to be submitted prior to submission of other reserved matters; Reserved matters to allow for phased submission; Reserved matters to be in general conformity of layout and development brief; and scheme for provision of superfast broadband.

Councillors Haley and Whybrow agreed the suggested additional conditions.

Some concern was expressed regarding highway safety issues on Starhouse Lane caused by increased traffic volume from vehicles accessing south Stowmarket. It was agreed that an informative note would be added to the decision notice.

By a unanimous vote

Decision – That Authority is delegated to Corporate Manager- Growth and

Sustainable Planning to Grant Planning Permission, subject to the prior completion of a Section 106 or Undertaking on terms to their satisfaction to secure the following heads of terms and that such permission be subject to the conditions as set out below:

1. Phased delivery of development. Agreed delivery of employment (presumably through the local centre), housing and recreation land in accordance with phasing. A Phasing Plan can be included within the Parameter Plans.
2. Should there be any surplus monies unspent having regard to an obligations that these be directed to affordable housing contributions to increase the level towards increased policy compliance.
3. Provision of 20% Affordable Housing.
4. Skylarks Mitigation contribution /mitigation (to value of £50,000.00). Phasing of payments to be agreed. Land or if alternative land is needs to be provided to agreed, prior to the commencement of the development within each phase or sub phase of the Outline application site, a scheme for Skylark nest plots shall be submitted to and approved in writing by the LPA. The approved "scheme" shall be implemented in full for a period of 10 years from the commencement of development.
5. School Primary Contribution £2,464,350.00, phasing of payments to be agreed.
6. Early Years Contribution £262,200.00, phasing of payments to be agreed.
7. Stowmarket High School Secondary Extension Contribution £526,547.00, phasing of payments to be agreed.
8. Play Equipment -Leap, phasing of onsite provision to be agreed.
9. MUGA, phasing of an on site provision to be agreed or contribution of £150,000.00 towards a MUGA provision within recreation land area, phasing of payments to be agreed.
10. NEAP provision and phasing to be agreed on site unless the otherwise agreed by LPA that a £250,000.00 contribution is made to existing play provision within Stowmarket, phasing of payments to be agreed.
11. Open spaces shall be available to the public in perpetuity for use as open space for recreation subject to any temporary closure of the said open space for repair, maintenance and/or safety reasons. Option for District Council to take ownership and control first.
12. Recreation and Community Building (The Sports Pavilion) and creation of recreation area contribution of £1,275,000.00 on land defined for recreation on approved plans. Option for District Council to take ownership and control first.
13. Public Rights of Way/Access to Countryside contribution (For 4 separate off site footpaths) £243,317.00, phasing of payments to be agreed.
14. Public Transport (New bus route and bus) contribution of £280,000.00, phasing of payments to be agreed.
15. Travel Plan to be agreed
16. NHS (improvements to Stow Health) contribution of £167,442.00 to be held by the District Council and award to projects in association with Stow Health. Phasing of payments to be agreed.
17. Library £9,600.00 contribution to be held by the District Council and award to book projects in association with Stowmarket Libraries. Phasing of payments to be agreed.

And the following conditions to be imposed:-

For All:-

- Standard Time Limit
- Reserved Matters allowing for phased submission.
- Submission of Structural Landscaping Reserved Matters in Locality of Paupers Graves and Shepards Farmhouse shall be submitted prior to the submission of any other Reserved Matter together with details of phased programme for delivery and management of those landscaped areas. Delivery of Structural Landscaping for these areas as agreed programme
- Reserved Matters shall be in general conformity with the principles of the illustrative layout and the adopted Development Brief.
- Scheme for the provision of superfast broadband to be submitted concurrent with the submission of reserved matters.
- Approved Plans Agreed
- Archaeological Programme of Works Conditions
- Highways SCC as recommended
- Development is carried out in accordance with the Flood Risk Assessment submitted by applicant
- Resource efficiency measures to be agreed during construction
- Scheme of rainwater harvesting
- Provision of fire hydrants, number and position to be agreed.
- Foul Water Strategy to be agreed.

For Housing:-

- Removal of permitted development rights for any side and front extensions and any alterations that face a highway, no new or enlargement of openings above ground floor including rooflights. (In addition no satellite dishes on forward elevation facing a highway)
- Protection of existing trees and planting
- Materials
- Landscape Management

For Employment Land (Local Centre) and Recreation / Sports

- Working hours shall be agreed
- No open air storage unless agreed by LPA
- Any External lighting to be agreed
- Removal of permitted development for change of use, extensions and alterations
- Protection of existing trees and planting.

Informative Note that Committee would encourage the applicant to engage in constructive dialogue with the Parish Council and the Highway Authority to explore and address highway safety issues in Star Lane.

Item 2

Application Number: **4455/16**
Proposal: Erection of 300 dwellings, access, internal roads, garages, fences, walls, parking, landscaping, public open space, ecological enhancement works, drainage infrastructure and associated works.
Site Location: **ONEHOUSE** – Land to the south of Union Road.
Applicant: Hopkins Homes

The Case Officer introduced the application to the Committee updating that all section 106 payments had been confirmed and that the recommendations had been updated as per the late papers.

The Case Officer responded to Members' questions regarding the cycle and foot pathways on the site and clarified that there was a proposal for 3 storey dwellings towards the centre of the site. The Case Officer continued by responding that Place Services were satisfied with the visual assessment.

Nicky Willshere, Onehouse Parish Council, said that the site was designated as reserved in the SAAP due to the significant views across the river valley and was disappointed that the proposal had come before other brownfield sites had been used. She continued by outlining that the development would impact on the strategic gap between Onehouse and Stowmarket and that there were concerns about traffic movements along Starhouse Lane. She concluded by saying that the development would have a detrimental effect on the listed buildings.

Peter Turner, Great Finborough Parish Council, said that the Parish Council had concerns over the impact of the development on the existing infrastructure and the level of traffic that would be using Starhouse Lane and Combs Lane. He continued by outlining that the current provision of medical facilities were under considerable strain and added that it was essential that additional health facilities were considered together with additional school places. He concluded by stating that the footpath link between Onehouse and Stowmarket was commendable but would also like to see a link to Great Finborough.

Robert Eburne, Applicant, said the Council could not demonstrate a five year land supply and that the combined total of proposed dwellings from application 5007/16 and this application was 85 dwellings short of the 1200 minimum amount of homes as set in the SAAP. He continued by outlining that there was a broad mix of development within the site and that they had worked hard to align the contributions in proportion to the infrastructure and to create a development that fits in with the setting and provided sustainable green homes.

The Applicant responded to Members' questions that rear car parks were placed to allow overlooking and that there was a broad provision of visitor parking. He

continued by answering that there would be a focus on buildings that were energy efficient in construction, the issue of fibre optic broadband had been raised across the industry and that this would be included in the development.

John Matthissen, Ward Member, referred to a previous refusal on the site and appeal dismissal on the grounds of landscaping and traffic issues which should be given significant weight. The traffic issues related to the junction where no improvements had been made since that refusal. He continued by saying that the site was not an allocated site and that there was a full allocation site with a better road system. The development would have a significant impact on the view across the valley.

Councillor David Whybrow said that the development respected the view of the site from the topographical levels and that the ridge heights had been designed in a sensible way. He continued by saying that the affordable housing within the proposal was welcomed and that this application was sustainable. He proposed that Planning Permission be granted as per the Officers recommendation in the tabled papers which was seconded by Councillor Derrick Haley.

Some concern was expressed regarding the effect on the river valley view, energy efficiency and sustainability and it was also suggested that a scheme of fibre optic broadband should be conditioned.

Note: Councillor Derrick Haley left the meeting.

Additional conditions were suggested as follows: scheme for the provision of fibre broadband to be agreed; scheme of resource and energy efficiency and sustainability measures to be agreed; and that confirmation be received from the Council's landscape advisers that they are content with the information provided and that with mitigation there would be no unacceptable impact upon the landscape of the Rat Valley. Councillor Whybrow agreed the conditions and moved approval with their inclusion.

Councillor Jane Storey seconded the proposal.

By 6 votes to 3

Decision- That authority be delegated to Professional Lead – Growth and Sustainable Planning to Approve Planning Permission , subject to the confirmation that prior to completion of a Section 106 or Undertaking on terms to their satisfaction to secure the following heads of terms and that such permission be subject to the conditions as set out below:

1. Provision of 60 affordable dwellings
2. Should there be any surplus monies unspent having regard to any obligations that these be directed to affordable housing contributions.
3. Skylarks Mitigation contribution £2000.00
4. School Primary Contribution of £1,232,174.00
5. Early Years Contribution of £131,100.00
6. Stowmarket High School Secondary Extension Contribution of £252,742.00

7. Play Equipment – Leap, phasing of onsite provision to be agreed.
8. NHS (improvements to Stow Heath) contribution of £83,721.00 to be held by the District Council and award to projects in association with Stow Heath.
9. Open Spaces shall be available to the public in perpetuity for use as an open space for recreation subject to any temporary closure of the said open space for repair, maintenance and/or safety reasons and the transfer of all open space areas (including attenuation basins) to a resident’s management company unless an alternative mechanism is identified.
10. Travel Plan to be agreed.
11. Subject to confirmation from the Councils landscape advisers that they are content with the ZTV information provided and that with mitigation there would be no unacceptable impact upon the landscape of the Rat Valley.
12. Scheme of resource and energy efficiency and sustainability measures through the lifetime of the development to be agreed.
13. Scheme for the provision of fibre broadband to be agreed.

Item 3

Application Number: **DC/17/02630**
 Proposal: Planning Application for a change of use from former sheltered accommodation common room to local authority office use.
 Site Location: **EYE – Common Room, Tacon Close.**
 Applicant: Mid Suffolk District Council

Note: Councillor Jane Storey left the meeting.

The Case Officer presented the application to the Committee outlining how the former common room had been taken out of use earlier in 2017 and that 26 letters of objections focussed on the issues of traffic and parking. The recommendation for Officer parking had been amended to propose that they would not park in Tacon Close and would instead park in the nearby public car park.

The Case Officer responded to Members’ questions that the Touchdown Point would not be accessible to the public and that the proposed working hours would be between 09:00 to 18:00.

Mike Evans, Applicant, outlined how the District Councils’ were endeavouring to work in a flexible and agile way making the best use of the assets that were available to them. He said that the flexibility would allow Officers to work within the districts and ‘touchdown’ and maintain a continuity of work. He said that the change of use was consistent with the sheltered housing review.

Councillor David Whybrow proposed that Planning Permission be granted as per the Officer Recommendation and was seconded by Councillor Lavinia Hadingham.

By 7 votes to 1

Decision- That the Corporate Manager for Growth and Sustainable Planning be

authorised to Grant Planning Permission subject to conditions including:-

- Time limit for the commencement of development.
- Approved Plans
- Hours of Operation to be 09:00 to 18:00 Monday to Friday only
- The development permitted shall be used solely as Local Authority office (without public access) and for no other use.

Item 4

Application Number: **DC/17/02636**
Proposal: Planning Application for change of use from former sheltered accommodation common room to local authority use.
Site Location: **NORTON** –1-8 School Close.
Applicant: Mid Suffolk District Council

The Case Officer introduced the application to the Committee outlining that the working hours would be from 08:00 to 18:00 Monday to Friday and that a parking condition was included within the application.

Mike Evans, Applicant, said that security would be provided for the facility and that the touchdown points would also be available for use by Councillors. He continued by saying that the Touchdown Point would provide 6 workstations but that there would only be 4 parking spaces provided.

Councillor Sarah Mansel, Ward Member, raised concerns about the parking arrangements as the emergency ambulance space was for residents. The complex had changed to general needs housing so additional cars used the road and parking spaces and traffic issues were already a problem.

The Chairman read out an email from Councillor John Levantis, Ward Member that welcomed the application saying that it would provide a presence in Norton reassuring local people that the move to Endeavour House would not mean a distancing from our communities. He urged that officers plan their use of the office to avoid having to park more than 4 vehicles in School Close.

Councillor David Whybrow said that there were a lot of problems with traffic and school buses in the close and that the use of the building was unacceptable.

Councillor John Field commented that he was concerned that the proposal was impinging on vulnerable members of the community and Councillor Diana Kearsley proposed deferral for more consideration of car parking.

Councillor David Whybrow said that having weighed up the material considerations he believed that if this were a private application it would be refused and proposed refusal. Councillor John Field seconded the proposal. The motion was lost by 4 votes to 3.

A substantive motion that the application be deferred to invite the applicant to withdraw then application to reconsider the parking issues was proposed by Councillor Kearsley and seconded by Councillor Lavinia Hadingham.

By 4 votes to 3

Decision- Deferred to invite the applicant to withdraw the application having regard to the highways, amenity and parking issues associated with School Close.

Item 5

Application Number: **DC/17/02640**
Proposal: Full Planning Application for change of use of sheltered accommodation staff room to local authority office use.
Site Location: **BRAMFORD** –1 Cherryfields.
Applicant: Mid Suffolk District Council

The Case Officer presented the application to the Committee outlining that there would be no changes to the external appearance of the building and that the recommendation was for approval.

Councillor Kearsley enquired whether the Touchdown Point would be independently accessible to which Councillor Field replied that it would not be independently accessible.

Mike Evans, Applicant, said that the application would demonstrate a number of strategic issues and would mean that officers would be working in the district. He added that the Councils were making the best use of their assets and that it made use of space that might not have been used.

Councillor John Field, Ward Member, said that the proposed application was in sheltered accommodation for those with vulnerable needs and that the proposal destroyed the security of the building and that it would be an inappropriate use.

Councillor Diana Kearsley proposed that the application be refused on the grounds that it would be unacceptable as it would destroy the security of vulnerable resident's due to the increased access to the sheltered accommodation.

Councillor David Whybrow seconded the refusal.

By 6 votes to 1

Decision- Refused Planning Permission.

The proposed use would be unacceptable having regard to the sheltered nature of the building of which it forms part. On that basis the proposal would not represent good design and would be detrimental to residents amenity contrary to policy FC1 and FC1.1 of the Core Strategy Focused Review.

Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

23RD AUGUST 2017

| Item | Ref No. | Location And Proposal | Ward Member | Officer (Full) | Page No. |
|------|---------|--|---|-----------------|----------|
| 1. | 0460/17 | <u>Land at Back Hills, Botesdale</u> – outline application for 40 dwellings | Cllr Jessica Fleming & Cllr Derek Osborne | Stephen Burgess | 15-82 |
| 2. | 0030/17 | <u>Land Bounded By Derry Brook Lane And Little London Hill Debenham</u> Use of land for the erection of up to 25 Dwellings. Formation of Vehicular Access to Little London Hill (revised proposal). | Cllr Guthrie | Ian Ward | 83-142 |

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Agenda Item 7a

Committee Report

Committee Date: 23.8.17

Item No: 1

Reference: 0460/17
Case Officer: Stephen Burgess

Description of Development: Application for Outline Planning Permission (with all matters other than means of access reserved) for residential development of 40 dwellings with associated improvements to public footpaths, creation of public open space and provision of area of woodland for use by primary school.

Location: Land at Back Hills, Botesdale, IP22 1DW
Parish: Botesdale

Ward: Rickinghall & Walsham
Ward Members: Cllr Jessica Fleming and Cllr Derek Osborne

Site Area: 3.09ha
Conservation Area: Adjoins
Listed Building: No

Received: 23.2.17
Expiry Date:

Application Type: Outline Planning Permission
Development Type: Major dwellings
Environmental Impact Assessment: N/A

Applicant: Burgess Homes Ltd
Agent: Phil Cobbold Ltd

DOCUMENTS SUBMITTED FOR CONSIDERATION

List of applications supporting documents and reports:

Defined Red Line Plan:

The defined Red Line Plan for this application is 1:2500 Scale Site Plan Drawing no.680/1 received 2nd February 2017 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Plans and Documents:

The application, plans and documents submitted by the Applicant can be viewed online at the Mid Suffolk website via the following link:

<http://www.midsuffolk.gov.uk/planning/development-management/application-search-and-comment/search-for-applications/> . Alternatively, a copy is available to view at the Mid Suffolk Council Offices.

SUMMARY

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations.

The Council accepts that it cannot currently demonstrate a five year housing land supply in the District, as required by the NPPF. 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 (as stated in paragraph 49 of the NPPF).

Where policies cannot be considered up-to-date, the NPPF (paragraph 14) cites the presumption in favour of sustainable development and states that planning permission should be granted unless i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or ii) specific policies in the NPPF indicate development should be restricted.

Officers conclude that there are no specific policies that indicate development should be restricted. Therefore, the proposal should proceed to be determined in accordance with the presumption in favour of sustainable development.

Officers are recommending approval of this application as the significant benefits that the scheme will deliver are considered to outweigh the adverse impacts of the proposal. The proposal thereby represents sustainable development and should be granted in accordance with the presumption in favour of sustainable development.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

1. This application is reported to committee as the application is Major Development comprising 15 or more dwellings.

PART TWO – APPLICATION BACKGROUND

This section details history, policies, advice provided, other legalisation and events that forms the background in terms of both material considerations and procedural background.

History

2. None

Details of Previous Committee Resolutions

3. None

Details of Member site visit

4. None

Details of any Pre Application Advice

5. Pre-application advice was given by a Planning Officer.

PART THREE – ASSESSMENT OF APPLICATION

Consultations

6. Summary of Consultations

7. Botesdale Parish Council

- Botesdale Parish Council objects to the application on the basis that there is insufficient evidence that the access location is viable and will not add to existing problems exiting Back Hills. Councillors generally accept the principle of development on the site.
- However, the Strategic Housing Land Availability Assessment (SHLAA) in May 2016 assessed the estimated yield at this site as 20 dwellings and this proposal is double that. There is significant concern about the location of the access and the usefulness of a speed survey conducted out of term time.
- There is considerable anecdotal evidence of difficulties exiting Back Hills and there is every reason to think that a new access in close proximity to the national speed limit zone will also be potentially hazardous. Nothing in the application addresses these existing problems and there are no proposals to mitigate the impact of a second access on that stretch, such as extending the 30mph zone.
- It is not accepted that there would be few additional vehicle movements through the village via Back Hills and Diss Road and this assertion runs counter to the claim that additional residents will support local services. Public transport links are misrepresented as they are not currently sufficient to limit these movements. Additionally, there is a question concerning the benefit of giving an area of land to the school/pre-school as it is already on a long lease to the pre-school.
- Finally, councillors expressed dismay that there has been no opportunity to discuss the proposals in advance of an application.

8. SCC Highways

- the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:
- Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. 253/2015/02/P1 as submitted; and with an entrance width of 5.5 metres and made available for use prior to any dwelling being first occupied. Thereafter the access shall be retained in the specified form. Reason: To

ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety

- Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that roads/footways are constructed to an acceptable standard.
- Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority. Reason: To ensure that satisfactory access is provided for the safety of residents and the public.
- Condition: Before any dwelling is first occupied the existing public footpath (number 6 Botesdale) which runs through the application site shall be widened and surfaced in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. Reason: To enable pedestrians from the development to safely access Diss Road / The Street on a properly surfaced footpath of sufficient width.
- Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose. Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.
- Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 253/2015/02/P1 as submitted with an X dimension of 2.4 metres and a Y dimension of 133 metres and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays. Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action

9. Environmental Health (Land Contamination)

- In terms of land contamination, we have no objections to this application.

10. Heritage Officer

- The Heritage Team considers that the proposal would cause no harm to a designated heritage asset because it would not adversely affect the setting of the conservation area or of nearby listed buildings.
- The Heritage Team finds no reason to object on heritage grounds at this stage.

11. Tree Officer

- No objection as based on the indicative layout plan no trees would be lost

12. SCC Archaeological Service

- This site lies in an area of archaeological potential, overlooking a watercourse in a location which is topographically favourable for early occupation of all periods. Prehistoric and medieval finds have been discovered immediately to the west of the proposed development area (HER no. BOT 015), with Roman and Saxon finds further west (BOT 004). These are indicative of wider activity in the vicinity, however, this site has never been the subject of systematic archaeological investigation and there is high potential for previously unidentified archaeological remains to be present. The proposed development would cause significant ground disturbance that has potential to damage or destroy any below ground heritage assets that exist.
- Whilst we would strongly advise that archaeological evaluation is undertaken at this pre-determination stage, as there is a risk that significant finds will be identified which require preservation in situ, and thus require revisions to the layout of the site which would have both financial and time costs, if the developer is happy to recognise and accept this risk, we would not advise refusal of planning permission if the required archaeological assessment is not undertaken prior to the determination of this application.
- Should the Local Planning Authority be minded to grant planning permission without a requirement for up front archaeological investigation, we would advise that in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage assets before they are damaged or destroyed.
- In this case the requirement for two site investigation conditions would be appropriate.

13. Ramblers Association

- PF No. 6 crosses the development diagonally from NE corner to SW corner
- Footpath links with The Street with the footpath on Hall Road leading towards Redgrave and is therefore a very important route for the village
- Recommend that the widening and improvement of FP6 is made a condition of the planning application. No objection subject to this requirement.

14. Suffolk Constabulary

- Development should adhere to Secure By Design standards and security principles stated in Design and Access Statement.
- Insufficient information to either approve or object but some concerns over any proposed rear parking, the amount of envisaged vegetation and the design of the central footpath.

15. Essex Place Services (Landscape)

- Proposal would have an impact upon the surrounding landscape due to the existing open character of the site
- Openness of the northern and eastern boundaries will require mitigation

- Opportunities to create small woodland parcels within the development area and hedgerow planting along site boundaries, existing hedge and tree planting should be strengthened with new planting
- An appropriately detailed landscape and boundary plan will be required to support the application to limit any negative visual effect the proposal may have on the existing settlement

16. SCC Flood and Water Management

- recommend approval of this application subject to conditions relating to surface water drainage based on the submitted documents relating to site drainage and infiltration in order to prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development.

17. Professional Lead – Housing Enabling

- No objections
- Up to 35% affordable housing should be provided as part of this application which equates to 14 dwellings.
- Of the 14, 9 should be for affordable rent and 5 should be for low costs shared ownership as detailed below:

Rented = 9 dwellings: -

- 4 x 1-bedroom 2-person flat @ 50 square metres
- 1 x 2 bedroom 3 person bungalow @ 61 sqm
- 3 x 2-bedroom 4-person houses at 79 square metres
- 1 x 3 bed 5 person houses @ 93 sqm

Shared ownership = 5 dwellings: -

- 4 x 2 bed 4 person houses @ 79 sqm
- 1 x 3 bed 5 person house @ 93 sqm
- The above mix is requested and to be included in the S106 agreement.

18. Representations

Four neighbouring residents have made the following representations (4 objecting, 1 supporting):

- Concern about impact upon the already overburdened Health Centre in Botesdale
- Access junction is on to a quick and dangerous road, survey was done at a time to show that the junction is safe, but there have been several small collisions in recent years.
- Number of houses is too many, site was expected to have 20 not 40
- Footpath is used as a country walk, will be upgraded to an access path with new road cut through it
- Other sites in the village are more suitable for development
- Proposal doesn't help with parking issues at the school and doctors surgery
- Concern about increase in traffic along Back Hills which is a narrow road, will be dangerous to pedestrians and children
- Development will be detrimental to special character and fabric of this beautiful

- country village
- Residents like Botesdale because it is not developed and not suffering from estates and development
- More housing is need in Suffolk but are better suited to more urban areas which have a supportive infrastructure
- Adjacent residents would suffer drastic reduction in quality of open views over countryside
- Development will result in devaluation of properties
- The site is suitable for development, was included in request for sites two years ago
- Access onto Hall Lane would benefit from extension of speed restriction zone beyond Back Hills
- Community would benefit from this comparatively small development
- Review of applicant's projects locally provides evidence of quality and sensitivity to local needs
- Proposal for community open space including woodland for school use would be of community benefit

19. The Site and Surroundings

The proposal site comprises approximately 3.09 hectares of agricultural land on the north-eastern edge of Botesdale village, adjoining the Conservation Area on the west side. The site is bounded by residential development to the southern boundary, a primary school to the west, and open countryside to the north and east. The proposal site is located within The Countryside but is positioned adjacent to the Housing Settlement Boundary of Botesdale village. The B1113 (Hall Lane) runs along the eastern boundary. Across Hall Lane, lies Redgrave Park, a landscaped park designed by Lancelot 'Capability' Brown. The Countryside to the north of the site is designated as Special Landscape Area which extends to include Redgrave Park to the east.

The site is subject to a change in levels, with an incline from the south-west towards the north-east. A Public Footpath crosses the site diagonally from The Street to Hall Lane in the north-east corner. There is a block of established woodland along the western boundary of the site, with established hedging along the site boundaries.

20. The Proposal

This application seeks Outline planning permission for the erection of up to 40 dwellings with all matters other than means of access reserved for subsequent approval. The application proposes associated improvements to public footpaths, creation of public open space and provision of an area of woodland for use by the adjacent primary school. Matters of appearance, landscaping, layout, and scale remain reserved.

The application is supported by the following documents:

- Flood Risk Assessment & Drainage Strategy
- Specification of vehicular access
- Indicative layout plan
- Land Contamination Assessment
- Highways Statement
- Archaeological and Historical Environment Assessment
- Landscape Statement & Strategy

- Planning Statement
- Ecological Scoping Survey

21. Policy Issues

22. National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

- Para 6: Achieving sustainable development
- Para 7: Three dimensions to sustainable development
- Paras 11 – 15: The presumption in favour of sustainable development
- Para 17: Core planning principles
- Paras 32 and 34: Transport movements
- Para 47: Delivering a wide choice of high quality homes (including the need to have a 5 year deliverable supply of housing)
- Para 49: All housing proposals should be considered in the context of the presumption in favour of sustainable development.
- Paragraph 55: To promote sustainable development in rural areas.
- Paras 56 & 60: Requiring good design
- Para 64: Development of poor design must not be supported.
- Para 69: Promoting healthy communities
- Para 70: Delivery of social, recreational and cultural facilities that the community needs.
- Para 72: Provision of school places.
- Para 73: Access to high quality open space.
- Para 75: Protection and enhancement of public rights of way.
- Para 100: Development and flood risk
- Para 103: Development and increasing flood risk elsewhere
- Para 109: Planning system should contribute to and enhance the natural and local environment.
- Paras 112 & 117–119: Development affecting protected wildlife
- Para 123: Planning and noise.
- Para 125: Planning and darker skies.
- Paras 128 & 129: Describing the significance of a designated heritage asset.
- Para 131: Determining planning applications that affect heritage assets.
- Para 132: Significance of heritage assets.
- Para 134: Development and less than substantial harm
- Para 186: Approaching decision taking in a positive way.
- Para 187: Local Planning Authorities should find solutions rather than problems in decision taking.
- Para 196: Plan led planning system.
- Para 197: Assessing and determining application applying the presumption in favour of sustainable development.
- Paras 203 -206 – Planning conditions and obligations.
- Paras 211 - 212: Using development plans and the NPPF in decision making.
- Paras 214 – 215: The weight attached to development plan policies having

- regards to their consistency with the NPPF.
- Para 216 – Weight given to policies in emerging plans
-

23. Core Strategy

Summary of relevant policies Core Strategy 2008 and Core Strategy Focused Review:

- Policy FC1: Presumption in favour of sustainable development.
- Policy FC1.1: Mid Suffolk's approach to delivering sustainable development
- Policy FC2: Provision and distribution of housing.
- Policy CS1: Settlement hierarchy
- Policy CS2: Development in the countryside & countryside villages
- Policy CS4: Adapting to climate change.
- Policy CS5: Mid Suffolk's environment
- Policy CS6: Services and infrastructure
- Policy CS8: Provision and distribution of housing
- Policy CS9: Density and mix

24. Saved Policies in the Local Plan

Summary of saved policies in the Mid Suffolk Local Plan 1998:

- Policy GP1: Design and layout of new developments
- Policy HB14: Ensuring that Archaeological remains are not destroyed
- Policy H7: Restricting housing development unrelated to the needs of the countryside
- Policy H13: Design and layout of development
- Policy H15: Development to reflect local characteristics.
- Policy H16: Protecting existing residential amenity
- Policy H17: Keeping residential development away from pollution
- Policy CL8: Protecting wildlife
- Policy CL11: Retaining high quality agricultural land
- Policy T9: Parking standards
- Policy T10: Highway consideration in developments
- Policy RT4: Amenity open space and play areas within residential development
- Policy RT12: Footpaths and bridleways

25. Neighbourhood Plan

- Botesdale and Rickingham Parish Council's have agreed to work together to prepare a joint Neighbourhood Development Plan. The National Planning Practice Guidance confirms that an emerging neighbourhood plan may be a material consideration. Factors to consider include the stage of preparation of the plan. The plan in this instance is at an early stage, with consultation on the designated Neighbourhood Plan Area currently being undertaken. Given that the Plan remains at this early stage of preparation and as such is not given significant weight in the determination of this application.

26. Main Considerations

From an assessment of relevant planning policy and guidance, representations received, the

planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

27. Housing Land Supply

The National Planning Policy Framework (NPPF) requires Councils to identify and update, on an annual basis, a supply of specific deliverable sites sufficient to provide for five years' worth of housing provision against identified requirements (paragraph 47). For sites to be considered deliverable they must be available, suitable, achievable and viable.

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 (as stated in paragraph 49 of the NPPF). Where policies cannot be considered up-to-date, the NPPF (paragraph 14) cites the presumption in favour of sustainable development and states that planning permission should be granted unless i) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or ii) specific policies in the NPPF indicate development should be restricted. The presumption in paragraph 14 also applies where a proposal is in accordance with the development plan, where it should be granted permission without delay (unless material considerations indicate otherwise).

The precise meaning of 'relevant policies for the supply of housing' has been the subject of much case law, with inconsistent results. However, in May 2017 the Supreme Court gave judgment in a case involving Suffolk Coastal District Council which has clarified the position. The Supreme Court overruled earlier decisions of the High Court and the Court of appeal in this and other cases, ruling that a "narrow" interpretation of this expression is correct; i.e. it means policies identifying the numbers and location of housing, rather than the "wider" definition which adds policies which have the indirect effect of inhibiting the supply of housing, for example, countryside protection policies. However, the Supreme Court made it clear that the argument over the meaning of this expression is not the real issue. The absence of a five year housing land supply triggers the application of paragraph 14 of the NPPF.

In accordance with National Planning Policy Guidance paragraph 030 (Reference ID: 3-030-20140306) the starting point for calculating the 5 year land supply should be the housing requirement figures in up-to-date adopted Local Plans. It goes on to state that *'...considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light....Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints...'*

The Council adopted the Core Strategy in Feb 2014 having been tested and examined as a post-NPPF development plan. The Council published the Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) in May 2017 which is important new evidence for the emerging Babergh and Mid Suffolk Joint Local Plan. Therefore, the 5 year land supply has been calculated for both the adopted Core Strategy based figures and the new SHMA based figures. For determining relevant planning applications, it will be for the decision taker to consider appropriate weight to be given to these assessments and the

relevant policies of the development plan.

A summary of the MSDC 5 year land supply position is:

- Core Strategy based supply for 2017 to 2022 = 3.9 years
- SHMA based supply for 2017 to 2022 = 4.0 years

The NPPF requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle. Paragraph 7 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:

"an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure:

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

In light of all of the above, this report will consider the proposal against the three strands of sustainable development, and also give due consideration to the provisions and weight of the policies within the development plan, in the context of the authority not being able to demonstrate a 5 year land supply.

28. Principle of Development

Policy CS1 of the Core Strategy identifies a settlement hierarchy as to sequentially direct development, forming part of a strategy to provide for a sustainable level of growth. The Policy identifies categories of settlement within the district, with Towns representing the most preferable location for development, followed by the Key Service Centres, Primary then Secondary Villages. The Countryside is identified as the areas outside of those categories of settlement referred to above.

Policy CS2 of the Core Strategy restricts development in The Countryside to defined categories, including, rural exception housing, consisting of the following;

- agricultural workers dwellings
- possible conversion of rural buildings
- replacement dwellings
- affordable housing on exception sites
- sites for Gypsies and Travellers and travelling showpeople

Policy H7 of the Local Plan seeks to restrict housing development in The Countryside in the interests of protecting its existing character and appearance.

The proposal site is located in The Countryside, where Policy CS1 and CS2 of the Core Strategy states that only development for rural exception housing will be permitted. The proposal does not represent rural exception housing for the purposes of the Core Strategy,

whilst remaining inconsistent with Policy H7 of the Local Plan. Thereby, the erection of up to 40 dwellings on the site would, under normal circumstances, be contrary to the adopted development plan. However, these policies are considered out of date due to the current lack of a 5 year housing land supply as set out above.

It falls to the local planning authority as decision maker to assess the weight, if any, that should be given to the existing policies. Officers consider this assessment should, in the present application, have regard to factors including whether the policies continue to perform a material planning objective and whether it is consistent with the policies of the NPPF.

Policy CS1 and CS2 of the Core Strategy and H7 of the Local Plan form part of a suite of policies to control the distribution of new housing, they can be afforded weight, since it contributes to ensuring that development is sustainably located and unsustainable locations are avoided. This planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development, by limiting development in less sustainable locations with a limited range of services to meet the needs of new residents in a sustainable manner. However, in the absence of a five-year supply and subsequent demand for housing, Officers are of the view that these policies are afforded limited weight.

In this case, despite its location within the countryside, the proposal to develop a scheme of up to 40 dwellings outside of the settlement boundary of a Key Service Centre, is acceptable in principle, as detailed below.

29. Sustainability Assessment Of Proposal

Paragraph 7 of the NPPF identifies three dimensions to sustainable development: economic, social and environmental considerations and indicates that planning should seek gains in relation to each element. These dimensions give rise to the need for the planning system to perform a number of roles:

- economic, contributing to building a strong economy and in particular by ensuring that sufficient land of the right type is available in the right places
- social, supporting, strong vibrant and healthy communities by providing the supply of housing required to meet future need in a high quality environment with accessible local services and
- environmental, contributing to the protection and enhancement of the natural, built and historic environment and mitigate and adapt to climate change

The dimensions of sustainable development, in the context of the proposed development, are assessed in detail below.

Economic

The provision of up to 40 dwellinghouses will give rise to employment during the construction phase of the development. Furthermore, future occupiers of the development would be likely to use local services and facilities. Both factors will be of benefit to the local economy.

Social

Provision of New Housing

The development would provide a significant benefit in helping to meet the current housing shortfall in the district through the delivery of up to 40 additional dwellings, including 35% affordable housing provision.

The matter of the sustainability of the site in terms of access to local services is discussed further below.

Environmental

Services and Facilities

Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising 'housing should be located where it will enhance or maintain the vitality of rural communities', and recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.

The site is located in the Countryside; however, given that the site abuts the Botesdale/Rickinghall settlement boundary, the site is closely related to the settlement geographically and would be dependent upon Botesdale/Rickinghall for services and facilities. These services include a primary school, health centre, a small supermarket, two pubs, two hot food takeaways and a hairdresser.

The reasonable access to services and facilities is reflected in Botesdale/Rickinghall being designated a 'Key Service Centre' in the Core Strategy settlement hierarchy, the main focus for development outside of the towns. However, whilst the settlements are served by some services and facilities, it is reasonable to suggest that journeys out of the village's would be a requirement for the majority of residents in order to access many day-to-day services.

The nearest settlement offering a reasonable degree of services and facilities to meet every day needs of future occupiers is the town of Diss, situated approximately 10 km from the application site. A bus service is available that connects Botesdale/Rickinghall to a number of settlements, including Diss and Bury St Edmunds. The service between Bury St Edmunds and Diss, via Botesdale/Rickinghall, operates Monday – Friday between the approximate hours of 7:00 – 19:00. There is an existing bus stop at the junction of Hall Lane and Bury Road approximately 100m from the site. Two additional bus stops are available along The Street. The proposal includes the upgrading of the existing public footpath which crosses the site, with the widening of the section which links with The Street, to enhance pedestrian links with services within Botesdale/Rickinghall, including the bus stops.

Given the above, it is considered that the proposal is sufficiently well located as to enable future occupiers access to services and facilities within Rickinghall/Botesdale, whilst alternative methods of transport opposed to the private car offer a sufficiently attractive alternative for occupiers of the proposed accommodation, consistent with the environmental and social dimensions of sustainable development contained within the NPPF.

30. Design and Impact on Character and Appearance of the Area

Policy CS9 of the Core Strategy seeks average densities of at least 30 dwellings per hectare unless there are special circumstances that require a different treatment

Policy H13 of the Local Plan requires new housing development to be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings, whilst Policy H15 of the Local Plan similarly requires new housing to be consistent with the pattern and form of development in the area and its setting.

Policy CS9, H13 and H15 are considered to be policies that relate to the supply of housing, and are therefore to be considered as being out of date. However, one the aims of the policy is the need to respond to local character, which is supported by the aims of the NPPF as identified below, and Policy GP1 of the Local Plan. Policy GP1 is not considered to be a housing supply policy and is not therefore considered to be out of date. Officers are of the view that considerable weight can therefore be given to Policy CS9, H13 and H15 where the proposed density of a particular development compromises local character and the aims of paragraph 58 of the NPPF which states that it should be ensured that developments respond to local character, and history, and reflect the identity of local surroundings and materials.

Policy GP1 of the Local Plan states that proposals comprising poor design and layout will be refused, requiring proposals to meet a number of design criteria including maintenance or enhancement of the surroundings and use of compatible materials.

Paragraph 56 of the NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development.

The application site comprises a parcel of agricultural land at the north-eastern edge of Botesdale. The topography of the site gently slopes towards the north eastern corner. The Landscape consultant acknowledges that the introduction of residential development to an otherwise undeveloped parcel of agricultural land results in an impact on the existing open landscape which could be considered harmful. However, it is considered that the site contribution to the wider countryside limited by it's containment by neighbouring residential development and the local highway network, mitigating the impact of the development. It is recommended that a detailed landscape and boundary plan is prepared to support a detailed scheme to mitigate against any negative visual effect. As such, the environmental harm arising from the development is not considered to be significant.

Existing residential development along the southern side of the site is generally detached properties on good sized plots with long gardens adjoin the application site. The application is supported by an indicative layout plan which indicates a mix of detached, semi-detached and terraced housing. Officers consider that the illustrative scheme demonstrates that the site is capable of providing the proposed number of dwellings, having regard to the constraints of the site, and in manner which would not materially detract from the character of the area or setting of the village.

31. Site Access, Parking And Highway Safety Considerations

Policy T10 of the Local Plan gives regard to a number of highway matters, including; the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles.

The Policy is supplemented by Policy T9 of the Local Plan, requiring proposals to provide areas of parking and manoeuvring in accordance with the parking standards adopted by the district.

Policies T10 and T9 are not considered to be a housing supply policies and are not therefore considered to be out of date.

The application is proposing the provision to a vehicular access onto Hall Land along the eastern boundary of the site. A detailed plan indicating the standard of access and visibility splays has been submitted in accordance with the requirements of the Local Highway Authority who raise no objection to the access details subject to conditions. including details of the provision of improvement to the footpath link. Officers thereby consider the proposal to be acceptable in this regard.

32. Residential Amenity

Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents.

Policy H13 is considered to be a policy that relates to the supply of housing, and is therefore to be considered as being out of date. However, the above aim of the policy is supported by the aims of the NPPF and Policy H16 of the Local Plan. Policy H16 is not considered to be a housing supply policy and is not therefore considered to be out of date.

Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas.

Paragraph 17 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a good standard of amenity for all existing and future occupants of land and buildings.

The application is in outline only and therefore the layout plan submitted is for illustrative purposes. However, Officers consider, at this stage, that the site is capable of accommodating the amount of development proposed, without having a detrimental impact on the residential amenity of future occupiers of the proposal and neighbouring properties.

33. Heritage and Archaeology

The site lies on the edge of Botesdale, adjoining the Conservation Area on the west side. On the east side, across Hall Lane, lies Redgrave Park, a landscaped park designed by Lancelot 'Capability' Brown. The park contains listed structures, but is not designated as a registered park. The Special Landscape Area which adjoins the site to the north extends to include Redgrave Park to the east. The Heritage Officer is of the opinion that

The Conservation Area at Botesdale includes areas beyond the historic core of the village. The application site makes no particular contribution to the character or setting of the Conservation Area and is therefore omitted from that designation, and similarly from the Special Landscape Area. For similar reasons, the present proposal is not considered to have particular impact on the character, appearance or setting of the Conservation Area.

Redgrave Park touches the edge of both Redgrave and Botesdale settlements, but otherwise continues to enjoy a rural setting. The introduction of housing across a road from the park would have potential to erode this. The adjacent part of Redgrave Park has a reasonable screen of trees defining its limit; historic maps suggest there was a much deeper belt of trees in the park at this point. This sense of enclosure in the park, and separation from the settlement can be achieved by including a green buffer within the site along Hall Lane, as shown in the illustrative plan.

The SCC Archaeological Service have identified that the site lies in an area of archaeological potential, overlooking a watercourse in a location which is topographically favourable for early occupation of all periods. Prehistoric and medieval finds have been discovered immediately to the west of the proposed development area, with Roman and

Saxon finds further west. There has never been a systematic archaeological investigation of the site, and given that the proposed development would cause significant ground disturbance that has potential to damage or destroy any below ground heritage assets that exist. They have advised that it is preferable for the developer to undertake an archaeological evaluation prior to the application being determined. However they have recognised that the standard investigation conditions prior to development would be appropriate and the details of the layout of the site would be adjusted if any significant archaeological remains are discovered.

In summary there is potential for the outline proposal to be achieved without material harm to heritage assets, but until all the matters are submitted it is not possible to express support

34. Public Right of Way

Paragraph 75 of the NPPF seeks to protect and enhance public rights of way and access. Public Footpath 6 crosses the site and it is proposed to improve the path by widen the section where it links to The Street. Suffolk County Council Right of Way and Access have raised no objection to the proposal. This consultation response formed the main material consideration in determining the impact of development upon the public right of way. Officers thereby consider the proposal to be acceptable in this regard. Widening of the footpath between Nurses House and The Limes involve 1 metre of land which is in the ownership of the applicant.

35. Flood Risk

The site is located in Flood Zone 1 where there is no identified risk of fluvial flooding from watercourses. There is an identified low to medium risk of surface water flooding from an extreme rainfall event through the centre of the site. An attenuation pond in proposed and ground conditions have been assessed for infiltration. On the basis of the submitted survey data the SCC Flood and Water Management officer has raised no objection to the proposal subject to the application of conditions requiring the submission of a comprehensive surface water drainage strategy.

36. Affordable Housing

Altered Policy H4 of the Local Plan seeks an affordable housing provision of 35% of total units. The application proposes affordable housing provision at 35% as to accord with the Policy. The Housing Enabling Officer has raised no objection to the proposal. The 35% affordable housing equates to 14 dwellings and recommends that of the 14, 9 should be for affordable rent and 5 should be for low costs shared ownership, with a mix which has been agreed by the applicant to be secured through a Section 106 legal agreement.

37. Public Open Space

The proposal shall include the provision of areas of public open space. It is recommended that details of the provision and future management and maintenance of public open space be secured by way of condition.

An area of woodland on the western side of the site in the ownership of the applicant is to be divided into three areas. Areas 1 & 2 are proposed to be gifted to the adjacent Botesdale and Rickinghall Pre-School for use as a Forest School initiative for as long as they are using the adjacent school building. Additionally, Area 3 of the woodland would be offered for use to

the Botesdale and Rickinghall Community Woodlands as a wildlife wood, for as long as the group exists. It is intended that all three areas of woodland would be transferred to Botesdale Parish Council as a village asset subject to the specified conditions of future use. The applicant has discussed the transfer of the land to the Parish Council, there has been no formal acceptance but it has been indicated that they would want to own the asset in order to protect it.

38. CIL and S.106 Planning Obligations

The Community Infrastructure Levy is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area.

Mid Suffolk District Council adopted a CIL Charging Schedule On 21st January 2016 and started charging CIL on planning permissions granted from 11th April 2016. Mid Suffolk are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated January 2016, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure
- Provision of health facilities

With particular regard to education provision, Suffolk County Council forecast to have surplus places for Pre-School and Primary School provision, but no surplus places available at the High School to accommodate children and 16+ students arising from the proposal. An education contribution via CIL funding to mitigate the impact of this scheme would therefore be sought.

The information below would form the basis of a future bid from Suffolk County Council to the District Council for CIL funds if planning permission is granted and implemented. This will be reviewed when a reserved matters application is submitted:

- Secondary Education - £168,299
- Libraries - £8,640 (£216.00 per dwelling)

The above are considered to fall within the Councils CIL 123 list. As such, these infrastructure improvements should be dealt with by a future bid for CIL funds.

Further to the Community Infrastructure Levy, developers may be asked to provide contributions for infrastructure by way of planning obligations in the form of Section 106 agreements.

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations, including where tariff style charges are sought, may only constitute a reason for granting planning permission if they meet the tests, as set out in The Community Infrastructure Levy Regulations 2010. The tests comprise the following:

- that they are necessary to make the development acceptable in planning terms,
- directly related to the development,
- and fairly and reasonably related in scale and kind.

The Section 106 Planning Obligation would seek to include the following:

- the widening of the footpath between Nurses House and The Limes
- the gifting of three areas of woodland to the Botesdale and Rickinghall Pre-school and the Botesdale and Rickinghall Community Woodlands group.
- the provision of 35% affordable housing with a mix as follows:

Rented = 9 dwellings: -

- 4 x 1-bedroom 2-person flat @ 50 square metres
- 1 x 2 bedroom 3 person bungalow @ 61 sqm
- 3 x 2-bedroom 4-person houses at 79 square metres
- 1 x 3 bed 5 person houses @ 93 sqm

Shared ownership = 5 dwellings: -

- 4 x 2 bed 4 person houses @ 79 sqm
- 1 x 3 bed 5 person house @ 93 sqm

PART FOUR – CONCLUSION

39. Planning Balance

The proposal site is within the countryside, where Policy CS1 and CS2 of the Core Strategy states that only development for rural exception housing will be permitted. The proposal does not represent rural exception housing for the purposes of the Core Strategy, whilst remaining inconsistent with Policy H7 of the Local Plan. Thereby, the residential development of the site for up to 42 dwellings would, under normal circumstances, be contrary to the adopted development plan.

However, Officers recognise that the aforementioned policies are currently considered out of date, and that the application therefore needs to be determined in accordance with paragraph 14 of the National Planning Policy Framework, with the presumption in favour of sustainable development, approving development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

In this case the adverse environmental impact, associated with the introduction of development to an otherwise undeveloped parcel of agricultural land, does not significantly and demonstrably outweigh the benefits of the development, including the significant benefit in helping to meet the current housing shortfall in the district. The proposal would thereby represent sustainable development and should be granted in accordance with the presumption in favour of sustainable development.

The application is therefore recommended for approval.

40. Statement Required By Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.

When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising.

In this case the planning authority has liaised with the applicant to ensure that any issues arising from consultation response are resolved.

41. Identification of any Legal Implications of the decision

The application has been considered in respect of the current development plan policies and relevant planning legislation. Other legislation including the following have been considered in respect of the proposed development.

- Human Rights Act 1998
- The Equalities Act 2012
- Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
- The Conservation of Habitats and Species Regulations 2010
- Localism Act
- Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

RECOMMENDATION

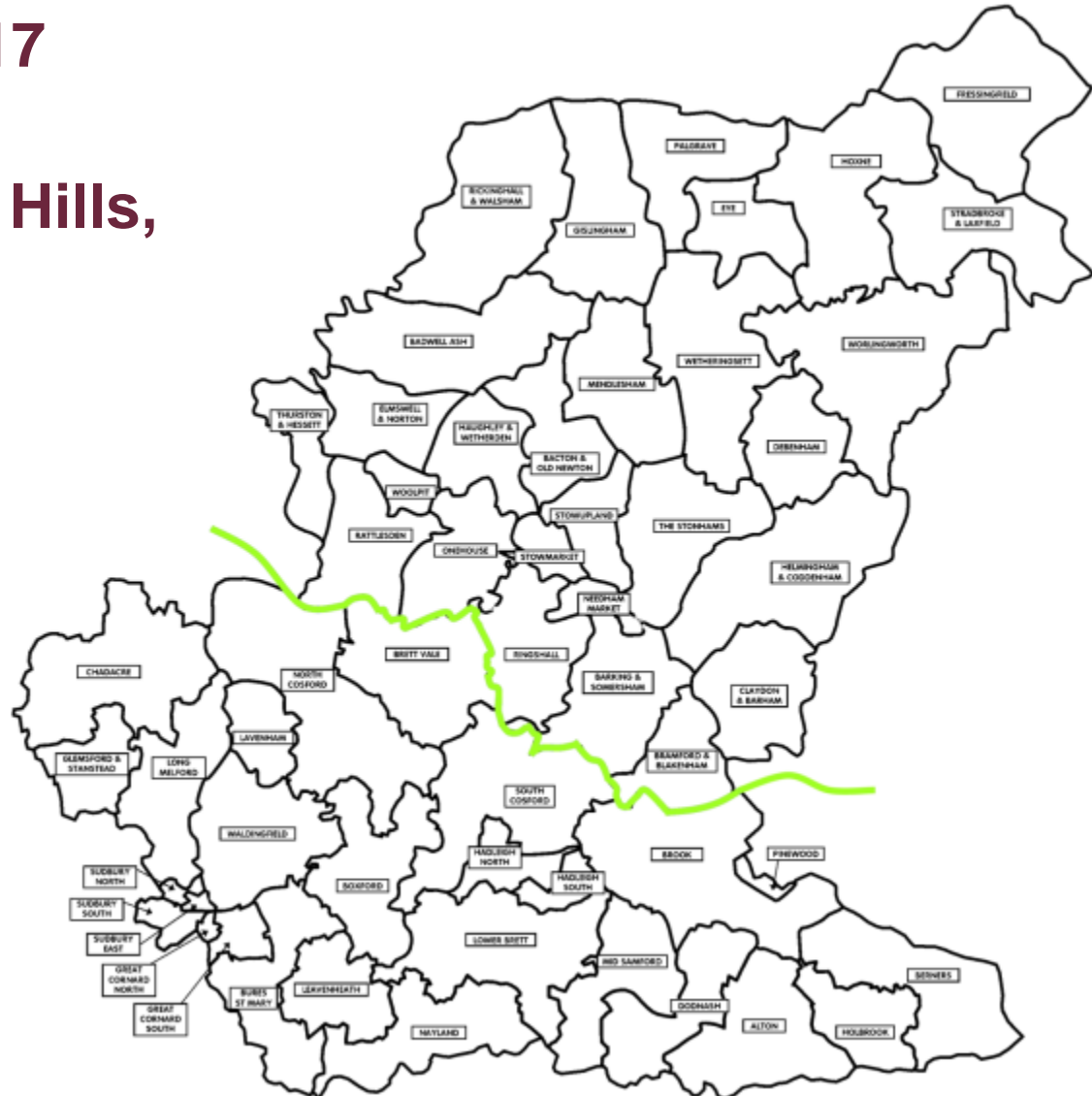
1. That the Corporate Manager for Growth and Sustainable Planning be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:-
 - 35% Affordable Housing
 - The widening of the public footpath between Nurses House and The Limes
 - Gifting of three identified areas of woodland for use by Botesdale and Rickinghall Pre-school (Areas 1 & 2), and Area 3 to be offered for use to the Botesdale and Rickinghall Community Woodlands as a wildlife woodland
2. That, subject to the completion of the Planning Obligation in Resolution (1) above, the Corporate Manager for Growth and Sustainable Planning be authorised to grant Planning Permission subject to conditions including: -

- Time limit for reserved matters (standard)
 - Definition of reserved matters
 - Approved plans
 - Quantum of residential development fixed to a maximum of 40 no. dwellings
 - Details of external facing and materials details
 - Details of surface water drainage scheme
 - Details of implementation, maintenance, and management of surface water drainage scheme
 - Details of sustainable urban drainage system components and piped networks
 - Details of construction surface water management
 - Programme of archaeological investigation and post investigation assessment
 - External lighting details
 - Fire hydrant provision details
 - Details of ecology enhancement measures
 - Development to be completed in accordance with ecology details
 - Hard landscaping scheme (including boundary treatments and screen/fencing details)
 - Soft landscaping scheme (including identification of existing trees and planting and tree protection measures)
 - Details of the estate roads and footpaths
 - Provision of visibility splays in accordance with submitted plan
 - Construction of carriageways and footways prior to occupation
 - Parking, maneuvering, and cycle storage details
 - Details of a construction management plan
 - Details of the areas to be provided for storage of refuse/recycling
3. That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured the Planning Lead - Growth and Sustainable Planning be authorised to refuse Planning Permission, for reason(s) including:-
- Inadequate provision of infrastructure contributions which would fail to provide compensatory benefits to the sustainability of the development and its wider impacts, contrary to the development plan and national planning policy.

Application No: 0460/17

**Address: Land at Back Hills,
Botesdale,
IP22 1DW**

Page 35



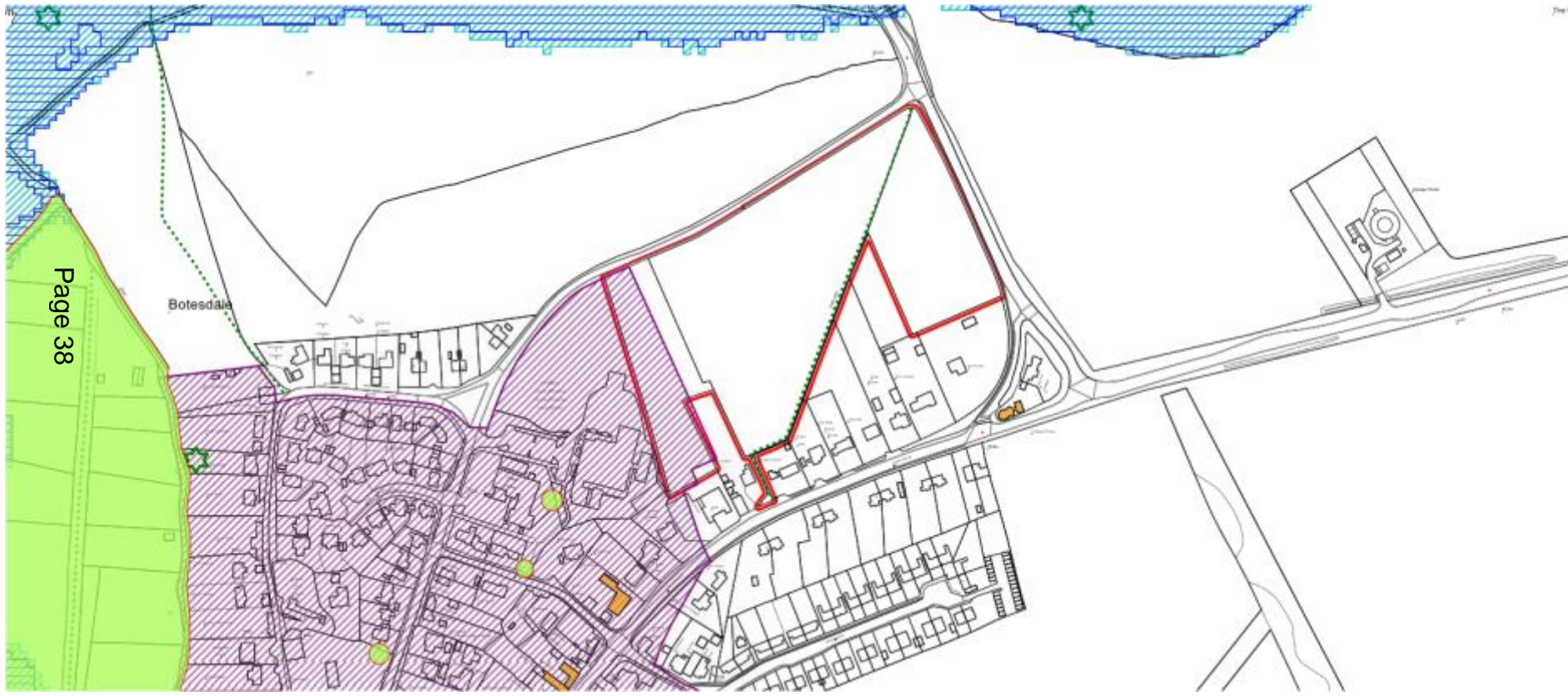


Verbal Updates:

- Confirmation and summary of any 3rd Party representations received not previously issued to members.
- Confirmation and summary of any consultee responses received not previously issued to members
- Confirmation of any changes to recommendation, conditions or reasons.

Constraints Map

Slide 4





Indicative Layout Plan

Slide 6



| | | |
|---|------------------------------------|---|
| Client: BURGESS HOMES | Scale: 1:1250 | BROWN & SCARLETT ARCHITECTS 1 Old Hall Barns, Thurston Road Pakenham, IP31 2NG Tel: 01284 768800 info@brownandscarlett.co.uk |
| Project: RESIDENTIAL DEVELOPMENT BACK HILLS, BOTESDALE | Date: OCT 2016 AMENDED JAN 2017 | |
| Drawing: INDICATIVE LAYOUT | Contract: 4052 Dwg No. 01 | |

Indicative Drainage Plan Layout



S106 Indicative Layout Plan





Consultation Response Pro forma

| | | | |
|----------|---|---|--------------------------------------|
| 1 | Application Number | M/0460/17/OUT | |
| 2 | Date of Response | 24.4.2017 | |
| 3 | Responding Officer | Name: | Julie Abbey-Taylor |
| | | Job Title: | Professional Lead – Housing Enabling |
| | | Responding on behalf of... | Strategic Housing service |
| 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. | The development proposes 40 new dwellings. Recommendation – No objection | |
| 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. | Up to 35% affordable housing should be provided as part of this application which equates to 14 dwellings. Of the 14, 9 should be for affordable rent and 5 should be for low costs shared ownership as detailed below: <u>Rented = 9 dwellings:</u> - <ul style="list-style-type: none"> • 4 x 1-bedroom 2-person flat @ 50 square metres • 1 x 2 bedroom 3 person bungalow @ 61 sqm • 3 x 2-bedroom 4-person houses at 79 square metres • 1 x 3 bed 5 person houses @ 93 sqm <u>Shared ownership = 5 dwellings:</u> - <ul style="list-style-type: none"> • 4 x 2 bed 4 person houses @ 79 sqm • 1 x 3 bed 5 person house @ 93 sqm <p>The above mix is requested and to be included in the S106 agreement.</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 | | |

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.

| | | |
|---|-------------------------------|---|
| | proportionate | |
| 7 | Recommended conditions | The affordable housing mix as above to be included in the S106 agreement in the event the application is approved by Committee. |

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: Infrastructure Team (Babergh Mid Suffolk)
Sent: 24 February 2017 15:20
To: Planning Admin
Subject: RE: Consultation on Planning Application 0460/17

CIL is chargeable on residential development in this area at £115m² which is subject to indexation. CIL is calculated upon grant of Reserve Matters. Affordable Housing provided by this site may be eligible for Relief/Exemption should it meet the required criteria as set out within the CIL Regulations 2010 (as amended).

Kind Regards,

Nicola

Nicola Parrish
Infrastructure Officer

Babergh and Mid Suffolk District Council – Working Together

Tel: 01449 724977
Mob: 07720899821

Your Ref: MS/0460/17
Our Ref: 570\CON\2152\17
Date: 20th June 2017
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

Email: planningadmin@babberghmidsuffolk.gov.uk

The Planning Officer
Mid Suffolk District Council
Council Offices
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Stephen Burgess

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0460/17

PROPOSAL: Application for Outline Planning Permission (with all matters other than means of access reserved) for residential development of 40 dwellings with associated improvements to public footpaths, creation of public open space and provision of area of woodland for use by primary school.

LOCATION: Land At, Back Hills, Botesdale, IP22 1DW

ROAD CLASS:

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. 253/2015/02/P1 as submitted; and with an entrance width of 5.5 metres and made available for use prior to any dwelling being first occupied. Thereafter the access shall be retained in the specified form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

2 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

3 ER 2

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

4.

Condition: Before any dwelling is first occupied the existing public footpath (number 6 Botesdale) which runs through the application site shall be widened and surfaced in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To enable pedestrians from the development to safely access Diss Road / The Street on a properly surfaced footpath of sufficient width.

5. P 2

Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

6. V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 253/2015/02/P1 as submitted with an X dimension of 2.4 metres and a Y dimension of 133 metres and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely and vehicles on the public highway would have sufficient warning of a vehicle emerging in order to take avoiding action.

7 NOTE 02

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

8 NOTE 07

The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

Yours faithfully

Mr Martin Egan
Highways Development Management Engineer
Strategic Development – Resource Management

Resource Management
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

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

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: Rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2017_0460
Date: 11th May 2017

For the Attention of Stephen Burgess

Dear Mr Isbell

Planning Application 0460/17– Land at Back Hills, Botesdale: Archaeology

This site lies in an area of archaeological potential, overlooking a watercourse in a location which is topographically favourable for early occupation of all periods. Prehistoric and medieval finds have been discovered immediately to the west of the proposed development area (HER no. BOT 015), with Roman and Saxon finds further west (BOT 004). These are indicative of wider activity in the vicinity, however, this site has never been the subject of systematic archaeological investigation and there is high potential for previously unidentified archaeological remains to be present. The proposed development would cause significant ground disturbance that has potential to damage or destroy any below ground heritage assets that exist.

Whilst we would strongly advise that archaeological evaluation is undertaken at this pre-determination stage, as there is a risk that significant finds will be identified which require preservation in situ, and thus require revisions to the layout of the site which would have both financial and time costs, if the developer is happy to recognise and accept this risk, we would not advise refusal of planning permission if the required archaeological assessment is not undertaken prior to the determination of this application.

Should the Local Planning Authority be minded to grant planning permission without a requirement for up front archaeological investigation, we would advise that in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage assets before they are damaged or destroyed.

In this case the following two 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 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 part 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.

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the Conservation Team of SCC Archaeological Service will, on request of the applicant, provide a specification for the archaeological work required at this site. In this case, an archaeological evaluation will be required to establish the potential of the site, **before approval of layout and drainage under reserved matters**, and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

Further details on our advisory services and charges can be found on our website: <http://www.suffolk.gov.uk/archaeology/>

Please do get in touch if there is anything that you would like to discuss or you require any further information.

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

Your ref: 0460/17
Our ref: Botesdale – land at Back Hills
00049829
Date: 09 March 2017
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Mr Stephen Burgess,
Planning Services,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk,
IP6 8DL

Dear Stephen,

Botesdale: land at Back Hills – developer contributions

I refer to the application for outline planning permission (with all matters other than means of access reserved) for residential development of 40 dwellings with associated improvements to public footpaths, creation of public open space and provision of area of woodland for use by primary school.

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site specific mitigation.

Whilst most infrastructure requirements will be covered under Mid Suffolk District Council's Regulation 123 list of the CIL charging schedule it is nonetheless the Government's intention that all development must be sustainable as set out in the National Planning Policy Framework (NPPF). On this basis the County Council sets out below the infrastructure implications with costs, if planning permission is granted and implemented.

Site specific matters will be covered by a planning obligation or planning conditions.

The National Planning Policy Framework (NPPF) paragraph 204 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted Section 106 Developers Guide to Infrastructure Contributions in Suffolk.

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.
- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21st January 2016 and will charge CIL on planning permissions granted from 11th April 2016. Mid Suffolk are required by Regulation 123 to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated January 2016, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

As of 6th April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy. The requirements being sought here would be requested through CIL, and therefore would meet the new legal test. It is anticipated that the District Council is responsible for monitoring infrastructure contributions being sought.

The details of the impact on local infrastructure serving the development is set out below and will form the basis of a future CIL bid for funding:

1. **Education.** Refer to the NPPF paragraph 72 which states '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.'

SCC anticipates the following **minimum** pupil yields from a development of 40 dwellings, namely:

- a. Primary school age range, 5-11: 10 pupils. Cost per place is £12,181 (2016/17 costs).

- b. Secondary school age range, 11-16: 7 pupils. Cost per place is £18,355 (2016/17 costs).
- c. Secondary school age range, 16+: 2 pupils. Costs per place is £19,907 (2016/17 costs).

The local catchment schools are St Botolph's CEVCP School, Botesdale, and Hartismere School, Eye.

Based on existing forecasts SCC will have surplus places available at the catchment primary school but no surplus places available at the catchment secondary school, for which CIL funding of at least £168,299 (2016/17 costs) will be sought.

2. **Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. 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 Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 4 pre-school pupil.

In this Ward there is currently a surplus of places available.

Please note that the early years pupil yield ratio of 10 children per hundred dwellings is expected to change and increase substantially in the near future. The Government announced, through the 2015 Queen's Speech, an intention to double the amount of free provision made available to 3 and 4 year olds, from 15 hours a week to 30.

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:
- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. 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.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.
4. **Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & 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 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Martin Egan.

Site specific matters will be covered by a planning obligation or planning conditions.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.

5. **Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £8,640, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre 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. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.
6. **Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we

would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.

8. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

On 18 December 2014 the Secretary of State for Communities and Local Government (Mr Eric Pickles) made a Ministerial Written Statement (MWS) setting out the Government's policy on sustainable drainage systems. In accordance with the MWS, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate. The MWS also provides that, in considering planning applications:

"Local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

The changes set out in the MWS took effect from 06 April 2015.

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

9. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.
10. **Superfast broadband.** Refer to the NPPF paragraphs 42 – 43. 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; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the

development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.


11. Legal costs. SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A for site specific mitigation, whether or not the matter proceeds to completion.

12. The above information is time-limited for 6 months only from the date of this letter.

The above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented.

I would be grateful if the above information can be provided to the decision-taker in respect of this planning application.

Yours sincerely,


Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Strategic Development – Resource Management

cc Carol Barber, Suffolk County Council
Martin Egan, Suffolk County Council
Floods Planning, Suffolk County Council

From: Jason Skilton
Sent: 14 July 2017 12:13
To: X Delete Aug 17 - Planning Emails
Cc: Stephen Burgess
Subject: 2017-07-14 JS Reply Land at Back Hills, Botesdale, IP22 1DW Ref 0460/17

Dear Stephen Burgess,

Subject: Land at Back Hills, Botesdale, IP22 1DW Ref 0460/17

Suffolk County Council, Flood and Water Management have reviewed application Ref 0460/17.

We have reviewed the following submitted documents and we recommend **approval of this application** subject to conditions:

1. Indicative Drainage Plan Layout Ref 253/2015/03 – P1
2. Flood Risk Assessment and Drainage Strategy Addendum Ref 312/2016/FRA Rev B
 - a. Appendix A - Location Plan
 - b. Appendix B - Existing Greenfield Rate Calculation
 - c. Appendix C - Proposed layout
 - d. Appendix D - Indicative Drainage Layout
 - e. Appendix E - Proposed Greenfield Rate Calculation
 - f. Appendix F - Hydraulic Modelling results - Infiltration
 - g. Appendix G - Hydraulic Modelling results – No Infiltration
 - h. Appendix H - Anglian Water Asset Record – Extract.

We propose the following condition in relation to surface water drainage for this application.

1. Concurrent with the first reserved matters application(s) 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 approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance 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;
 - f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;

2. The scheme shall be fully implemented as approved.

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

3. Concurrent with the first reserved matters application(s) details of the implementation, maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

4. The development hereby permitted shall not be occupied until details of all Sustainable Urban Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.

Reason: To ensure all flood risk assets and their owners are recorded onto the LLFA's statutory flood risk asset register as per s21 of the Flood and Water Management Act.

5. No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction is submitted to and agreed in writing by the local planning authority. The construction surface water management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

Reason: To ensure the development does not cause increased pollution of the watercourse in line with the River Basin Management Plan.

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2003
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment may be subject to payment of a surface water developer contribution

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411

Fax: 01473 216864

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

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

Your Ref: 0460/17
Our Ref: FS/F190970
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date:

| |
|--|
| 06/03/2017 Planning Control Received 09 MAR 2017 Acknowledged: |
| Date: |
| Pass to: |

Dear Sirs

Land at Back Hills, Botesdale, Suffolk, IP22 1DW
Planning Application No: 0460/17

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 firefighting, 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 firefighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

[Protective Marking]

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and firefighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully



Mrs A Kempen
Water Officer

Copy: Mr Phil Cobbold, Philip Cobbold Planning Ltd, 42 Beatrice Avenue,
Felixstowe, Suffolk, IP11 9HB

Enc: Sprinkler information.



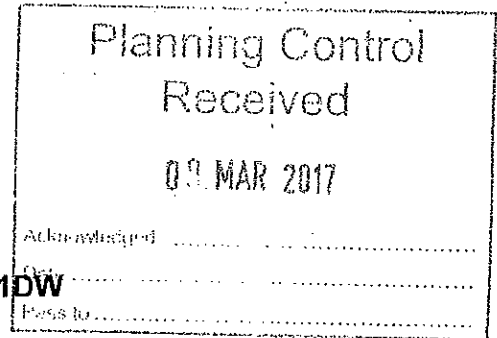
Suffolk Fire and Rescue Service

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

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

Your Ref:
Our Ref: ENG/AK
Enquiries to: Mrs A Kempen
Direct Line: 01473 260486
E-mail: Angela.Kempen@suffolk.gov.uk
Web Address: www.suffolk.gov.uk

Date:



Planning Ref: 0460/17

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land at Back Hills, Botesdale, Suffolk, IP22 1DW
DESCRIPTION: 40 Dwellings
NO: HYDRANTS REQUIRED**

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

[Protective Marking]

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Should you require any further information or assistance I will be pleased to help.

Yours faithfully



Mrs A Kempen
Water Officer

Consultee Comments for application 0460/17

Application Summary

Application Number: 0460/17

Address: Land at Back Hills, Botesdale, IP22 1DW

Proposal: Application for Outline Planning Permission (with all matters other than means of access reserved) for residential development of 40 dwellings with associated improvements to public footpaths, creation of public open space and provision of area of woodland for use by primary school.

Case Officer: Stephen Burgess

Consultee Details

Name: Mrs Leeann Jackson-Eve

Address: Wayside Cherry Tree Lane, Botesdale, Diss IP22 1DL

Email: botesdale_pc@btopenworld.com

On Behalf Of: Botesdale Parish Clerk

Comments

Botesdale Parish Council objects to the application on the basis that there is insufficient evidence that the access location is viable and will not add to existing problems exiting Back Hills.

Councillors generally accept the principle of development on the site. However, the Strategic Housing Land Availability Assessment (SHLAA) in May 2016 assessed the estimated yield at this site as 20 dwellings and this proposal is double that. There is significant concern about the location of the access and the usefulness of a speed survey conducted out of term time. There is considerable anecdotal evidence of difficulties exiting Back Hills and there is every reason to think that a new access in close proximity to the national speed limit zone will also be potentially hazardous. Nothing in the application addresses these existing problems and there are no proposals to mitigate the impact of a second access on that stretch, such as extending the 30mph zone. It is not accepted that there would be few additional vehicle movements through the village via Back Hills and Diss Road and this assertion runs counter to the claim that additional residents will support local services. Public transport links are misrepresented as they are not currently sufficient to limit these movements. Additionally, there is a question concerning the benefit of giving an area of land to the school/pre-school as it is already on a long lease to the pre-school. Finally, councillors expressed dismay that there has been no opportunity to discuss the proposals in advance of an application.

Consultation Response Pro forma

| | | | |
|----------|---|---|-----------------------------|
| 1 | Application Number | 0460/17 Back Hills, Botesdale | |
| 2 | Date of Response | 16.3.17 | |
| 3 | Responding Officer | Name: | Paul Harrison |
| | | Job Title: | Heritage and Design 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"> 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to a designated heritage asset because it would not adversely affect the setting of the conservation area or of nearby listed buildings. 2. The Heritage Team finds no reason to object on heritage grounds at this stage. | |
| 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 is in outline form with matters other than access reserved. The headline description states the proposed number of dwelling units and an illustrative scheme is included. Since layout and appearance in particular are not part of the application, it is difficult to give more than outline comment and in general Heritage would prefer to see a full application where impact on heritage assets is likely.</p> <p>The site lies on the edge of Botesdale, adjoining the Conservation Area on the west side. On the east side, across Hall Lane, lies Redgrave Park, a landscaped park designed by Lancelot 'Capability' Brown. The park contains listed structures, but as a park is not designated as a registered park. Nonetheless it should be treated as an undesignated heritage asset. The Special Landscape Area which adjoins the site to the north extends to include Redgrave Park to the east. On historic maps, the site is marked as allotments; the 1900s development to the south is on former allotment land.</p> <p>The Conservation Area at Botesdale includes areas beyond the historic core of the village. The application site makes no particular contribution to the character or setting of the Conservation Area and is therefore omitted from that designation, and similarly from the Special Landscape Area. For similar reasons, the present proposal is not considered to have particular impact on the character, appearance or setting of the Conservation</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>Area.</p> <p>Redgrave Park touches the edge of both Redgrave and Botesdale settlements, but otherwise continues to enjoy a rural setting. The introduction of housing across a road from the park would have potential to erode this. The adjacent part of Redgrave Park has a reasonable screen of trees defining its limit; historic maps suggest there was a much deeper belt of trees in the park at this point. This sense of enclosure in the park, and separation from the settlement can be achieved by including a green buffer within the site along Hall Lane, as shown in the illustrative plan.</p> <p>In summary there is potential for the outline proposal to be achieved without material harm to heritage assets, but until all the matters are submitted it is not possible to express support.</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> | |
| 7 | <p>Recommended conditions</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.

From: David Pizzey
Sent: 27 February 2017 10:57
To: Stephen Burgess
Cc: Planning Admin
Subject: 0460/17 Land at Back Hills, Botesdale.

Stephen

I have no objection to this application as, based upon the indicative layout plan, no significant trees should be lost or affected by the proposal.

Regards

David

David Pizzey
Arboricultural Officer
Hadleigh office: 01473 826662
Needham Market office: 01449 724555
david.pizzey@baberghmidsuffolk.gov.uk
www.babergh.gov.uk and www.midsuffolk.gov.uk
Babergh and Mid Suffolk District Councils - Working Together

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]
Sent: 24 February 2017 11:20
To: David Pizzey
Subject: Consultation on Planning Application 0460/17

Correspondence from MSDC Planning Services.

Location: Land at Back Hills, Botesdale, IP22 1DW

Proposal: Application for Outline Planning Permission (with all matters other than means of access reserved) for residential development of 40 dwellings with associated improvements to public footpaths, creation of public open space and provision of area of woodland for use by primary school.

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us within 21 days. Please make these online when viewing the application.

From: Nathan Pittam
Sent: 28 February 2017 12:33
To: Planning Admin
Subject: 0460/17/OUT. EH - Land Contamination.

M3 : 190478
0460/17/OUT. EH - Land Contamination.
Land at, Back Hills, Botesdale, DISS.
Application for Outline Planning Permission (with all matters other than means of access reserved) for residential development of 40 dwellings with associated improvements to public footpaths ...

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715
m: 07769 566988
e: Nathan.pittam@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk



Historic England

EAST OF ENGLAND OFFICE

Mr Stephen Burgess
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582738

Our ref: **W:** P00557052

16 March 2017

Dear Mr Burgess

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND AT BACK HILLS, BOTESDALE, IP22 1DW
Application No. 0460/17**

Thank you for your letter of 24 February 2017 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely



Clare Campbell

Principal Inspector of Historic Buildings and Areas
E-mail: clare.campbell@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



**Planning Applications – Suggested Informative
Statements and Conditions Report**

AW Reference: 00020562
Local Planning Authority: Mid Suffolk District
Site: Land at Back Hills, Botesdale
Proposal: Application for Outline Planning Permission (with all matters other than means of access reserved) for residential development of 40 dwellings with associated improvements to public footpaths, creation of public open space and provision of area of woodland for use by primary school.
Planning Application: 0460/17

Prepared by: Sandra Olim

Date: 04 April 2017

If you would like to discuss any of the points in this document please contact me on 0345 0265 458 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 Botesdale Water Recycling Centre that will have available capacity for these flows.

Section 3 – Foul Sewerage Network

- 3.1 The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Section 4 – Surface Water Disposal

- 4.1 From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

Section 5 – Trade Effluent

- 5.1 Not applicable

Place Services
Essex County Council
County Hall, Chelmsford
Essex, CM1 1QH
T: 0333 013 6840
www.placeservices.co.uk
@PlaceServices



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

27/03/2017

For the attention of: Stephen Burgess

Ref: 0460 / 17; Land at Back Hills, Botesdale, IP22 1DW

Thank you for consulting us on the application for outline planning permission (with all matters other than means of access reserved) for residential development of 40 dwellings with associated improvements to public footpaths, creation of public open space and provision of area of woodland for use by primary school.

This letter sets out our consultation response on the landscape and landscape impact of the planning application and how the proposals relate and respond to the landscape setting and context of the site.

Recommendations

In terms of the likely visual effect on the surrounding landscape, the proposals will inevitably have an impact on the existing landscape due to the existing open character of the site.

The following points highlight our key recommendations for the submitted proposals:

- 1) A viewpoint location plan and analysis and constraints plan will need to be produced which informs a detailed landscape strategy, demonstrating how the proposals (including existing public rights of way) link with the residential and movement network. In order to create an appropriate public realm and provide suitable levels of amenity space,
- 2) A detailed landscape planting plan, landscape maintenance plan and specification, (which clearly sets out the existing and proposed planting), will need to be submitted, if the application is approved. We recommend a landscape maintenance plan for the minimum of 3 years, to support plant establishment. SuDS features such as detention basin and others with landscaping elements are also to be included on the landscape management plan and ensure that adoption is in place prior construction. This is to ensure appropriate management is carried out and to maintain functionality as well as aesthetics,
- 3) A detailed boundary treatment plan and specification will need to be submitted as part of a planning condition, (if the application is approved),
- 4) The corridor of green open space along the existing footpath along southern boundary contributes to maintaining an attractive setting. Views from footpath to the development should be designed to provide passive surveillance,
- 5) The northern, eastern southern site boundaries should be designed to respond to the existing tree and hedge planting and to provide adequate screening of the development. The landscape strategy should also reinforce and retain the existing planting within the site,
- 6) The loss of existing trees on the woodland area to the west of the site could be avoided if a woodland management approach is applied to the site. Retaining as many of the existing vegetation as possible while clearing scrub areas to allow walking routes within the woodland area while maintaining areas which contribute to habitat creation,



The proposal

The application plans set out the outline planning permission (with all matters other than means of access reserved) for residential development of 40 dwellings with associated improvements to public footpaths, creation of public open space and provision of area of woodland for use by primary school.

The site is located on the north eastern edge of Botesdale village, adjacent to the B1113 Hall Lane. The site is bounded by 'Back Hills' lane to the north, the B1113 to the east, residential development to the south and St Botolphs Primary School to the west.

Two open space areas have been identified for this development alongside tree and hedge planting within the residential layout. Hedge and tree planting has been proposed on the northern boundary to screen views from Back Hills into the development. Grass verges, hedge and tree planting is accommodated on the eastern boundary along Hall Lane.

The open space to the west of the site is an existing area with mature and self-seeded tree planting. A pedestrian link has been proposed which runs across this open space linking existing school grounds and proposed development.

Review on the submitted information

Relevant to this landscape review, the submitted application includes a Landscape Statement and an indicative layout plan.

The Landscape Statement outlines the main existing characteristic and features of the site and includes a brief assessment of the visual impact of the proposed development in the landscape and nearby houses but the report does not include clear mitigation measures to inform and influence any detailed future development layout of the site and has fails to show the location of viewpoints on a plan and an analysis and constraints plan which informs outline design layout.

As part of the outline application submission the indicative site layout plan shows the areas designated for residential development, footpaths and open space including attenuation area as part of SuDS. As these proposals develop a greater level of detail will be required, especially how the footpath corridor will work on its narrower part of the site against the proposed dwellings along this boundary.

Likely impact on the surrounding landscape

The Suffolk Landscape Character Assessment (SCLA) identifies the Landscape typology of the site as an area of "Rolling Farmlands and Furze"; the valley floor to the north is recorded as "Wooded Valley Meadowlands and Fens. Some of the key characteristics of both typologies are mixed hedgerows of hawthorn, dogwood and blackthorn with oak, ash and field maple, fragmentary cover of woodland, larger settlements, network of drainage ditches and sense of quiet and rural isolation in many places, amongst others. In general terms the landscape reflects to the typology, but is eroded by loss of hedgerow and tree cover. There is an expectation that some of these landscape principles will be designed into the emerging development proposals.

As part of a desktop study it is clear that the openness of the northern and eastern boundaries and the impact that any development will have alongside Back Hills and Hall Lane will create a particularly exposed boundary edge. Another sensitive edge is along the existing footpath running south to north-east corner of the site. This edge also makes boundary with existing dwellings and views from their properties must be assessed.

Proposed mitigation

There are opportunities to create small woodland parcels within the development area and hedgerow planting along the site boundaries to mitigate the visual impact of the proposals and create a suitable green infrastructure. The site already benefits of existing hedgerow and tree planting to the south-east corner boundary which should be strengthened with new planting. The western boundary is an area of tree planting and scrub providing a good green gap between the school and proposed site for development. The rest of the site boundaries are exposed and hedge and tree planting has been proposed to mitigate the impact of the development.

Additional planting will be necessary to increase screening and filter views to the proposed development from the existing dwellings to the south.

The proposals suggest that existing self-seeded trees to the west of the site are to be removed and new hedgerow planting is planted instead, which may reduce screening properties and damage possible existing habitats.

Proposed highway frontage treatment is acceptable and contributes to existing local rural character as well as softening the built form within the development site.

The indicative proposal shows an area of water attenuation and green open space on the southern edge of the proposed development. As part of this feature, there are opportunities to include areas of habitat creation with the introduction of an appropriate planting.

An appropriately detailed landscape and boundary plan will be required to support the application to both address the constraints and planning requirements and provide a comprehensive landscape proposal, suitable to limit any negative visual effect the proposals may have on the existing settlement.

Yours sincerely,

Almudena Quiralte BA (hons) DipLA, ALI
Landscape Architect Consultant
Telephone: 03330136858
Email: almudena.quiralte@essex.gov.uk

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils
Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

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

Suffolk Wildlife Trust
Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org

23/03/2017

Dear Stephen,

RE: 0460/17 Application for Outline Planning Permission (with all matters other than means of access reserved) for residential development of 40 dwellings. Land at Back Hills, Botesdale

Thank you for sending us details of this application, we have the following comments:

We have read the ecological survey report (Hillier Ecology Ltd, November 2016) and we note the findings of the consultant.

The ecological assessment considers the potential impacts of the proposed development on the field which forms the main part of the application site. However, the indicative layout plan and the red line boundary both show the application site incorporating the strip of woodland on the western side of the site. The indicative layout plan indicates that the woodland will form part of the development's public open space. No assessment is provided of the likely impacts of such a use on the woodland (which is potentially a Priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)), or any protected and/or Priority species which it supports. We recommend that further assessment of such impacts is made prior to the determination of this application.

It is also noted that the ecological survey was undertaken in November, outside of the bird breeding season. It is therefore unclear whether the application site is likely to support any ground nesting birds, such as skylark (a Priority species). Further consideration should be given to likely impacts on such species and suitable measures must be identified and secured to mitigate any impacts.

Notwithstanding the above, the current proposals include plans to retain the woodland, and include open space and an attenuation area. These areas should have a management strategy to maximise biodiversity, and the retention of the woodland should be secured as a condition of planning consent. Woodland and hedgerow features should also be protected from lighting and we recommend that a sensitive lighting strategy, using the Suffolk County Council street lighting standard, is implemented should any development occur at this site.

There are records of Hedgehog, a UK and Suffolk Priority Species, in the surrounding area. To maintain connectivity for this species, we recommend maintaining hedgehog permeable boundaries (with gaps of 13x13cm at ground level) as part of this development. For more information on this topic, see the Hedgehog Street website.

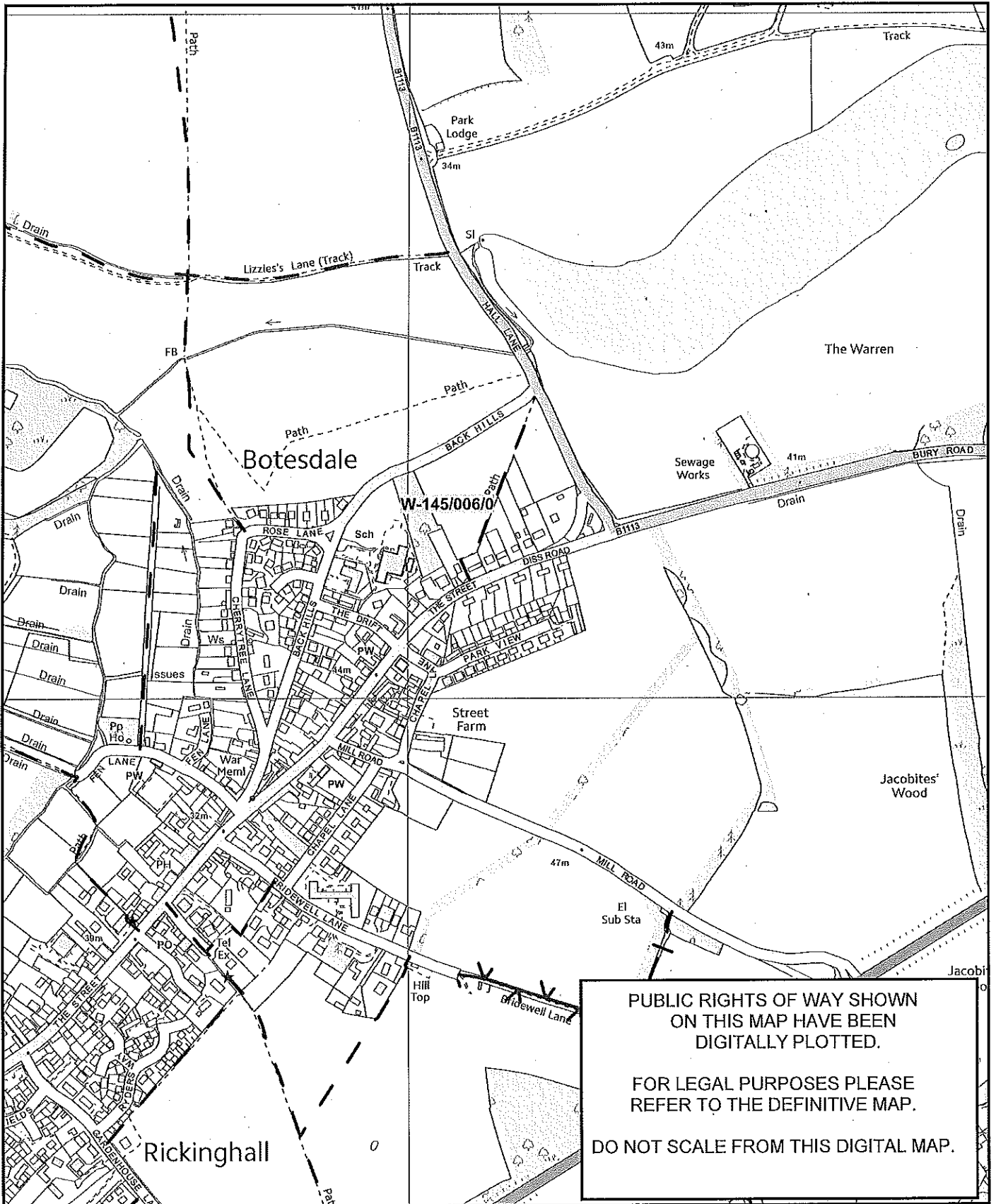
In addition, should it be concluded that development in this area is acceptable, we request that the

recommendations made within the report are implemented in full, via a condition of planning consent.

Please do not hesitate to contact us should you require anything further.

Yours sincerely

Jill Crighton
Conservation Planner

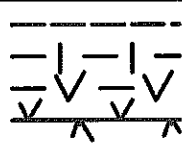


0460/17 Land at Back Hills, Botesdale
Public Footpath 6



Suffolk
County Council

Resource Management
 Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX



Public Footpath
 Bridleway
 Restricted Byway
 Byway
 Definitive Map Parish Boundary

Scale 1:7500



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SUFFOLK CONSTABULARY

Secured by Design



Phil Kemp
Design Out Crime Officer
Bury St Edmunds Police Station
Suffolk Constabulary
Raynegate Street,
Bury St Edmunds, Suffolk
Tel: 01284 774141
www.suffolk.police.uk

Planning Application (0460/17)

SITE: 40 Dwellings at Land on Back Hills, Botesdale, IP22 1DW

Applicant: Burgess Homes

Planning Officer: Mr Stephen Burgess

The crime prevention advice is given without the intention of creating a contract. Neither the Home Office nor Police Service accepts any legal responsibility for the advice given. Fire Prevention advice, Fire Safety certificate conditions, Health & Safety Regulations and safe working practices will always take precedence over any crime prevention issue. Recommendations included in this document have been provided specifically for this site and take account of the information available to the Police or supplied by you. Where recommendations have been made for additional security, it is assumed that products are compliant with the appropriate standard and competent installers will carry out the installation as per manufacturer guidelines.

Dear Mr Burgess

Thank you for allowing me to provide an input for the above Outline Planning Application for the proposed development of up to 40 dwellings at land on Back Hills, Botesdale.

I have viewed the available outline plans and would like to make the following comments on behalf of Suffolk Constabulary with regards to Section 17 of the Crime and Disorder Act.

I take on board that this is an initial outline planning application and that further details will be forwarded by the developers at the Reserved Matters stage. As a result I feel that at present I do not have the level of detail I require to make specific individual comments in relation to 'designing out crime' for this outline application. However, I recommend that the development should seek to achieve Secured by Design SBD New Homes 2016 accreditation. Further information can be found at www.securedbydesign.com.

I would further strongly advise the developers seek Secure by Design National Building Approval membership from Secure by Design (SBD). Further details can be found at the following link: <http://www.securedbydesign.com/sbd-national-building-approval/>

A further downloadable document can be obtained using the following link:

<http://www.securedbydesign.com/wp-content/uploads/2015/09/SBDNBA-August-2016.pdf>

My general observations for this development are that I applaud the designer's comments that the proposals will meet each of the three dimensions of sustainable development. However in order to have these three elements there also needs to be good security for the site, in order that the 'feel good' factor will enhance these three dimensions.

I trust the design in particular will look at techniques and principles to assist with the orientation and navigation of the site, creating identifiable spaces to discourage and minimise the risk of crime and Anti-Social Behaviour through natural and informal surveillance.

NOT PROTECTIVELY MARKED
RESTRICTED/CONFIDENTIAL

From looking at the initial indicative layout, I believe there will be a number of car ports and that they look like they will be quite set back from the main properties. I would urge caution in sighting them in this way, as such locations tend to lack any form of natural or formal surveillance to prevent, in particular theft from motors. Police prefer garages to car ports as they provide far more security.

Should a number of car ports be implemented, I strongly recommend that they are in line with the main property and not set back. That dusk to dawn security lighting is installed to the side of the properties overlooking such installations and if possible the front of the car port is secured with lockable gates. (SBD New Homes 2016, page 62, Para 52.1 refers)

I note that a focal part of the development will be the already established diagonal footpath that runs from north-east to south-west. I note that the developers have stated this footpath will be widened. Using the principles of "Secure By Design New Homes 2016." I urge the developers to make the width of this footpath at least 3m across to allow people to pass one another without infringing on personal space and accommodate passing wheelchairs, cyclists and mobility vehicles. I further recommend low growing and regularly maintained vegetation on either side, that will prevent hiding places for any would be offender. (SBD 2016, pages 14-17 at Paras 8.1-8.19 refer). It would greatly assist security and well-being if this area is also well lit.

I would like to know more about how the perimeter of the development will be secured, especially along:

- a) The south eastern side by the current 9 properties on The Street.
- b) The western side by St Botolphs pre-school
- c) The northern side along Back Hills

I have concerns at the number of envisaged trees in between the rear of the proposed two sets of four properties, bordering Back Hills and part of the new access road, (pictured right) which if not properly maintained could obscure surveillance of the area. I would also like to know more about this area, as I have concerns that if it is classed as a public space it will allow offenders a permeable area to access the rear of any of these suggested properties.



I would recommend the rear of all properties are secured with 1.5m close boarded fencing accompanied by further 300 cm high trellis to assist in providing natural light and further surveillance for these areas.

I would also like to see 1 metre metal hooped railings around the communal areas.

1.0 SECURE BY DESIGN (SBD)

An early input at the design stage is often the best way forward to promote a partnership approach to reducing the opportunity for crime and the fear of crime.

Secured by Design aims to achieve a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

These features include secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances natural surveillance and safety.

Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

The role of the Designing Out Crime Officer (DOCO) within Suffolk Police is to assist in the design process to achieve a safe and secure environment for residents and visitors without creating a 'fortress environment'.

2.0 REFERRALS

2.11 Section 17 of The Crime and Disorder Act 1998 outlines the responsibilities placed on local authorities to prevent crime and dis-order.

2.12 The National Planning Policy Frame work on planning policies and decisions to create safe and accessible environments, laid out in paragraphs 58 and 69 of the framework, emphasises that developments should create safe and accessible environments where the fear of crime should not undermine local quality of life or community cohesion.

2.13 One of the main aims stated in the Babergh and Mid Suffolk Core Strategy Development Plan Document of 2008 (updated in 2012) at Section 1, para 1.19 under Local Development Framework and Community Strategy states:

A safe community: Protect the environment from pollution, flooding and other natural and man-made disasters; **reduce the level of crime; discourage re-offending; overcome the fear of crime; and provide a safe and secure environment.**

2.2 The Suffolk Design Guide for Residential Areas- Shape of Development – Design Principles (Security)

Landscaping will play an ever increasing role in making the built environment a better place in which to live. Planted areas have, in the past, been created with little thought to how they affect opportunities for crime. Whilst creating no particular problem in the short term, certain types and species of shrubs when mature have formed barriers where natural surveillance is compromised. This not only creates areas where intruders or assailants can lurk, but also allows attacks on vehicles to take place with little or no chance of being seen. Overgrown planting heightens the fear of crime, which often exceeds the actual risk. Planting next to footpaths should be kept low with taller varieties next to walls.

Where footpaths are separate from the highway they should be kept short, direct and well lit. Long dark alleyways should not be created, particularly to the rear of terraced properties. Where such footpaths are unavoidable they should not provide a through route. Changes in the use of materials can also have an influence in deterring the opportunist thief by indicating a semi-public area where residents can exercise some form of control.

Careful design and layout of new development can help to make crime more difficult to commit and increases the risk of detection for potential offenders, but any such security measures must form part of a balanced design approach which addresses the visual quality of the estate as well as its security. Local Planning Authorities may therefore wish to consult their Local Police Architectural Liaison Officer (now referred to as Designing Out Crime Officer) on new estate proposals. Developers should be aware of the benefits obtained from the Secured by Design initiative which can be obtained from the DOCO.

2.3 Department for Transport – Manual for Streets (Crime Prevention

The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians. Section 17 of the Crime and Disorder Act 1998, requires local authorities to exercise their function with due regard to the likely effect on crime and disorder. To ensure that crime prevention considerations are taken into account in the design of layouts, it is important to consult police architectural liaison officers (Now DOCO's) and crime prevention officers, as advised in *Safer Places*.

To ensure that crime prevention is properly taken into account, it is important that the way in which permeability is provided is given careful consideration. High permeability is conducive to walking and

cycling, but can lead to problems of anti-social behaviour if it is only achieved by providing routes that are poorly overlooked, such as rear alleyways.

Safer Places highlights the following principles for reducing the likelihood of crime in residential areas (*Wales*: also refer to Technical Advice Note (TAN) 129):

- the desire for connectivity should not compromise the ability of householders to exert ownership over private or communal 'defensible space';
- access to the rear of dwellings from public spaces, including alleys, should be avoided – a block layout, with gardens in the middle, is a good way of ensuring this;
- cars, cyclists and pedestrians should be kept together if the route is over any significant length – there should be a presumption against routes serving only pedestrians and/or cyclists away from the road unless they are wide, open, short and overlooked;
- routes should lead directly to where people want to go;
- all routes should be necessary, serving a defined function;
- cars are less prone to damage or theft if parked in-curtilage (but see Chapter 8). If cars cannot be parked in-curtilage, they should
- ideally be parked on the street in view of the home.
- Where parking courts are used, they should be small and have natural surveillance;
- layouts should be designed with regard to existing levels of crime in an area; and layouts should provide natural surveillance by ensuring streets are overlooked and well used (Fig. 4.10).

3.0 GENERAL COMMENTS ON PROPOSED PLAN

My specific observations for this development are as follows; (Further details of the following recommendations can be found in the above SDB document "Homes16").

- 3.1 I would also like to see 1 metre metal hooped railings around the communal areas.**
- 3.2 Should any play equipment be installed it should meet BS EN 1176 standards and be disabled friendly. I Would recommend that any such area has suitable floor matting tested to BS EN1177 standards.**
- 3.3 Should gymnasium/fitness equipment be installed, spacing of the equipment and falling space areas should be in line with BS EN1176. There is a recommended guideline that static equipment should be at a minimum 2.50 metres distance from each object.**
- 3.4 All litter bins should be of a fire retardant material.**
- 3.5 Attention should be paid to the sighting and fixing of Gates, Fences, Seats and Pathways. Page 17, of SBD New Homes 2016 at Paras 9.1-9.4, under the heading "Communal Areas" refers.**
- 3.6 The physical security element of the application should not be overlooked. Doors and windows should be to British Standards (PAS 24) for doors and windows that ensure that the installed items are fit for purpose.**
- 3.7 Door chains/limiters fitted to front doors, meeting the Door and Hardware Federation Technical Specification 003 (TS 003) and installed in accordance with the manufacturer's recommendations. (SBD NH 2016 Para. 21.17).**

4.0 CONCLUSION

- 4.1 I strongly advice the development planners adopt the ADQ guide lines and Secure by Design (SBD) principles for a secure development and gain SBD National Building approval membership.**

- 4.2 As of the 1st June 2016 the police lead Secure By Design (SBD) New Home 2016 was introduced, replacing the previous Secure By Design (SBD) 2014 New Homes guide. This guide aptly meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights to the following standards http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured_by_Design_Homes_2016_V1.pdf
- 4.3 SBD New Homes 2016 incorporates three standards available within the New Homes 2016 guide. namely Gold, Silver or Bronze standards It is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>
- 4.4 To achieve a Silver standard, or part 2 Secured by Design physical security, which is the police approved minimum security standard and also achieves ADQ, involves the following:
- a. All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
 - b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
 - c. Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, or STS204 issue 3:2012, or LPS1175 issue 7:2010 Security Rating 1, or LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.

The Police nationally promote Secured by Design (SBD) principles, aimed at achieving a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

5.0 FINAL CONCLUSION

As I do not have sufficient information on the proposed planning application, I can neither approve, nor object to this proposed plan. However, I do have concerns over any proposed rear car parking, the amount of envisaged vegetation and how the design of the central footpath will be incorporated.

I hope the planners will adopt Secure By Design standards and apply the security principals stated within their Design Access Statement.

If the planners wish to discuss anything further or need assistance with the SBD application, please contact me on 01284 774141.

Yours sincerely

Phil Kemp

Designing Out Crime Officer Western and Southern Areas
Suffolk Constabulary, Raynegate Street
Bury St Edmunds, Suffolk, IP33 2AP

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Agenda Item 7b

Committee Report

Item No: 2

Reference: 0030/17

Case Officer: Ian Ward

Ward: Debenham.

Ward Member/s: Cllr Kathie Guthrie.

Description of Development

Use of land for the erection of up to 25 Dwellings. Formation of Vehicular Access to Little London Hill (revised proposal).

Location

Land Bounded By Derry Brook Lane And Little London Hill, Debenham.

Parish: Debenham

Site Area: 1.72 Ha.

Conservation Area: No

Listed Building: No

Received: 03/01/2017

Expiry Date: 05/04/2017

Application Type: OUT - Outline Planning Application

Development Type: Major Small Scale - Dwellings

Environmental Impact Assessment: Environmental Assessment Not Required

Applicant: Park Properties (Anglia) Ltd.

Agent: East Coast Planning Services Ltd.

DOCUMENTS SUBMITTED FOR CONSIDERATION

This decision refers to Site Location Plan – received 03 January 2017 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Proposed Site Layout Revision F – received 02 May 2017, Flood Risk Assessment and Drainage Strategy Ref. E - received 05 May 2017.

The application, plans and documents submitted by the Applicant can be viewed online at www.midsuffolk.gov.uk. Alternatively a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason/s:

It is a “Major” application for:

- More than 15 dwellings

PART TWO – APPLICATION BACKGROUND

History

The planning history relevant to the application site is listed below. A detailed assessment of the planning history including any material Planning Appeals will be carried out as needed in Part Three:

None relevant.

All Policies Identified As Relevant

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Highlighted local and national policies are listed below. Detailed assessment of policies in relation to the recommendation and issues highlighted in this case will be carried out within the assessment:

Summary of Policies

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CL08 - Protecting wildlife habitats
H04- Altered Policy H4
H07 - Restricting housing development unrelated to needs of countryside
T09 - Parking Standards
T10 - Highway Considerations in Development

List of other relevant legislation

- Human Rights Act 1998
- Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990

- Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
- The Conservation of Habitats and Species Regulations 2010
- Localism Act
- Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

Details of Previous Committee / Resolutions and any member site visit

N/A

Details of any Pre Application Advice

Pre-application advice has been given that residential development could be supported

Consultations and Representations

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

A: Summary of Consultations

Environmental Health - Land Contamination

No objection

Strategic Housing (Affordable/Major Dwel/G+T)

Preferred mix for Affordable Housing

The most recent information from the Mid Suffolk's Council's Housing Register shows 16 applicants registered who have a connection to Debenham.

4.2 9 of the proposed dwellings on the development would be for affordable housing and are indicated by the addition of a red dot on the layout plan to show their location.

These have been offered the form of: -

Rented: -

- o 2 x 1-bedroom 2-person flats at 51 square metres - as required
- o 4 x 2-bedroom 4-person houses at 72.9 square metres - the units shown should be 79 sqm to comply with Housing Technical space standards 2015
- o 1 x 3 bed 5-person houses @ 89.1 sqm - the Technical Housing standards 2015 states that this size dwelling should be 93 sqm.

Shared Ownership: -

- o 1 x 2 bed 4-person houses @ 72.9 sqm - Should be 79 sqm to comply with Housing Technical space standards 2015
- o 2 x 3 bed 5-person houses @ 89.1 sqm - should be 93 sqm as above.

The above mix is requested at the space standards I have included to be incorporated in the S106 agreement.

Debenham Parish Clerk

Debenham Parish Council object to the proposal for the following reasons (summarised):-

- o Access off Little London Hill is unsuitable. HGVs cause congestion and the site is in close proximity to the school (which also houses the public library). There are already six new properties at the junction (with Derry Brook Lane). There is no footway on Little London Hill. The proposed development will exacerbate these problems.
- o There are other sites in the village better suited to a development of this size.
- o The village's infrastructure is not able to cope with further development.
- o This is a flood risk area and the development will exacerbate flooding and drainage problems.
- o The developer offers no solution to the threats to wildlife.

Natural England

Raise no objection

SCC - Corporate S106 And Education

SCC Infrastructure/Development Contributions Manager has set out the financial contributions which will form the basis of a future bid for CIL funds The amounts to be sought are:-

- o Education (secondary) £130,037
- o Pre-School provision £18,273
- o Libraries £7,344

They also suggest composting bins to be secured by condition.

SCC - Fire & Rescue

Have submitted advisory notes re- water supply and hydrants. These are also copied to the applicant's agent.

SCC - Flood & Coastal Policy Manager

SCC Flooding and Land Drainage have reviewed the applicant's revised Flood Risk Assessment and Drainage Strategy and appendices (submitted on 05/05/2017). They recommend approval with conditions requiring further modelling and details of surface water management to be submitted with the first reserved matters and prior to occupation.

SCC - Archaeological Service

Require a standard two stage condition (written scheme of investigation and post investigation assessment). They also point out that there was a World War 2 operations base on the site and require that, prior to the grant of permission, a strategy for the assessment and management of any remains is submitted for approval.

SCC - Highways

Require conditions to cover the following:-

- o Restriction on the gradient of the access road
 - o Widening of Little London Hill and provision of footway across site frontage prior to occupation
 - o Details of estate roads to be approved prior to commencement
 - o No dwellings to be occupied until carriageways and footways serving them are completed to at least base course
-

- o Vehicular access to be from Little London Hill only
- o Visibility splays of 2.4m. x 43m. to be provided and thereafter retained at access point

They also suggest informatives covering works in the highway, construction and adoption of estate roads and effect on existing street lighting.

Suffolk Wildlife Trust

Initially recommended refusal due to lack of information on mitigation measures for protected species. However, after further consideration they recommend a condition to cover their outstanding concerns.

B: Representations

A total of 16 representations have been received in response to the revised proposal for up to 25 dwellings received on 02 May. The main points made are (summarised):-

- o Little London Hill is not adequate to serve any more development.
- o There is already traffic congestion in the area and this proposal will exacerbate problems. The proximity of the school makes things even more dangerous.
- o Will put unacceptable pressure on existing facilities and infrastructure. School is already at capacity.
- o New development will add to flooding/surface water drainage problems.
- o Residential development will be out of character and have an adverse impact on the landscape and open space.
- o More traffic will mean an increase in pollution.
- o Other sites in village more suited to development of this scale

Members should be aware that some 24 representations were submitted in response to the original proposal for up to 34 dwellings - many of these have been re-submitted in response to the revision. The points made are generally the same as those summarised above.

PART THREE – ASSESSMENT OF APPLICATION

1. From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

Site and Surroundings

2. This application concerns an area of land extending to some 1.72 Ha on the north-western edge of Debenham village. The site is outside, but abutting, the defined settlement boundary and outside the designated Conservation Area.
3. The land falls gently towards the River Deben which runs along its southern boundary. There are established hedgerows around the site and a triangular portion at its northern end is quite densely planted. Vehicular access is taken from Little London Hill with a footbridge crossing the Deben giving access from Derry Brook Lane.

4. The site is described as being in agricultural use and appears to be being used as a low-key smallholding. There are several single storey sheds.
5. Outline planning permission for up to 25 dwellings with vehicular access from Little London Hill is now sought (a reduction from the 34 of the original proposal). A layout plan has been provided for illustrative purposes only.

Principle of Development

6. As noted above, the application site is outside the settlement boundary for Debenham as defined in the adopted Local Plan. Ordinarily then the site would not be considered appropriate in principle for residential development.
7. However, as members are aware, Mid Suffolk cannot currently demonstrate a deliverable five year supply of housing land. In such circumstances, paragraph 49 of the National Planning Policy Framework (NPPF) states that a local planning authority's policies for the supply of housing land 'should not be considered up to date'. With this in mind, officers have given further consideration to sites which, whilst technically contrary to adopted policy, might otherwise be considered 'well located' for access to local services and facilities and could therefore be considered 'sustainable'. This site, abutting the settlement boundary for Debenham, which offers a good range of facilities and is designated a 'Key Service Centre' in the adopted Core Strategy, falls into that category. Development can therefore be considered acceptable in principle, subject to all other technical requirements being met.
8. From the consultation responses set out above, it is clear that most outstanding technical requirements can be satisfactorily addressed by conditions. However, it can be seen from neighbour and third party responses that there is particular concern over perceived flood risk and highway issues. These are discussed below in more detail.

Flood Risk

9. The site falls towards the River Deben, close to its source. The lower (southern) parts of the site lie within Flood Zones 2 and 3 and localised flooding is common. It is therefore essential to ensure that the development itself does not exacerbate the problem, either through displacement or through surface water falling on the site not being dealt with in a satisfactory manner.
10. The applicant submitted a revised Flood Risk Assessment and Drainage Strategy (FRA) on 05 May. As noted above, on the basis of the revised information Suffolk County Council's Flood and Water Management Team are content that permission with conditions can be granted.
11. In arriving at this view, the SCC Floods Team have considered the indicative layout plan and in conjunction with the FRA and are now satisfied that, for a scheme of up to 25 dwellings, adequate attenuation can be provided outside of Flood Zone 3. In this particular case it is considered that the attenuation areas should be below ground in order to optimise open space provision.
12. On a wider general point, Members should be aware that attenuation areas do give a degree of control over water collection and disposal which may not be there when the land is left in an undeveloped state, allowing as they do surface water to be retained in holding ponds or tanks and dispersed into the watercourse when capacity allows rather than in an uncontrolled manner. It is understood that a permit from the Environment Agency may be required to discharge the surface water into the Deben.

Highway Matters

13. It is clear from the consultation responses (above) that the highway authority consider the proposal can be made acceptable with the imposition of several fairly standard conditions. The complicating

factor in this particular case is the requirement for the widening of Little London Hill and the provision of a footway across the site frontage.

14. These details have been agreed with the highway authority at pre-application stage and are shown on the submitted illustrative drawing. However, the ownership of a small area of the site fronting Little London Hill and which will need to become part of the highway in order to comply with the proposed condition is not known. For this reason the applicant has had to serve a 'Certificate C' (requiring a press advert) in respect of this land.
15. The highway authority were initially content to deal with all of their requirements via planning condition as it was thought that only highway or the applicant's land was involved. That is still the case if the owner of the land in question comes forward and is prepared to dedicate the land as highway. However, if that is not the case (which seems likely) and a third party is involved then an additional clause may be required on the S106 Agreement securing the completion of the road widening and footway prior to first occupation.
16. Whilst this lack of clarity on ownership need not preclude a grant of permission, it may introduce complications for its implementation. Members are advised that this uncertainty over the most appropriate mechanism for securing the highway works is the reason the recommendation is framed as it is.

Clarification of Other Matters Arising from the Consultation Responses

Biodiversity

17. A condition will be imposed as noted above requiring additional mitigation measures to be submitted and agreed no later than concurrently with the first reserved matters.

Archaeology

18. A standard two stage condition (written scheme of investigation and post investigation assessment) is requested and will be imposed. However, it is not considered reasonable to require an assessment and management plan for any World War 2 remains prior to determination as it is not clear why these won't be assessed as part of the two-stage process secured by the condition.

Affordable Housing

19. Affordable housing has been offered at 35% by the applicant. This is in accordance with saved Policy H4 of the adopted Local Plan and comprises 9 units. A schedule of accommodation has been prepared in dialogue with the Council's Housing Enabling team and will be made up as reported in 'Consultations' above. The affordable housing will be secured via Section 106 Agreement.

Construction Management

20. Given the constrained nature of Little London Hill in its present form a condition requiring construction management details is considered necessary.

PART FOUR – CONCLUSION

Statement Required By Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.

21. When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising.
22. In this case the planning authority has worked with the applicant to overcome ecology objections, drainage, and highways issues.

Identification of any Legal Implications and/or Equality Implications (The Equalities Act 2012)

23. There are no known legal implications derived from the determination of this application.
24. The application has been considered in respect of the current development plan policies and relevant planning legislation. Other legislation, including that listed earlier in this report, has also been

Planning Balance

25. As noted above, the site lies just outside the defined settlement boundary for Debenham. However, the village is designated a 'Key Service Centre' and given the Council's situation regarding a deliverable supply of housing the site can be considered 'well located' for access to services and facilities..
26. The site thus forms a logical extension to the village and is considered acceptable in principle for residential use. It will provide will provide much needed housing, including affordable units in accordance with adopted policy. The application will also be liable for financial contributions towards infrastructure and facilities through the CIL.
27. The site is well contained by boundary planting which the illustrative layout suggests can be retained and consolidated as part of the reserved matters - the effect on the landscape and wider setting of the village would therefore be minor
28. With the exception (as is usual) of affordable housing and (possibly in this case) the highway improvements, which will need to be delivered via a S106 Agreement, the specialist consultees consider that all technical and operational requirements, and in particular those relating to highways and flood risk/drainage, can be addressed through appropriate conditions.
29. Permission is therefore recommended, subject to the satisfactory completion of a S106 Agreement securing the delivery of affordable housing and (if necessary) the highway improvements required by SCC Highways and subject to appropriate conditions to cover outstanding matters.

RECOMMENDATION

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to grant outline planning permission for up to 25 dwellings with access from Little London Hill, subject to the prior completion of a Section 106 or Undertaking on terms to their satisfaction to secure the following heads of terms:-

- Affordable housing (9 units in accordance with consultation response)
- (if necessary depending on ownership issues) Highway improvements and access details to Little London Hill prior to first occupation

and that such permission be subject to the conditions covering the matters set out below:-

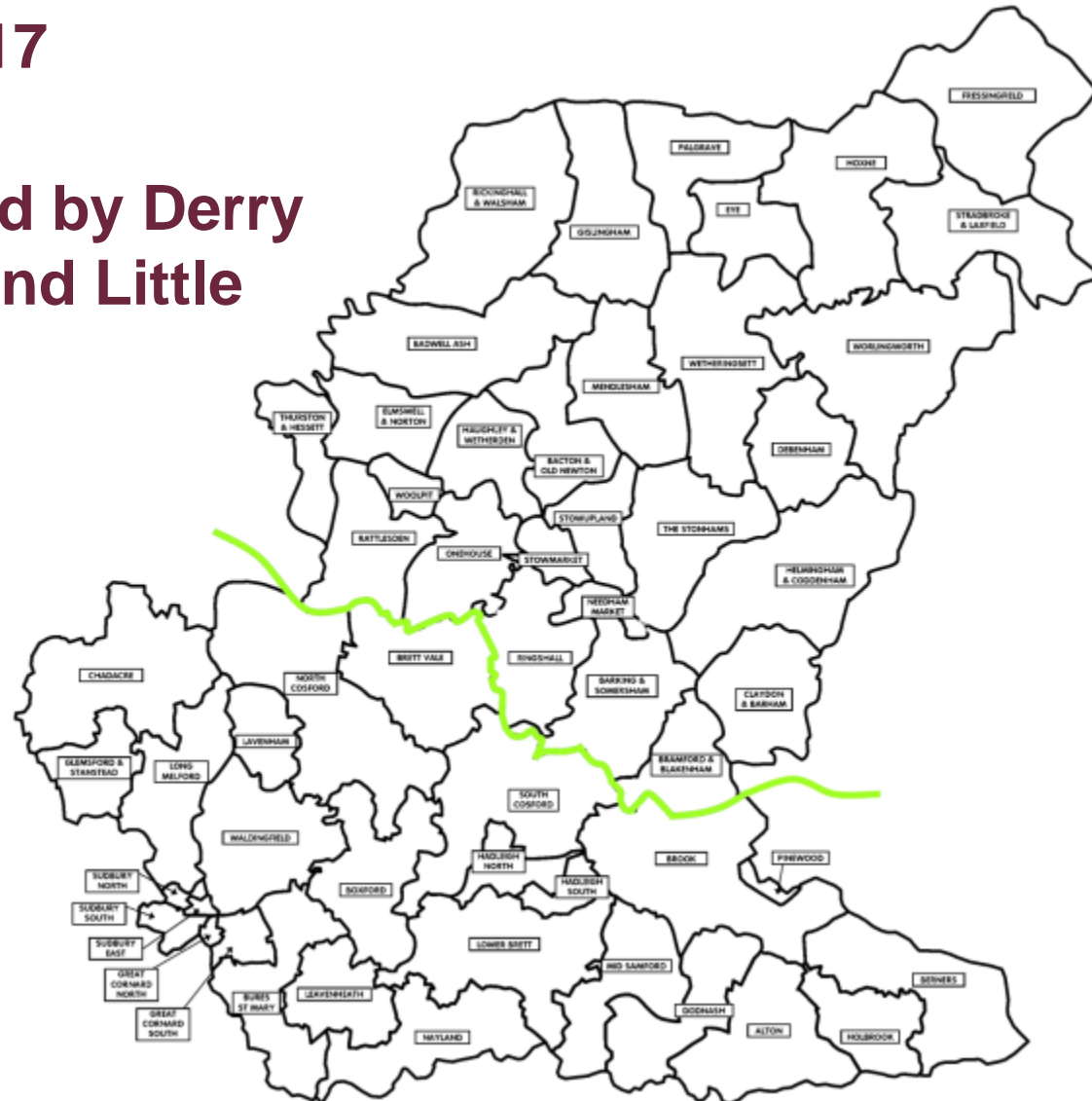
- Time limit for reserved matters
- Scale, layout, design, landscaping and final details of access point all to be approved as reserved matters
- Construction management details prior to commencement
- Land drainage as consultation response
- All surface water attenuation areas to be sited below ground
- Highways as consultation response
- Archaeology (two stage) as consultation response
- Protected species mitigation as augmented consultation response

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Application No: 0030/17

Address: Land bounded by Derry Brook Lane and Little London Hill, Debenham

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Verbal Updates:

- Confirmation and summary of any 3rd Party representations received not previously issued to members.
- Confirmation and summary of any consultee responses received not previously issued to members
- Confirmation of any changes to recommendation, conditions or reasons.

The Butts / Little London Hill, Debenham Proposed Site Layout

June 2026
(Revision F)

Page 96



Accommodation Schedule

| Plot | Type | Size (ft ²) | Parking |
|------|-----------------|-------------------------|----------|
| 1 | 3 Bed House | 1120 | 2 spaces |
| 2 | 3 Bed House | 1120 | 2 spaces |
| 3 | 3 Bed House | 1000 | 2 spaces |
| 4 | 3 Bed House | 1185 | 2 spaces |
| 5 | 3 Bed Cholet | 1050 | 2 spaces |
| 6 | 2 Bed House | 785 | 2 spaces |
| 7 | 3 Bed House | 960 | 2 spaces |
| 8 | 2 Bed Bungalow | 800 | 2 spaces |
| 9 | 2 Bed Bungalow | 800 | 2 spaces |
| 10 | 1 Bed Apartment | 550 | 1 space |
| 11 | 1 Bed Apartment | 590 | 1 space |
| 12 | 2 Bed House | 785 | 2 spaces |
| 13 | 3 Bed House | 960 | 2 spaces |
| 14 | 3 Bed Cholet | 1050 | 2 spaces |
| 15 | 3 Bed Cholet | 1050 | 2 spaces |
| 16 | 4 Bed House | 1475 | 4 spaces |
| 17 | 4 Bed House | 1475 | 4 spaces |
| 18 | 4 Bed House | 1475 | 4 spaces |
| 19 | 3 Bed House | 1000 | 2 spaces |
| 20 | 2 Bed House | 785 | 2 spaces |
| 21 | 2 Bed House | 785 | 2 spaces |
| 22 | 2 Bed House | 785 | 2 spaces |
| 23 | 2 Bed House | 785 | 2 spaces |
| 24 | 2 Bed House | 785 | 2 spaces |
| 25 | 3 Bed House | 1185 | 2 spaces |

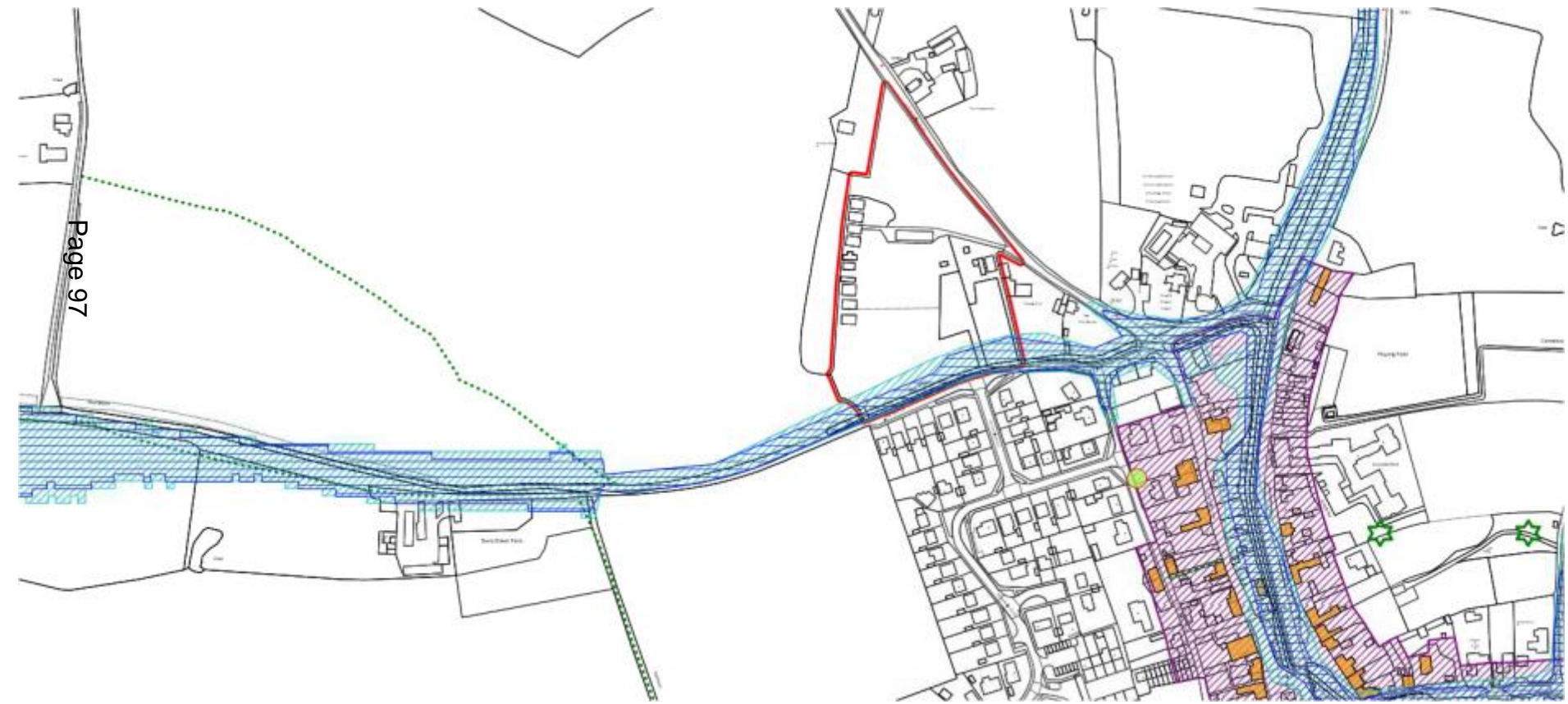
Scheme Summary

25 Units Comprising:
 2no. 1 Bed Apartments
 2no. 2 Bed Bungalows
 7no. 2 Bed Houses
 3no. 3 Bed Cholets
 8no. 3 Bed Houses
 3no. 4 Bed Houses

Site Area = 1.738 hectares / 4.29 acres

DPH (gross) = 14.4

Total ft² = 24,300





Highways Boundary map



Little London Hill, Debenham



Resource Management,
Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX.

Scale - as per scale bar

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| CHECKED BY |
| DRAWING NO. |
| DATE Nov. 2016 |

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Environment
Agency

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

Our ref: AE/2017/121291/01-L01
Your ref: 0030/17

Date: 17 February 2017

Dear Mr McAdam

ERECTION OF 34 DWELLINGS WITH ASSOCIATED ACCESS ROAD, PARKING AND LANDSCAPING. PROVISION OF PUBLIC OPEN SPACE. FORMATION OF VEHICULAR ACCESSES LAND BETWEEN THE BUTTS AND, LITTLE LONDON HILL, DEBENHAM

Thank you for your consultation received on 30 January 2017. We have inspected the application, as submitted, and have no objection to the planning application, providing that you are satisfied that the development would be safe for its lifetime and you assess the acceptability of the issues within your remit.

Flood Risk

Our maps shows the proposed development lies mainly within flood zone 1 and a small section to the South East of the site within Flood Zone 2. However, the application site lies in within Flood Zone 3a, the high probability zone. The proposal is for the erection of 34 dwellings, which is classified as a 'more vulnerable' development, as defined in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance.

We are satisfied that the flood risk assessment, referenced 109/2015/FRArevA and dated December 2016, provides you with the information necessary to make an informed decision. The important points to note are:

- All proposed development lies within Flood Zone 1 and 2. Please refer to our Flood Risk Standing Advice.
- Appendix E, Drawing "Proposed Site Layout" shows all proposed development lies outside the 1 in 100 (1%) chance in any year, including an allowance of 35% for climate change flood extent.
- The access and egress route travels through Flood Zones 1 and therefore the site does have a safe route of access.
- Flood Storage Compensation is not required.

- A Flood Evacuation Plan has not yet been proposed.
- We would recommend that finished floor levels for the proposed development are set as high as is practically possible, ideally 300 millimetres above the 1 in 100 (1%) annual probability event level, including an allowance of 35% for climate change. This is in line with the advisory requirements of Paragraphs 059 and 060 of the National Planning Policy Framework's Planning Practice Guidance, which advises that there should be no internal flooding in 'more vulnerable' developments in a design flood 1 in 100 (1%) annual probability event inclusive of climate change.

Incorporating New Climate Change Allowances

The applicant has undertaken climate change analysis to incorporate the 35% and 65% allowances to the 1% (1 in 100) flood event. The applicant has calculated levels of 36.55 m AOD and 36.73m AOD for the 1 in 100 (1%) AEP 35% Climate Change and 1 in 100 (1%) AEP 65% Climate Change events.

We have undertaken a linear analysis of the flows and the potential impacts of these increases for climate change. This can be seen in the table below:

| Basic Calculations = *Existing / **Projected | | |
|---|----------|--------------|
| Return Period | Flow M/S | Levels m AOD |
| 1 in 100 (1%) AEP * | 36.44 | 36.44 |
| 1 in 100 (1%) AEP 20% Climate Change * | 36.5 | 36.5 |
| 1 in 1000 (0.1%) AEP * | 36.73 | 36.73 |
| 1 in 1000 (0.1%) AEP 20% Climate Change * | 36.82 | 36.82 |
| 1 in 100 (1%) AEP 35% Climate Change ** | 49.14 | 36.55 |
| 1 in 100 (1%) AEP 65% Climate Change ** | 60.12 | 36.73 |

The 1 in 100 (1%) AEP 65% Climate Change Allowance is below the current 1 in 1000 (0.1%) AEP 20% Climate Change Allowance level. Therefore when comparing the flood extent of the current 1 in 1000 (0.1%) AEP 20% Climate Change Allowance to the location of the proposed development, it is clear the development still lays outside this extent and within Flood Zone 1.

Guidance for Local Council

Sequential Test and Exception Tests

The development is located within Flood Zone 1 with a 'low probability' of flooding, with less than a 1 in 1000 annual probability of river flooding in any year (<0.1%). Therefore, the Sequential and Exception Tests will not need to be undertaken as part of this planning application.

Safety of Inhabitants – Emergency Flood Plan

You are the competent authority on matters of evacuation or rescue, and therefore should assess the adequacy of the evacuation arrangements, including the safety of

the route of access/egress from the site in a flood event or information in relation to signage, underwater hazards or any other particular requirements. You should consult your emergency planners as you make this assessment.

You should be satisfied with any emergency flood plan submitted and find it adequate for the purposes of the local authority flood plan (for example, possible rescue of inhabitants during a flood, temporary accommodation whilst flood waters subside and properties are uninhabitable).

If you are not satisfied with the emergency flood plan, then we would recommend you refuse the application on the grounds of safety during a flood event, as users would be exposed to flood hazards on access/egress routes.

Other Sources of Flooding

In addition to the above flood risk, the site may be within an area at risk of flooding from surface water, reservoirs, sewer and/or groundwater. We have not considered these risks in any detail, but you should ensure these risks are all considered fully before determining the application.

Informative - Environmental Permitting Regulations

Flood Defence Consents now fall under the new Environmental Permitting (England and Wales) Regulations 2010 system (EPR). The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres (m) from the river and from any flood defence structure or culvert of the River Deben, designated a 'main river'.

The EPR is a risk-based framework that enables us to focus regulatory effort towards activities with highest flood or environmental risk. Lower risk activities will be excluded or exempt and only higher risk activities will require a permit. Your proposed works may fall under either one or more of the below:

- 'Exemption,
- 'Exclusion',
- 'Standard Risks Permit'
- 'Bespoke permit.

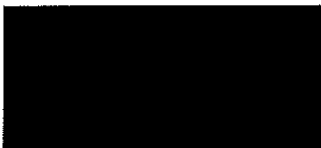
New forms and further information can be found at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> . You're breaking the law if you carry out these activities without a permit if you should have one.

Please contact our National Customer Contact Centre to assess which category your proposed works fall under. They will then be able to tell you the classification of your application, the fee associated with your application, and how to proceed forward. They can be contacted by email: floodriskactivity@environment-agency.gov.uk

We trust this advice is useful.

Yours sincerely



Miss Eleanor Stewart
Sustainable Places - Planning Advisor

Direct dial 020 8474 8097

Email planning.ipswich@environment-agency.gov.uk

cc East Coast Planning Services

Suffolk Fire and Rescue Service

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

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

lw

Your Ref: 0030/17
Our Ref: FS/F200891
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 01/03/2017

Dear Sirs

Land Bounded by Derry Brook Lane and Little London Hill, Debenham, Suffolk
Planning Application No: 0030/17

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 firefighting, 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 firefighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

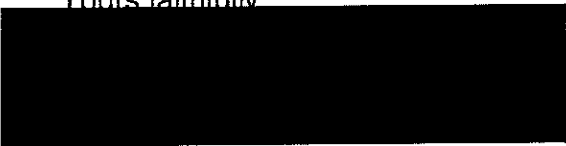
OFFICIAL

Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

Consultation should be made with the Water Authorities to determine flow rates in all cases.

Should you need any further advice or information on access and fire fighting facilities, you are advised to contact your local Building Control in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Yours faithfully



Mrs A Kempen
Water Officer

Copy: Mr Martin Price, East Coast Planning Services Ltd, 97 The Street, Melton,
Woodbridge, Suffolk, IP12 1PR.

Enc: Sprinkler information.


Suffolk Fire and Rescue Service

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

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

Your Ref:
 Our Ref: ENG/AK
 Enquiries to: Mrs A Kempen
 Direct Line: 01473 260486
 E-mail: Angela.Kempen@suffolk.gov.uk
 Web Address: www.suffolk.gov.uk

Date: 01/03/2017

Planning Ref: 0030/17

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING

ADDRESS: Land Bounded by Derry Brook Lane and Little London Hill, Debenham, Suffolk.

DESCRIPTION: 34 Dwellings.

NO: HYDRANTS REQUIRED.

If the Planning Authority is minded to grant approval, the Fire Authority will request that adequate provision is made for fire hydrants, by the imposition of a suitable planning condition at the planning application stage.

If the Fire Authority is not consulted at the planning stage, the Fire Authority will request that fire hydrants be installed retrospectively on major developments if it can be proven that the Fire Authority was not consulted at the initial stage of planning.

The planning condition will carry a life term for the said development and the initiating agent/developer applying for planning approval and must be transferred to new ownership through land transfer or sale should this take place.

Fire hydrant provision will be agreed upon when the water authorities submit water plans to the Water Officer for Suffolk Fire and Rescue Service.

Where a planning condition has been imposed, the provision of fire hydrants will be fully funded by the developer and invoiced accordingly by Suffolk County Council.

OFFICIAL

Until Suffolk Fire and Rescue Service receive confirmation from the water authority that the installation of the fire hydrant has taken place, the planning condition will not be discharged.

Should you require any further information or assistance I will be pleased to help.

Yours faithfully



Mrs A Kempen
Water Officer

Sent: 18 July 2017 08:19
To: BMSDC Planning Area Team Blue
Subject: 0030/17 - Consultation Response

Dear Sir or Madam,

Our ref: 220666
Your ref: **0030/17**

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 01 February 2017

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

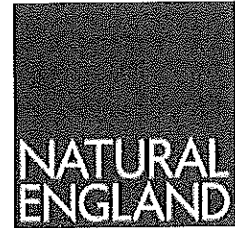
The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

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 faithfully

Alice Watson
Consultations Team
Natural England
Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ
Tel:0300 060 3900

Date: 01 February 2017
Our ref: 207372
Your ref: 0030/17



Stuart McAdam
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

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

T 0300 060 3900

BY EMAIL ONLY

Dear Mr McAdam

Planning consultation: Outline planning permission sought for the erection of up to 34 Dwellings.
Formation of Vehicular Access to Little London Hill
Location: Land bounded by Derry Brook Lane and Little London Hill, Debenham

Thank you for your consultation on the above dated 30 January 2017 which was received by Natural England on 30 January 2017.

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.

Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006

The consultation documents indicate that this development includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006. The National Planning Policy Framework states that 'when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.'

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.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website.

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

Richard Sykes
Consultations Team

Your ref: 0030/17
Our ref: Debenham – site fronting The Butts &
Little London Hill 00049603
Date: 11 July 2017
Enquiries to: Neil McManus
Tel: 01473 264121 or 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Mr Ian Ward,
Growth & Sustainable Planning,
Mid Suffolk District Council,
Council Offices,
131 High Street,
Needham Market,
Ipswich,
Suffolk,
IP6 8DL

Dear Ian,

Debenham: site fronting The Butts & Little London Hill – developer contributions

I refer to the use of land for the erection of up to 25 Dwellings. Formation of vehicular access to Little London Hill (revised proposal). This letter replaces the previous consultation response dated 18 February 2017.

This letter sets out the infrastructure requirements which arise, most of which will be covered by CIL apart from site specific mitigation.

Whilst most infrastructure requirements will be covered under Mid Suffolk District Council's Regulation 123 list of the CIL charging schedule it is nonetheless the Government's intention that all development must be sustainable as set out in the National Planning Policy Framework (NPPF). On this basis the County Council sets out below the infrastructure implications with costs, if planning permission is granted and implemented.

A planning obligation or planning conditions will cover site specific matters.

The National Planning Policy Framework (NPPF) paragraph 204 sets out the requirements of planning obligations, which are that they must be:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and,
- c) Fairly and reasonably related in scale and kind to the development.

The County and District Councils have a shared approach to calculating infrastructure needs, in the adopted Section 106 Developers Guide to Infrastructure Contributions in Suffolk.

Mid Suffolk District Council adopted their Core Strategy in September 2008 and Focused Review in December 2012. The Core Strategy includes the following objectives and policies relevant to providing infrastructure:

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and Infrastructure.
- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

Community Infrastructure Levy

Mid Suffolk District Council adopted a CIL Charging Schedule on 21st January 2016 and will charge CIL on planning permissions granted from 11th April 2016. Regulation 123 requires mid Suffolk to publish a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL.

The current Mid Suffolk 123 List, dated January 2016, includes the following as being capable of being funded by CIL rather than through planning obligations:

- Provision of passenger transport
- Provision of library facilities
- Provision of additional pre-school places at existing establishments
- Provision of primary school places at existing schools
- Provision of secondary, sixth form and further education places
- Provision of waste infrastructure

As of 6th April 2015, the 123 Regulations restrict the use of pooled contributions towards items that may be funded through the levy. The requirements being sought here would be requested through CIL, and therefore would meet the new legal test. It is anticipated that the District Council is responsible for monitoring infrastructure contributions being sought.

The details of the impact on local infrastructure serving the development is set out below and will form the basis of a future CIL bid for funding:

1. **Education.** Refer to the NPPF paragraph 72 which states '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.'

SCC anticipates the following **minimum** pupil yields from a development of 25 dwellings, namely:

- a. Primary school age range, 5-11: 6 pupils. Cost per place is £12,181 (2017/18 costs).

- b. Secondary school age range, 11-16: 5 pupils. Cost per place is £18,355 (2017/18 costs).
- c. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2017/18 costs).

The local catchment schools are Sir Robert Hitcham's CEVA Primary School, Debenham High School, and Hartismere School.

At the primary school level there is forecast to be surplus places available to accommodate all the primary age pupils forecast to arise from the proposed development. However, based on existing forecasts SCC will have no surplus places available at the catchment secondary schools for which CIL funding of at least £111,682 (2017/18 costs) will be sought.

- 2. Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. 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 Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours' free early years' education for all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 3 pre-school pupils.

This development is in the Debenham Ward, where there is an existing deficit of 32 places. In this Ward are the following providers; Debenham Roundabout Pre-School and Sir Robert Hitcham School. On this basis CIL funding of £18,273 would be sought in this matter.

From September 2017, working families may get an additional 15 hours' free childcare entitlement per week on top of the current 15 hours, giving a total of 30 hours a week for 38 weeks of the year.

- 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:
- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
 - b. 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.
 - c. Local neighbourhoods are, and feel like, safe, interesting places to play.
 - d. Routes to children's play spaces are safe and accessible for all children and young people.
- 4. Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & 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 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. Suffolk County Council FAO Sam Harvey will coordinate this.

A planning obligation or planning conditions will cover site specific matters.

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014.

5. **Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £5,400, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of $(30 \times £3,000) = £90,000$ per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.
6. **Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new

'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.

8. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

On 18 December 2014 the Secretary of State for Communities and Local Government (Mr Eric Pickles) made a Ministerial Written Statement (MWS) setting out the Government's policy on sustainable drainage systems. In accordance with the MWS, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate. The MWS also provides that, in considering planning applications:

"Local planning authorities should consult the relevant lead local flood authority on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The sustainable drainage system should be designed to ensure that the maintenance and operation requirements are economically proportionate."

The changes set out in the MWS took effect from 06 April 2015.

A consultation response will be coordinated by Suffolk County Council FAO Jason Skilton.

9. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.
10. **Superfast broadband.** Refer to the NPPF paragraphs 42 – 43. 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; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange based ADSL, ADSL2+ or

exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

11. Legal costs. SCC will require an undertaking from the applicant for the reimbursement of its reasonable legal costs associated with work on a S106A for site specific mitigation, whether or not the matter proceeds to completion.

12. The above information is time-limited for 6 months only from the date of this letter.

The above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented.

I would be grateful if the above information can be provided to the decision-taker in respect of this planning application.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Strategic Development – Resource Management

cc Carol Barber, Suffolk County Council
Sam Harvey, Suffolk County Council
Floods Planning, Suffolk County Council

Your Ref: MS/0030/17
Our Ref: 570\CON\2453\17
Date: 11th July 2017
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

Email:

The Planning Officer
Mid Suffolk District Council
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Ian Ward

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0030/17

PROPOSAL: Use of land for the erection of up to 25 Dwellings. Formation of Vehicular Access to Little London Hill (revised proposal).

LOCATION: Site Fronting The Butts & Little London Hill, Debenham, Stowmarket, Suffolk

ROAD CLASS:

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

My highway conditions which I recommended on 8th February 2017 are still applicable for the latest proposals shown on Revision F of the Proposed Site Layout.

Yours faithfully

Mr Martin Egan

Highways Development Management Engineer
Strategic Development – Resource Management

Your Ref: MS/0030/17
Our Ref: 570\CON\0387\17
Date: 8th February 2017
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

The Planning Officer
Mid Suffolk District Council
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Stuart McAdam

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0030/17

PROPOSAL: Outline planning permission sought for the erection of up to 34 Dwellings.
Formation of Vehicular Access to Little London Hill.

LOCATION: Site Fronting The Butts & Little London Hill, Debenham, Stowmarket, Suffolk

ROAD CLASS:

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

1

Condition: The gradient of the new vehicular access road shall not be steeper than 1 in 25 for the first twelve metres measured from the nearside edge of the adjacent metalled carriageway.

Reason: To ensure that vehicles can enter and leave the public highway in a safe manner.

2

Condition: Before any of the hereby approved new dwellings are first occupied Little London Hill is to be improved across the frontage of the site to include road widening, footway provision and road warning signs generally as shown on the submitted drawing 'Proposed Site Layout' Revision E and in accordance with details that shall first have been submitted to and approved by the Local Planning Authority.

Reason: To improve vehicular and pedestrian access to the site.

3 ER 1

Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads/footways are constructed to an acceptable standard.

4 ER 2

Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

Reason: To ensure that satisfactory access is provided for the safety of residents and the public.

5 GPDO 1

Condition: Notwithstanding the provisions of Part 2 Class B of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the vehicular access to the site shall be from Little London Hill only.

Reason: In the interests of highway safety.

6 P 2

Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

7 V 3

Condition: Before the access is first used clear visibility at a height of 0.6 metres above the carriageway level shall be provided and thereafter permanently maintained in that area between the nearside edge of the metalled carriageway and a line 2.4 metres from the nearside edge of the metalled carriageway at the centre line of the access point (X dimension) and a distance of 43 metres in each direction along the edge of the metalled carriageway from the centre of the access (Y dimension).

Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: To ensure vehicles exiting the drive would have sufficient visibility to enter the public highway safely, and vehicles on the public highway would have sufficient warning of a vehicle emerging to take avoiding action.

8 NOTE 02

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

9 NOTE 07

The Local Planning Authority recommends that developers of housing estates should enter into formal agreement with the Highway Authority under Section 38 of the Highways Act 1980 relating to the construction and subsequent adoption of Estate Roads.

10 NOTE 12

The existing street lighting system may be affected by this proposal.

The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

Yours faithfully

Mr Martin Egan
Highways Development Management Engineer
Strategic Development – Resource Management

From: Nathan Pittam
Sent: 11 July 2017 11:46
To: X Delete Aug 17 - Planning Admin
Subject: 0030/17/OUT. EH - Land Contamination.

EP Reference : 196254
0030/17/OUT. EH - Land Contamination.
SH, Street Record, Derry Brook Lane, Debenham, STOWMARKET, Suffolk.
Reason(s) for re-consultation: Change of description - revised proposal: Use of land for the erection of up to 25 Dwellings. Formation of Vehicular Access to Little London Hill (revised proposal).

Many thanks for your request for comments in relation to the above application. I can confirm that nothing in the revised application would alter my previous consultation response where I raised no objections to the proposed development.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk
Work: 01449 724715
Mobile: 07769 566988
websites: www.babergh.gov.uk www.midsuffolk.gov.uk

Ian Ward

From: Jason Skilton
Sent: 26 July 2017 12:57
To: X Delete Aug 17 - Planning Emails
Cc: Ian Ward; Martin Price
Subject: 2017-07-26 JS reply Land Bounded By Derry Brook Lane And Little London Hill Debenham Ref 0030/17

Dear Ian Ward,

Subject: Land Bounded By Derry Brook Lane And Little London Hill Debenham Ref 0030/17

Suffolk County Council, Flood and Water Management have reviewed application ref 0030/17.

We have reviewed the following submitted documents and we recommend **approval of this application subject to conditions:**

1. Flood Risk Assessment and Drainage Strategy (including appendices) Ref109/2015/FRA ref E
 - a. Appendix A Location Plan
 - b. Appendix B Ground Investigation Report
 - c. Appendix C Existing Greenfield Rate Calculation
 - d. Appendix D Environment Agency Flood Data
 - e. Appendix E Indicative Drainage Layout & Proposed Layout
 - f. Appendix F Micro-Drainage Calculation
 - g. Appendix G Anglian Water Waste Water Asset Records – Extract
2. Phase I Contaminated Land Assessment OES16-004PARK/1

We propose the following condition in relation to surface water drainage for this application.

1. scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to 2l/s for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance 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;
 - f. Topographical plans depicting all exceedance flowpaths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
2. The scheme shall be fully implemented as approved.

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

From: RM Floods Planning
Sent: 31 January 2017 13:11
To: Planning Admin
Cc: Samantha Summers; Giles Bloomfield (giles@miles-water.com)
Subject: 2017-01-31 JS Reply Land bounded by Derry Brook Lane and Little London Hill, Debenham Ref 0030/17

Suffolk County Council, Flood and Water Management can make the following initial comment to this outline application.

The southern part of the site is partly within flood zone 3 of the River Deben.

Based on Mircodrainage the Qbar rate for the site is 4.9l/s and not 6.9l/s as stated in the submitted FRA and used in the calculations.

Infiltration test have been undertaken and showed no sign of suitable permeable soils, therefore based on the NPPG hierarchy a controlled discharge to the adjacent watercourse (River Deben, main river) would be the preferred option.

We would proposed that in order to get betterment to the flood risk of Deben the greenfield run off rate should be reduced.

A discharge consent from the Environment Agency would be required for a discharge into the River Deben which then flows into an East Suffolk IDB area (River Deben North catchment 184).

It is not clear from the indicative surface water drainage layout how they propose to convey the water from the non-permeable area e.g. roofs, driveways, roads etc. to the proposed below ground area. It is also not preferable to use below ground storage and an above ground storage basin would be preferable.

The proposed below ground attenuation area is I believe located in flood zone 3 based on liddar data and this is not acceptable, so an alternative local should be proposed.

| Pre-app | Outline | Full | Reserved Matters | Discharge of Conditions | Document Submitted |
|---------|---------|------|------------------|-------------------------|--|
| ✓ | ✓ | ✓ | | | Flood Risk Assessment/Statement (Checklist) |
| | ✓ | ✓ | | | Drainage Strategy/Statement & sketch layout plan (checklist) |
| | ✓ | | | | Preliminary layout drawings |
| | ✓ | | | | Preliminary "Outline" hydraulic calculations |
| | ✓ | | | | Preliminary landscape proposals |
| | ✓ | | | | Ground investigation report (for infiltration) |
| | ✓ | ✓ | | | Evidence of 3 rd party agreement to discharge to their system (in principle/consent to discharge) |
| | | ✓ | | ✓ | Maintenance program and ongoing maintenance responsibilities |
| | | ✓ | ✓ | | Detailed development layout |

| | | | | | |
|--|--|---|---|---|---|
| | | ✓ | ✓ | ✓ | Detailed flood & drainage design drawings |
| | | ✓ | ✓ | ✓ | Full structural, hydraulic & ground investigations |
| | | ✓ | ✓ | ✓ | Geotechnical factual and interpretive reports, including infiltration test results (BRE365) |
| | | ✓ | ✓ | ✓ | Detailed landscape details |
| | | ✓ | ✓ | ✓ | Discharge agreements (temporary & permanent) |
| | | ✓ | ✓ | ✓ | Development management & construction phasing plan |

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council

Tel: 01473 260411
Fax: 01473 216864

From: planningadmin@midsuffolk.gov.uk [mailto:planningadmin@midsuffolk.gov.uk]

Sent: 30 January 2017 08:40

To: RM Floods Planning <floods.planning@suffolk.gov.uk>

Subject: Consultation on Planning Application 0030/17

Correspondence from MSDC Planning Services.

Location: Land bounded by Derry Brook Lane and Little London Hill, Debenham

Proposal: Outline planning permission sought for the erection of up to 34 Dwellings.
Formation of Vehicular Access to Little London Hill

We have received an application on which we would like you to comment. A consultation letter is attached. To view details of the planning application online please click [here](#)

We request your comments regarding this application and these should reach us

within 21 days. Please make these online when viewing the application.

The planning policies that appear to be relevant to this case are GP1, NPPF, Cor4, CL8, SC4, Cor5, Cor1, Cor2, CSFR-FC1, CSFR-FC1.1, Cor6, Cor9, H14, H15, H16, H11, H4, H7, H13, T9, T10, H17, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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SUFFOLK CONSTABULARY

NOT PROTECTIVELY MARKED

Police Station, London Road Beccles

Telephone: 101 or 999 in an emergency Fax: 01473 613737 (24 hrs)

Calls may be monitored for quality control, security and training purposes.

Direct Dial:01986 835276

Date 27/07/16

Dear Sirs

REF:

I refer to your recent outline planning application ref 2910/16

I am employed within the constabulary as a Designing Out Crime Officer (DOCO). You may have previously had contact with the Police Architectural Liaison Officer which this post has replaced.

I'm writing, in this instance, to invite you to consider *Secured By Design* at an early stage of your design process. On a development of this type and size I would strongly recommend that an application for Secured by Design approval is made.

An early input at the detailed design stage is often the best way forward to promote a partnership approach to reducing the opportunity for crime and the fear of crime.

Secured By Design aims to achieve a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

These features include: secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances natural surveillance and safety.

Experience shows that incorporating security measures during a new build or a refurbishment project reduces crime, fear of crime and disorder.

I enclose for you information a copy of the Suffolk Police Design Guide for new Housing Developments which I hope you will find useful.

I hope you will consider this advice at the detailed design stage.

Yours sincerely

Alan Keely

Designing Out Crime Officer
Suffolk Police
Eastern Area

Making Suffolk a safer place to live, work, travel and invest

www.suffolk.police.uk

From: Keely, Alan [mailto:Alan.Keely@suffolk.pnn.police.uk]
Sent: 01 February 2017 11:44
To: Planning Admin
Subject: 0030/17

I refer to the above and my previous response in respect of 2910/16 in July 2016

I responded in July to this proposal and wrote to the Architect at the time. The response was a general reminder about adhering to the principles of Secured by Design. Could you please ensure that the response made then is included in respect of the new application.

I've attached copies for information.

There is a reference in my letters to a Design Guide which I have not included as this is being revised.

Regards

Alan

Alan Keely
Designing Out Crime Officer DOCO
East Area
Suffolk Constabulary
Beccles Police Station
01986 835276
07739777646

[Click here for further Crime Reduction Advice](#)



Please note that I work part time. If I am unavailable please contact either Nick Ray
Nicholas.ray@suffolk.pnn.police.uk or Alan Osborne alan.osborne@suffolk.pnn.police.uk
Alternatively leave me an email and I will get back to you on my return

This e-mail carries a disclaimer

Go here to view [Suffolk Constabulary Disclaimer](#)

Ian Ward

From: James Meyer <james.meyer@suffolkwildlifetrust.org>
Sent: 02 August 2017 16:56
To: Ian Ward
Subject: RE: Proposed condition re-Debenham - MSDC 0030/17.

Hi Ian,

I've made a couple of small suggested amendments in red (and added 'potential' in front of 'harm'!) to the condition proposed to secure protected species mitigation measures should permission be granted:

Concurrently with the submission for approval of the first reserved matters, a detailed strategy for the mitigation of any potential harm to bats, reptiles, otters and water voles and the enhancement of the site for wildlife shall be submitted to and approved in writing by the local planning authority. The strategy must be based upon up to date ecological survey information. Thereafter the strategy shall be implemented entirely as approved.

Reason: To safeguard the biodiversity interest.

As also discussed (and covered in our consultation response) it does appear that the proposed development will result in the loss of most of the small area of woodland in the north of the site. This would potentially result in a net loss to biodiversity in the area and we therefore consider that it should be judged against national and local planning policy as part of the determination.

If you have any further queries please let me know.

Kind regards

James

James Meyer
Senior Conservation Planner

From: Ian Ward [mailto:ian.Ward@babberghmidsuffolk.gov.uk]
Sent: 02 August 2017 12:19
To: James Meyer <james.meyer@suffolkwildlifetrust.org>
Subject: Proposed condition re-Debenham - MSDC 0030/17.

James,

Will the condition below cover your outstanding concerns?

Concurrently with the submission for approval of the first reserved matters, a detailed strategy for the mitigation of any harm to bats, reptiles, otters and water voles shall be submitted to and approved in writing by the local planning authority. Thereafter the strategy shall be implemented entirely as approved.

Reason: To safeguard the biodiversity interest.

Regards,

Ian Ward Dip EP MRTPI
Senior Development Management Officer - Development Management
Babergh and Mid Suffolk District Councils - Working Together



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

Suffolk Wildlife Trust
Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
Info@suffolkwildlifetrust.org
suffolkwildlifetrust.org

21st July 2017

Dear Ian,

RE: 0030/17 Outline Planning Permission sought for the erection of up to 25 dwellings. Formation of vehicular access to Little London Hill (revised proposal). Land bounded by Derry Brook Lane and Little London Hill, Debenham

Thank you for sending us details of this application, we have the following comments:

We note that an updated site layout plan has been submitted and the proposed number of houses has been reduced, allowing a greater area of green space. However, the comments noted in our letter dated 8th February 2017 do not appear to have been addressed and still apply to this application.

Based on the information provided, we consider that this application still fails to demonstrate that the proposed development will not result in an adverse impact on UK and Suffolk Priority habitats (lowland mixed deciduous woodland and hedgerow) and protected and UK and Suffolk Priority species (reptiles; otter and water vole). In the absence of demonstration that such impacts can be avoided; mitigated or adequately compensated, this application should be refused.

If you require any further information, please do not hesitate to contact us.

Yours sincerely

Jill Crighton
Conservation Planner

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guarantee no 695346
Registered charity no 262777



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

Suffolk Wildlife Trust
Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org

08/02/2017

Dear Stuart,

RE: 0030/17 Outline Planning Permission sought for the erection of up to 34 dwellings. Formation of vehicular access to Little London Hill. Land bounded by Derry Brook Lane and Little London Hill, Debenham

Thank you for sending us details of this application. We have read the ecological survey reports (Mill House Ecology, both July 2016) and we note the findings of the consultant. To re-iterate our comments from our letter dated 11 August 2016 in response to application reference 2910/16, we have the following comments on this proposal:

UK and Suffolk Priority Habitats

The site includes the UK and Suffolk Priority habitats lowland mixed deciduous woodland and hedgerow. It appears that the proposed development will result in the uncompensated loss of these habitats present within the site. The National Planning Policy Framework (NPPF) (section 1.18) and Mid Suffolk DC's adopted Core Strategy document (policy CS5) seek to ensure that all development maintains and enhances the environment, including protecting Priority habitats and species. Consent should therefore not be granted for any development which would result in the uncompensated loss of Priority habitats.

Protected and UK and Suffolk Priority Species

Reptiles

We note that the reptile surveys have recorded that the site supports a 'Good' population of slow worm and a 'Low' population of grass snake and that two different potential mitigation strategies are proposed; these are either the retention of animals in suitable habitat on site or translocation to a suitable offsite receptor area. However, the information contained within the application does not appear to include the selection of a mitigation option and it is therefore unclear how the proposed development will avoid having an adverse impact on the reptile populations present on the site. We recommend that, prior to the determination of this application, further information is provide on an appropriate reptile mitigation strategy.

Reptiles are protected from killing and injury under the Wildlife and Countryside Act (1981) (as amended) and as such are a material consideration in any planning application.

Bats

Survey of the site has identified that four trees (T1 to T4) contain features suitable for roosting bats, the ecological survey report recommends that these are retained and that if this is not possible further bat surveys must be undertaken. Although the Proposed Site Layout Plan drawing appears to show these trees

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retained, their locations on the plan do not exactly match those of trees T1 to T4 shown in the ecological survey report. We therefore recommend that clarification is sought that these trees are proposed for retention and will be suitably protected from any adverse impacts.

All bat species and their roosts are fully protected by legislation (Wildlife and Countryside Act (1981) (as amended) and The Conservation of Habitats and Species Regulations (2010) (as amended)). The combined legislation makes it illegal to deliberately kill, injure or capture (take) bats, deliberately or recklessly disturb bats (whether in a roost or not) or damage, destroy or obstruct access to bat roosts. Natural England, as the Statutory Nature Conservation Organisation (SNCO) for England, has to be notified when a proposed development will affect a bat roost.

Otter

The ecological survey report recorded an otter holt/resting place on site and includes recommendations for protecting this area from disturbance. However, these recommendations do not appear to have been incorporated in to the design of the site shown on the Proposed Site Layout Plan drawing. As these measures are required to prevent an adverse impact on this species it is essential that they are included as part of any proposed development.

Otter are protected by the Wildlife and Countryside Act (1981) (as amended) and the Conservation of Habitats and Species Regulations (2010) (as amended). It is offence to intentionally kill, injure or trap an otter or be in possession of a live or dead otter or any part of one or intentionally damage, destroy or obstruct access or disturb any otter shelter or animal while occupying such shelter.

Water Vole

The ecological survey report recorded possible evidence of water vole on the site, although it concluded that the habitat was sub-optimal for this species. It is noted that the land adjacent to river (on the southern boundary of the site) is proposed as public open space, dependent on the use and management of this area this could result in an adverse impact on water vole if they are present. We therefore recommend that the further water vole survey identified in the report is undertaken to fully inform the assessment of likely impacts on this species.

Water vole are protected by the Wildlife and Countryside Act (1981) (as amended). It is an offence to intentionally kill, injure or take a water vole; possess or control a live or dead water vole; intentionally damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection, or disturb water voles using such a place.

Nesting Birds

The proposed development would involve the loss of both trees and hedgerows which provide habitat for nesting birds, likely including some UK and Suffolk Priority species. The ecological survey report includes recommendations for planting to help compensate for this loss, however from the plans provided it is unclear how this will be implemented given the level of development proposed.

Lighting

Based on the information provided, the site of the proposed development appears likely to be used by nocturnal species such as bats. The ecological survey report accompanying the application includes recommendations for a sensitive lighting strategy to mitigate for such impacts. Notwithstanding the above comments, should it be determined that some level of development is acceptable at this site, such a strategy must be implemented in the site design.

Conclusion

Based on the information provided, we consider that this application fails to demonstrate that the proposed development will not result in an adverse impact on UK and Suffolk Priority habitats (lowland mixed deciduous woodland and hedgerow) and protected UK and Suffolk Priority species (reptiles; otter and water vole). In the absence of demonstration that such impacts can be avoided; mitigated or adequately compensated, this application should be refused.

If you require any further information, please do not hesitate to contact us.

Yours sincerely

James Meyer
Conservation Planner

Planning application 0030/17- July 2017 Land bounded by Derry Brook Lane and Little London Hill- Outline planning permission sought for the erection of up to 25 dwellings. Formation of vehicular access to Little London Hill (revised proposal).

The Debenham Parish Council would like to recommend the refusal of this planning application due to the following issues raised at the Parish Council meeting held on Monday 17th July 2017:

- a) The proposed access to the development (Little London Hill) is extremely unsuitable and the improvement measures suggested by the applicant would not be appropriate or sufficient to mitigate it. Little London Hill is a very narrow country lane culminating in a congested four way junction
- b) The layout of the roads in this area means that whenever a heavy goods vehicle needs to get through (which happens several times a day) all other traffic stands to a halt.
- c) The traffic increase which would result from a possible additional 50/60 vehicles could cause considerable disruption in an area which is already highly problematic.
- d) Throughout the village there is already cause for concern when it comes to traffic flow and parking and a marked increase in the overall number of vehicles would only further exacerbate this.
- e) This development is very close to the local primary school, where traffic and parking has been a problem for a number of years and still is. This could easily become an almost unmanageable situation with the proposed changes in traffic restriction legislation and traffic restriction enforcement planned for 2019.
- f) The proximity to the primary school increases the health and safety risks for drivers and pedestrians in an area already congested. This would be even more of an issue during the construction period. The school building also houses the pre-school and the Debenham Library, therefore the influx of traffic on this lane is even higher than the expected associated with such a facility.
- g) There are also six new properties on the same junction which will already exacerbate the highways issues. The plans currently associated with this planning application do not include the new properties, therefore are not a true representation of the site and do not illustrate how it will potentially affect neighbouring properties.
- h) There are other sites in the village which are better suited for this type / size of development.
- i) There is no footway on Little London Hill going towards the junction and there is no room for one either, therefore additional suggestions should be made with regards to pedestrian links being added to the proposals.
- j) The current lack of infrastructure would be further negatively affected and the local education and health provisions are already full to capacity.
- k) The flood risk in this area is extremely high and further development would only make this worse and place the existing properties at higher risk.
- l) Due to the no. of dwelling being proposed, there is a risk of serious interference with the drainage systems.
- m) The developer does not seem to be able to offer a solution for the issues relating to threats to wildlife.

The planning policies taken into account by the Debenham Parish Council are as follows:

Gp1- design and layout of development
Nppf- national planning policy framework
Cl8- protecting wildlife habitats
Sc4- protection of ground water supplies
Cor5- mid Suffolk's environment
Cor1- settlement hierarchy
Cor2-cs2- development in the countryside and countryside villages
Csfr-fc1- presumption in favour of sustainable development
Cor6- services and infrastructure
H15- development to reflect local characteristics
H16- protecting existing residential amenity
H4- proportion of affordable housing in new housing development
H7 restricting housing development
H13- design and layout of housing development
T9- parking standards
T10- highway considerations in development

Dina Bedwell
Parish Clerk and Responsible Financial Officer
Debenham Parish Council

MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Ian Ward – Senior Planning officer
From: Julie Abbey-Taylor, Professional Lead – Housing Enabling
Date: 31.07.2017

SUBJECT: - Application Reference: M/0030/17/OUT – revised proposal 7.7.17

Proposal: Application for Outline Planning permission for 25 dwellings with associated road access, parking and landscaping and formation of vehicular accesses.

Key Points

1. Background Information

| |
|---|
| A development proposal for twenty-five (25) residential dwellings |
|---|

| |
|--|
| This is an open market development and should provide nine (9) affordable housing units which = 35%. |
|--|

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2017, confirms a continuing need for housing across all tenures and a growing need for affordable housing. A new SHMA is currently being written but outcomes are not available at the time of this consultation.

2.2 The 2017 SHMA indicates that in Mid Suffolk there is a need for **97 new affordable homes per annum. Ref1**

2.3 Furthermore, by bedroom numbers the affordable housing mix should equate to:

| Ref2 Estimated proportionate demand for affordable new housing stock by bedroom number | |
|---|---------------------------------|
| Bed Nos | % of total new affordable stock |
| 1 | 46% |
| 2 | 36% |
| 3 | 16% |
| 4+ | 2% |

properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.

- 25% of households think their current property will not be suitable for their needs in 10 years' time.
- 2 & 3 bed properties are most sought after by existing households wishing to move.
- Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

4. Preferred mix for Affordable Housing

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 16 applicants registered who have a connection to Debenham.

4.2 9 of the proposed dwellings on the development would be for affordable housing and are indicated by the addition of a red dot on the layout plan to show their location.

These have been offered the form of: -

Rented: -

- 2 x 1-bedroom 2-person flats at 51 square metres – as required
- 4 x 2-bedroom 4-person houses at 72.9 square metres – the units shown **should be 79 sqm to comply with Housing Technical space standards 2015**
- 1 x 3 bed 5-person houses @ 89.1 sqm – **the Technical Housing standards 2015 states that this size dwelling should be 93 sqm.**

Shared Ownership: -

- 1 x 2 bed 4-person houses @ 72.9 sqm - **Should be 79 sqm to comply with Housing Technical space standards 2015**
- 2 x 3 bed 5-person houses @ 89.1 sqm – **should be 93 sqm as above.**

The above mix is requested at the space standards I have included to be incorporated in the S106 agreement.

5. Other requirements for affordable homes:

- Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards
- The council is granted 100% nomination rights to all the affordable units in perpetuity and transferred freehold to one of the Council's preferred Registered Providers.

Bury Resource Centre
Hollow Road
Bury St Edmunds
IP32 7AY

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

Enquiries to: Rachael Abraham
Direct Line: 01284 741232
Email: Rachael.abraham@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 0030_17
Date: 17 February 2017

For the Attention of Ian Ward

Dear Mr Isbell

**Planning Application 0030/17 – Site fronting The Butts and Little London Lane,
Debenham: Archaeology**

The proposed development area lies on a south facing slope, overlooking the historic settlement of Debenham (DBN 131), and is topographically favourable for early occupation. The site has not been systematically evaluated for archaeological remains. This work could be secured through a condition on planning consent.

However, a World War II operations base is also recorded in the site (DBN 142), with information available in the County Historic Environment Record. The applicant should assess this feature and the impacts of development on it, and present any proposals for how it will be managed.

Subject to clarification of this matter prior to determination of the application, there would be no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important archaeological heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed

In this case the following two conditions, used together, 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 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 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, i.e. excavation before any groundworks commence and/or monitoring during groundworks, 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/culture-heritage-and-leisure/suffolk-archaeological-service/>

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

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