

Public Document Pack



DEVELOPMENT CONTROL COMMITTEE A

DATE	Wednesday 30 March 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9.30am

Please ask for: Val Last
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18 March 2016

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

AGENDA

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. Confirmation of the minutes of the meeting held on 2 March 2016

Report NA/08/16 Pages A to H

6. To receive notification of petitions in accordance with the Council's Petition Procedure
7. Questions from Members

The Chairman to answer any questions on any matters in relation to which the Council has powers or duties which affect the District and which fall within the terms of reference of the Committee of which due notice has been given in accordance with Council Procedure Rules

8. Schedule of planning applications

Report NA/09/16

Pages 1 to 360

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

9. Site Inspections

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday 6 April 2016 (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

10. Urgent business – such other business which, by reason of special circumstances to be specified, the Chairman agrees should be considered as a matter of urgency.

(Note: Any matter to be raised under this item must be notified, in writing, to the Chief Executive or District Monitoring Officer before the commencement of the meeting, who will then take instructions from the Chairman)

Notes:

1. The Council has adopted a Charter for Public Speaking at Planning Committees. A link to the full charter is provided below.

<http://www.midsuffolk.gov.uk/assets/UploadsMSDC/Organisation/Democratic-Services/Constitution/Revised-2015/Pages-22-25-Charter-on-Public-Speaking-Planning-Committee-Extract-for-web.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.

2. Ward Members attending meetings of Development Control Committees and Planning Referral 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.

Val Last
Governance Support Officer

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
John Levantis
David Whybrow

Liberal Democrat Group

Councillor: John Field

Suffolk Together, Green and Independent Group

Councillor: 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 2014-2019

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.

Outcomes

- Strong and productive relationships with business, visitors and partners are established.
- Investment is secured and employment opportunities are developed through existing and new business including the delivery of more high value jobs.
- Local skills provision is more aligned to the local economy with our education and training equipping people for work.
- Key strategic sites are developed and an infrastructure is in place that delivers economic advantage to existing and new business.
- The natural and built environment and our heritage and wildlife are balanced with growth.
- Our market towns are accessible and sustainable vibrant local and regional centres.
- Growth achieved in the key sectors of food, drink, agriculture, tourism, advanced manufacturing (engineering), logistics and energy sectors of the local economy.
- Potential from the green economy is maximised, for homes and businesses.
- Our environment is more resilient to climate change and flooding, water loss and emissions are reduced.
- A cleaner, safer and healthier environment is delivered providing a good quality of life for residents and visitors.

2. Housing

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

Outcomes

- That the supply of housing meets the needs and demands of all and supports diverse vibrant communities.
- Appropriate amenities and infrastructure for core villages acting as hubs for their surrounding areas.
- A high standard of housing that is energy efficient, accessible, of good quality, in the right locations and with the right tenures.

- People are able to move more readily and have the choice and ability to access appropriate housing.

3. Strong and Healthy Communities

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

Outcomes

- Vibrant, healthy, sustainable and resilient communities maximising their skills and assets.
- Individuals and communities taking responsibility for their own health, wellbeing, fitness and lifestyles.
- Communities feel safer and there are low levels of crime.
- Communities are better connected and have a strong and productive relationship with Mid Suffolk District Council.

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

No

No interests to declare

Declare you have a pecuniary interest

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

Breach = criminal offence

2. Non-Pecuniary Interests

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

Yes

No

No interests to declare

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

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MID SUFFOLK DISTRICT COUNCIL

Minutes of the **DEVELOPMENT CONTROL COMMITTEE 'A'** held at the Council Offices, Needham Market on Wednesday 2 March 2016 at 9:30am.

PRESENT: Councillors: Matthew Hicks (Chairman)
Gerard Brewster
David Burn
Lavinia Hadingham
Derrick Haley *
John Levantis
Sarah Mansel
Lesley Mayes
Mike Norris *
David Whybrow

Denotes substitute *

Ward Members: Councillor: Kathie Guthrie

In Attendance: Senior Development Management Planning Officer (JPG)
Development Management Planning Officer (LE/RB)
Corporate Manager (Economic Development and Tourism)
Enabling Officer (Heritage) (WW)
Senior Legal Executive (KB)
Governance Support Officers (VL/KD)

NA42 APOLOGIES/SUBSTITUTIONS

Councillors Derrick Haley and Mike Norris were substituting for Councillors Diana Kearsley and John Field respectively.

NA43 DECLARATIONS OF INTEREST

Councillor Lavinia Hadingham declared a non-pecuniary interest in Application 0846/15, by way of attending the Baptist Church in the village. Councillor Matthew Hicks declared a non-pecuniary interest in Applications 4374/15 and 4375/15LBC by way of being the County Councillor for this area, he also advised that he had employed the architect in these applications around five years ago.

Councillor David Burn declared a pecuniary interest in Application 3975/15 by way of having contributed to the collection for the proposed memorial site.

NA44 DECLARATIONS OF LOBBYING

Members declared that they had been lobbied on applications 4374/15, 4375/15LBC and 0846/15.

NA45 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

NA46 MINUTES OF THE MEETING HELD 3 FEBRUARY 2016

Report NA/06/16

The minutes of the meeting held 3 February 2016 were confirmed as a correct record.

NA47 PETITIONS

None received.

NA48 QUESTIONS FROM MEMBERS

None received.

NA49 SCHEDULE OF PLANNING APPLICATIONS

Report NA/05/16

In accordance with the Council's procedure for public speaking on planning applications representations were made as detailed below:

<u>Planning Application Number</u>	<u>Representations from</u>
4374/15	Richard Blackwell (Parish Council) Peter Jarrett (Objector) Stephen Calloway (Objector)
4375/15/LBC	Richard Blackwell (Parish Council) Peter Jarrett (Objector) Stephen Calloway (Objector)
3975/15	Maria Ford (Parish Council) Fred Astbury (Supporter)
4195/15	Mike Bootman (Parish Council) Michael Davy (Objector) Sarah Roberts (Agent)
0846/15	Andrew Vessey (Objector) Owen Le Roy (Supporter) Peter Davidson (Applicant)

Item 1

Application Number:	4374/15
Proposal:	Partial change of use, erection of first floor extension to reinstate former two storey rear wing, internal alterations to public house to reinstate former separate dwelling at The Angel whilst retaining the public house as a community facility (revised scheme to that submitted under ref. 2494/14 and 2475/15)
Site Location:	DEBENHAM – The Angel Inn, 5 High Street
Applicant:	Mrs S Paine

Lisa Evans introduced the item and within the Late Representations/Supplementary Papers referred to the consultation response from the Mid Suffolk District Council Development Department.

Richard Blackwell speaking on behalf of the Parish Council, advised that should this application be approved there was concern that the necessary demolition and construction works would threaten the fabric of the neighbouring house. The pub was an important part of the village, and this application would make the current temporary reduced size of the public house irreversible and the smaller layout was unpopular within the village. The reduction would also mean that larger family events would need to be held elsewhere, and the loss of the car park at the rear of the pub would exacerbate an existing on road parking issue.

Two objectors shared the three minutes of speaking time, to allow them both to express views.

Peter Jarrett, representing concerned Debenham villagers, advised that alterations to reduce the size of the pub made it a less attractive option to customers, and that should this application be approved, there would be no going back. He believed a key service centre village the size of Debenham needed a large public house with associated facilities.

Stephen Calloway, who owned the house next door to the Application site, commented that the Application failed to demonstrate any benefit to the public. It would also mean an irreversible change to a listed building, and he felt that neither the Applicant nor architect had given any consideration to alleviating concerns of residents and any potential damage that could be caused during the demolition and construction process.

Kathie Guthrie, Ward Member, gave a brief overview of the history of the pub itself, and advised that in 2013 the pub closed, which prompted discussions between, amongst others, the owners, the Ward Member and Mid Suffolk District Council, to investigate options for the future of the pub. A plan to temporarily downsize the pub and re-open it was agreed. (The pub closed again after this and the 'Save the Angel Group' was formed, to keep the pub open – not sure about this as it is currently open). She said that in its present layout it was not user friendly and was not the facility the community wanted and if approved the current reduction in size would become permanent. The listing as an Asset of Community Value (ACV) demonstrated the commitment by local residents to keeping the pub open. She asked the Committee to support the Officer recommendation.

The Committee considered the application and many agreed that as Debenham was an expanding village it needed to be sustainable and have assets such as a public house. Members also voiced concerns that the Applicant had not sought any pre-application advice, or submitted any financial information regarding the viability of the business and a motion to approve the recommendation was proposed and seconded.

By a unanimous vote.

Decision – That Full Planning Permission be refused for the following reasons:

1. The proposal would lead to the diminution of an established village facility, which may prejudice its longer term future as a community and tourism asset and contributor to the rural economy. As such it conflicts with the aims and requirements of paragraphs 17, 28, 69 and 70 of the National

Planning Policy Framework, and Policies FC1 and FC1.1 of the adopted Mid Suffolk Core Strategy Focused Review (2012)

2. The proposed subdivision of the applicant listed building at ground and first floor level would cause harm to its character and status as a building of architectural and historic interest. The harm to the designated Heritage Asset is not regarded as substantial, however, the application as submitted fails to demonstrate that this harm is outweighed by the public benefit of securing the longer term financial viability of the public house through a reduction of its operational floor space. The proposal would therefore conflict with the aims of paragraphs 17, 131, 132 and 134 of the National Planning Policy Framework, Policy CS5 of the adopted Mid Suffolk Core Strategy (2008, Policy FC1 of the adopted Mid Suffolk Core Strategy Focused Review (2012) and saved Policies SB2 and HB3 of the adopted Mid Suffolk Local Plan (1998), which are consistent with those aims

Item 2

Application Number: **4375/15**
Proposal: Erection of first floor extension to reinstate former two storey rear wing, internal alterations including relocation of toilet facilities, to retain the public house as a community facility
Site Location: **DEBENHAM** – The Angel Inn, 5 High Street
Applicant: Mrs S Paine

Members reiterated their comments from the previous application, and in particular they referenced comments received from the Heritage team.

By a unanimous vote

Decision – That Listed Building Consent be refused for the following reasons:

The proposed subdivision of the applicant listed building at ground and first floor level would cause harm to its character and status as a building of architectural and historic interest. The harm to the designated Heritage Asset is not regarded as substantial, however, the application as submitted fails to demonstrate that this harm is outweighed by the public benefit of securing the longer term financial viability of the public house through a reduction of its operational floor space. The proposal would therefore conflict with the aims of paragraphs 17, 131, 132 and 134 of the National Planning Policy Framework, Policy CS5 of the adopted Mid Suffolk Core Strategy (2008, Policy FC1 of the adopted Mid Suffolk Core Strategy Focused Review (2012) and saved Policies SB2 and HB3 of the adopted Mid Suffolk Local Plan (1998), which are consistent with those aims

Item 3

Application Number: **3975/15**
Proposal: Use of land for the creation of a memorial garden to include war memorial, information board, 2 no benches, 2 no flag poles
Site Location: **EYE** – Land on Progress Way, IP23 7HL
Applicant: Mrs J Aling

Maria Ford, speaking on behalf of the Town Council, detailed to Members the hard work and effort that had been put into this application, and advised that issues surrounding car parking for the proposed site had been resolved.

Fred Astbury, supporter, advised that there had been work to make this site part of the Airfield Heritage Trail. He also made Members aware that local businesses had also offered their support for this proposal.

The Case Officer advised the Committee that the recommendation should be amended to read:

‘Scheme of hard and soft landscaping to be agreed.’

By a unanimous vote

Decision – That Full Planning permission be granted subject to the following conditions:

- Implementation – Standard Time Condition
- Approved Plans
- Hard and soft landscaping scheme to be agreed

Item 4

Application Number: **4195/15**
Proposal: Erection of 21 dwellings, 3 no new highway accesses, associated parking, turning and on-site open space provision as amended by drawing no's 01L, 22A and 25, received 20 January 2016, re-positioning plot 11 and altering proposed access
Site Location: **PALGRAVE** – Land at Lion Road
Applicant: Danny Ward Builders

At the outset of the presentation on the application, the Case Officer drew Members' attention to the tabled papers which included a revised recommendation. Upon conclusion of the presentation, the Case Officer answered Members' questions including and in relation to:

- The Council's lack of a 5 year land supply The proposed footpath and the current footpath,
- The visibility splay

Mike Bootman, speaking for the Parish Council, stated that there was disagreement regarding the sustainability of this proposal. He advised that there were long waiting times for GP appointments, and that there were existing traffic issues in Palgrave. He commented that the nearest town, Diss, was not a strategic growth centre and as such funding or investment there had not been put forward. He advised that the proposed footpath didn't extend into Palgrave, and that any users of the footpath would need to cross a busy road. He advised that the Section 106 contribution for education which would be used to refurbish the community centre, for the schools' use, relied on the agreement of the charitable trust which owned the school and this could not be guaranteed,

The Senior Development Management Planning Officer commented that Suffolk County Council had advised that school places would be created upon expansion

into the community centre, he noted however, that other legal obligations may exist where this may not be possible. He suggested that the application was deferred whilst clarification on this matter was sought.

Members' debated the issue and were minded to defer the application until clarification had been given on this matter, as they were significantly unclear on the issue. Councillor Hicks advised that this application could be heard at the next Development Control Committee B meeting, so as not to add any further delays. A motion to defer the item was proposed and seconded.

By a unanimous vote

Decision – Deferred in order to allow officers to seek clarification on education requirements. To be returned to next available committee.

Item 5

Application Number: **0846/15**
Proposal: Hybrid application comprising: application for full detailed Planning Permission for the erection of a New Baptist Chapel, car parking and access and an application for Outline Planning Permission for up to 18 no residential units; as amended by drawings received 17 November 2015 altering the design of the chapel and drawing 18975/802 rev A received 11 January amending the road layout and agent's letter received 11 January 2015
Site Location: **FRESSINGFIELD** – Land South West of School Lane
Applicant: The Trustees of Fressingfield Baptist Chapel

At the outset of the presentation on the application, the Case Officer drew Members' attention to the tabled papers which included a revised recommendation.

Andrew Vessey, an objector began by stating that it was felt that the building itself was out of scale with other dwellings in the village, and was devoid of any indigenous features. He advised the Committee that there were other facilities within the village that would be affected by this proposal, as groups that currently used these may wish to move. The proposed site was a natural habitat for a range of wildlife and was part of the scenery of the village. The impact that the application would have on the village would be detrimental as it would increase traffic movements, and change a cul-de-sac into a through road, which would impact public safety.

Owen Le Roy, speaking as a supporter of the application advised the Committee that the building had been designed to be functional and not ostentatious and that consultations with the Parish Council had been carried out throughout the process. The design had been amended to soften the appearance and address issues raised by the previous planning officer. He believed the Deed of Variation allowed the applicant to implement the footpath link.

Peter Davidson, the Applicant advised that there was support for the scheme from the Parish Council, the school and the village itself. He advised that the school had been offered the use of the building and classrooms as well as the carpark, which

would allow school buses and parents a safe area to pick up and drop off. He stated that the access point to the site could be moved so that the visibility splay would be less of an issue. He commented that the school did not want the footpath to be on school land and so had offered that the footpath could be located on the application site; this would require a legal document which would be forthcoming but there was already an easement allowing access across school land. In order to provide the visibility splay a wayleave was required, but if this was not forthcoming the building could be moved further onto the site so that the splay could be provided within the application land. He felt that all concerns regarding this application could be resolved by adding conditions to the recommendations.

Lavinia Hadingham, Ward Member, advised the Committee that she fully supported the application, and that it would add a lot of benefit to a thriving village. The current Baptist Church had a very full and varied social calendar that catered to all ages, and often the Church was full on a Sunday. The proposal offered both more houses, which were needed and also offered a safe place for school children to be collected and dropped at school by way of the proposed car park. She stated that the applicants had been keen to please and had liaised with the Parish Council and had sought pre-application advice.

Members debated the application and commented that whilst it was positive that the Baptist Church was thriving and were looking to expand, there were concerns over the footpath and the visibility splay. Members also questioned the applicant's comments regarding conditions with the Officer, who advised that a deed of variation did allow for a footway link between the site and the school, however this proposal did not permit this. In order for the link to be provided in this way, the proposal would need to be redesigned as the Church would need to be repositioned further into the site. Members' felt that further discussions were required to resolve the issues of concern, in particular the footpath link, the visibility splay and mitigation for the loss of the broadleaved woodland as advised by Suffolk Wildlife Trust and the County Ecologist.

By 8 votes to 1

Decision –

(A) That Full Planning permission be refused for the following reasons:

- The proposal seeks to provide a footway link and new path on land outside the red line application site and outside the applicant's ownership or control. There is no agreement to secure the transfer of the land for provision of the footpath. The provision of this footpath provides a direct link to local services and facilities, without which the proposal would be contrary to paragraphs 31, 34, 35 and 72 of the NPPF, not providing or promoting viable infrastructure necessary for the development, or indeed prioritising pedestrian access and as such not contributing to the achievement of sustainable development required by paragraph 6 of the NPPF, contrary to Core Strategy Policies FC1 and FC1.1
- Part of the visibility splay required when entering the site from (as shown on Forward Visibility Plan 18975/802 Rev B, received 4/2/2016) are not within the red line application site and outside the applicant's ownership

or control. Their provision and future retention cannot be secured and on that basis the development cannot deliver safe and secure access as required by Policy T10 of the Mid Suffolk Local Plan and paragraphs 32 and 35 of the NPPF. The application site forms part of a designated Priority Habitat Area of broadleaf woodland. The NPPF at paragraphs 117 and 118 aims to conserve and enhance biodiversity, including the preservation, restoration and recreation of Priority Habitats, further requiring that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats.

The proposal would result in the incursion of residential development and community facilities across the entire designated area resulting in the complete loss of this irreplaceable habitat contrary to Core Strategy Policy CS5, Local Plan Policy CL8, Core Strategy Focused Review Policies FC1 and FC1.1 and the National Planning Policy Framework paragraphs 7, 8, 109, 117, 118 and 119.

As such the proposal cannot be considered to improve biodiversity, and as such not achieve the environmental aims of sustainable development. As the different roles of sustainable development identified in paragraph 7 of the NPPF should not be undertaken in isolation the proposal cannot be considered sustainable development in this respect and as such is contrary to the requirements of paragraphs 7, 8, 109, 117, 118 and 119 of the NPPF.

(B) At such time Committee determine the application without a Planning Obligation being secured the Corporate Manager – Development Management be authorised to refuse full planning permission for reason(s) in Resolution (A) including the following reason for refusal:

- Inadequate provision of open space and/or infrastructure contrary to policy CS6 or the Core Strategy 2008 without the requisite Section 106 obligation or CIL being in place

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Chairman

NA/09/16

DEVELOPMENT CONTROL COMMITTEE - A 30 March 2016

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Ref No.	Location And Proposal	Ward Member	Officer	Page No.
1.	0072/16	Dagwood Farm, Ashfield Road, Elmswell. Change of use and conversion of former dairy and adjoining workshop into 2no. one bedroom dwellings.	Cllr J Levantis Cllr S Mansel	SLB	1-36
2.	0150/16	Dagwood Farm, Ashfield Road, Elmswell. Works associated with the change of use and conversion of former dairy building to two dwellings.	Cllr J Levantis Cllr S Mansel	SLB	37-61
3.	2285/15	Land and Buildings at Red House Farm Priory Road Fressingfield. Full Planning Permission- Erection of new Scout Headquarters with associated facilities and new access road. Outline Planning Permission- Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties).	Cllr L Hadingham	RB	62-132

4.	3622/15	<p>Land to rear of 1 and 2 Upper Meadow, Walsham le Willows.</p> <p>Proposed residential development consisting of 3No. four bedroom detached houses with detached garages and proposed access.</p>	<p>Cllr J Fleming</p> <p>Cllr D Osbourne</p>	SLB	133-156
5.	4188/15	<p>J Breheny Contractors Ltd, Flordon Road, Creeting St Mary.</p> <p>Hybrid application comprising of:</p> <p>a) Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping).</p> <p>b) Full planning application for a proposed new training facility, workshop and parking area.</p>	Cllr S Morley	LE	157-243
6.	3701/15	<p>Kerrison Conference and Training Centre Stoke Ash Road, Thorndon.</p> <p>Conversion of Kelly House to residential use, Conversion of the Old Chapel to Residential Use, Demolition of workshop adjoining the Old Chapel, Demolition of free-standing workshop building and the erection of 7No new houses.</p>	Cllr G Horn	GW	244-294

7.	0610/15	Elmswell Methodist Church, School Road, Elmswell. Change of use and conversion of redundant church to dwelling house with provision of parking and formation of new vehicular access.	Cllr J Levantis Cllr S Mansel	SB	295-324
8	2982/15	Whitton Park, Thurleston Lane, Whitton. Change of use from retirement home to 18 flats + one staff flat.	Cllr J Whitehead Cllr J Caston	IW	325-360

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE A - 30 March 2016

AGENDA ITEM NO 1
APPLICATION NO 0072/16
PROPOSAL Change of use and conversion of former dairy and adjoining workshop into 2no. one bedroom dwellings.
SITE LOCATION Dagwood Farm, Ashfield Road, Elmswell, IP30 9HJ
SITE AREA (Ha)
APPLICANT Mr J Cunningham
RECEIVED January 6, 2016
EXPIRY DATE March 9, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

(1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. Pre application advice was given by the planning officer.

SITE AND SURROUNDINGS

2. Dagwood Farm, Elmswell is a converted barn which, together with the building proposed to be altered, were formerly related to Dagwood Farmhouse, this being a grade II listed building positioned approximately 35m to the south of the application site. Both the principle converted barn, Dagwood Farm, and associated outbuildings regarded as being curtilage listed for planning purposes by virtue of being within the curtilage of Dagwood Farmhouse at time of listing.

Dagwood Farm is situated approximately 400m to the north of the settlement boundary for the village of Elmswell, with vehicular access off Ashfield Road. Its residential curtilage is limited to the area of land immediately surrounding the dwelling itself and there are paddocks to the east and southeast and an additional parcel of non-domestic land to the west of the dwelling, which are also within the applicant's ownership

The building subject of the application is an agricultural livestock building situated to the west of the converted barn of Dagwood Farm. The building has been significantly altered in recent years. The walls are constructed in block work and brick with a brick Page 13 timber cladding. The roof has clay pantiles. The building has timber doors and openings to the front and side. The

roof of the building has recently been reconstructed to replace the former flat tin roof with a new structure to support a clay pantile roof and solar panels (applications 1982/13 & 1719/13). The building is adjacent to another former agricultural building to the east which is currently being converted into a two bedroom dwelling (1599/15 & 1600/15). A small linked extension, between the two buildings has recently been demolished, as granted by 1982/13.

HISTORY

3. The planning history relevant to the application site is:

0150/16	Works associated with the change of use and conversion of former dairy building to two dwellings.	
0072/16	Change of use and conversion of former dairy and adjoining workshop into 2no. one bedroom dwellings.	
3538/15	Works associated with conversion of agricultural barn to form two dwellings with one bedroom accommodation	Refused 07/12/2015
3437/15	Prior notification under Class Q(a) and (b) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Proposed change of use of existing agricultural building and land within its curtilage to residential use to form two dwellings (Use Class C3) and associated operational development.	Refused 12/11/2015
1599/15	Change of use and conversion of former agricultural barn to form 2 bedroom residential accommodation and associated parking	Granted 03/07/2015
1600/15	Works associated with conversion of former agricultural barn to form 2 bedroom residential accommodation and associated parking	Granted 03/07/2015
1682/14	Conversion of former agricultural barn and existing annex/bedroom 5 of Dagwood Farm to form 3 bedroom dwellinghouse.	Refused 12/09/2014
1683/14	Alterations associated with conversion of former agricultural barn and existing annex/bedroom 5 of Dagwood Farm to form 3 bedroom dwellinghouse.	Refused 12/09/2014
1719/13	Restoration and repair of pitched roof to former dairy and associated barn. Installation of 26no. solar panels.	Granted 21/10/2013 10:15:24
1982/13	Restoration and repair of pitched roof to former dairy and associated barn with installation of 26no. solar panels	Granted 21/10/2013
3071/10	Repair and replacement of roof coverings to existing outbuilding.	Granted 11/01/2011
2514/10	Repair and replacement of roof coverings to	Granted

3049/08	existing outbuilding. Alterations to existing farm buildings.	09/12/2010 Refused 22/01/2009
2482/08	Change of use of land to domestic garden. Alterations to existing farm buildings.	Refused 22/01/2009
1877/08	Erection of boundary fence.	Granted 11/09/2008
2057/06	Erection of garage and two sheds.	Granted 25/10/2006
0361/06	New separate and dedicated vehicular access to dwelling house.	Granted 19/05/2006
0513/06	Conversion of existing barns to dwelling house (amendments to scheme previously permitted under Listed Building Consent LB/156/04)	Granted 05/09/2006
0351/06	Retention of windows to front, rear and side elevations.	Refused 06/07/2006
2214/05	Conversion of redundant barns and other farm buildings to form a detached 4 bedroomed house with carport/store.	Refused 21/12/2005
2215/05	Works to a building within the curtilage of the listed building to enable conversion of barn and other redundant buildings to a house (unit two).	Refused 21/12/2005
1575/05	Conversion of redundant barn and other farm buildings to form a detached 5 bedroom house with car port/ store.	Refused 19/09/2005
1581/05	Conversion of barns and other redundant building to form dwellinghouse	Refused 20/09/2005
0915/05/	Conversion of redundant barns and other farm buildings to form a detached five bedroom house with carport/store	Refused 09/06/2005
0156/04/OL	CHANGE OF USE OF REDUNDANT FARM BUILDING TO RESIDENTIAL.	Granted 10/08/2004
0770/04	CHANGE OF USE OF REDUNDANT FARM BUILDING TO RESIDENTIAL.	Granted 10/08/2004
0244/02/LB	REPAIRS TO THATCHED ROOF. RENDERING EXTERNAL WALLS, RETENTION OF INTERNAL WORKS. REPLACE SASHES AND WINDOWS.	Granted 14/02/2003
0159/95/LB	INTERNAL AND EXTERNAL ALTERATIONS.	Withdrawn 12/02/2003
0040/82/LB	Alterations.	Granted 20/07/1982
0048/81/LB	Part demolition alterations and extension and extensions to cottage and extension to garage	Granted 15/10/1981
0547/81	Part demolition, alterations and extensions to cottage, and extension to garage	Granted 15/10/1981
81/0048	Use of part of dwelling for the accommodation of paying guests	10/02/1981
77/0066	Internal alterations to form new lounge, improvements to form container and bottled beer store and improvements to toilets	11/01/1978

0006/77/LB	Alterations and additions including two storey rear extension and raising of roof height to give additional first floor accommodation.	Refused 10/03/1977
0066/77	Alterations and additions including two storey rear extension and raising of roof height to give additional first floor accommodation.	Refused 10/03/1977

PROPOSAL

- 4. Planning permission and listed building consent is sought for the change of use and associated conversion work of a former dairy and adjoining workshop to 2no. one bedroom dwellings.

POLICY

- 5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

- 6. **Elmswell Parish Council**
 - supports the proposal

SCC Highway Authority

- The County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:
- Condition: The use shall not commence until the area(s) within the site shown on "SITE PLAN DAGWOOD FARM" for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes. Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

Environmental Health

- no objection 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.

Heritage Officer

Dagwood Farm was listed on 15th November 1954. The building the subject of this application is not listed in its own right, but forms part of the historic curtilage of Dagwood Farm and therefore is to be regarded as part of that "listed building" for all planning purposes. It also lies within the setting of Dagwood Farmhouse. The Farmhouse and its outbuildings form a coherent historic farmstead group of some historic interest. The main heritage consideration is the effect of the proposal on the setting of Dagwood Farmhouse and its significance as a designated heritage asset. The character of the historic farmstead and the character, amenity and appearance of the surrounding countryside are also material considerations.

The applicant contends that only the physical changes to the application building itself should be considered in determining the listed building consent application and that the effect on the setting of the Farmhouse, in particular the effect of the change of use to residential, should only be considered in relation to the planning application. The heritage team does not share this view. The application building forms part of the historic curtilage of Dagwood Farmhouse. As such, it is to be considered as part of Dagwood Farmhouse as a "listed building" and as a heritage asset. It is not listed in its own right and any heritage value it may possess is primarily as part of the curtilage and setting of Dagwood Farmhouse and as part of the historic farmstead group.

The Planning (Listed Buildings and Conservation Areas) Act 1990 lays on the LPA a duty, in considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Thus, the heritage team contends that it is not only appropriate to consider the effect on the setting of the Farmhouse, including the effect of the change of use, in considering the listed building consent application; it is, in fact, a requirement laid on the LPA by the Act.

In practice, it is hard to separate the physical works to the application building from the change of use, because the works to the building that require listed building consent are only being carried out in order to affect the conversion. These comments are therefore to be read in connection with both applications, for listed building consent and for planning permission.

The physical changes to the application building itself are not innocuous. They represent an unwelcome domestication of its appearance and a further erosion of its agricultural character. The addition of new windows on the west and east elevations with an overtly domestic appearance and new doors and roof-lights on the north elevation will break up the existing, mostly blank, elevations which at present retain at least some of their agricultural character. There will be internal changes to the layout associated with the conversion, including the addition of a new first floor. The application building has apparently already been substantially rebuilt and now contains very little *in situ* historic fabric. Nevertheless, if consent is granted for the works as now proposed, any remnants of agricultural character will be further eroded, to the detriment of the character, setting and significance of the listed building.

Dagwood Farmhouse and its outbuildings, as noted above, form a coherent

historic farmstead group. This has already been subject to considerable alteration, including the conversion of an existing barn on the site to a dwelling and the granting of a further permission for conversion of another curtilage building which has yet to be implemented. The creation of two new curtilages in addition to those already permitted will have a cumulative effect on the setting which, in the heritage team's view, is harmful to significance. The curtilages of the new dwellings will have new boundaries, marked by a post-and rail fences and new hawthorn hedges. These new subdivisions of the farmyard will be harmful to the setting and significance of the listed building. If permission for two new domestic curtilages is given, however, it is difficult to see how the pressure for some form of physical boundary treatment could reasonably be resisted. Conditions could be imposed, but in practice, the LPA may have to accept a number of apparently minor, but very damaging developments. Most of this development would be located very close to the listed farmhouse and would have a considerable harmful effect on its setting, on the character of the historic farmstead and on the character, amenity and appearance of the surrounding countryside. The level of harm is assessed as considerable, but less than substantial.

Subdivision of a farmstead is generally accepted with a view to securing the future of historic curtilage farm buildings, but in this case the arguments for preserving the application building by conversion are considerably diluted by the extent of rebuilding to which it has already been subjected.

The case officer should now weigh the harm to the heritage asset against the public benefits of the scheme. In this case, the level of harm to the heritage asset is such that, unless the public benefits are considered to be significant, they will not outweigh the harm to heritage interests and the scheme should be refused.

LOCAL AND THIRD PARTY REPRESENTATIONS

7.
 - Dagwood Farm is situated on land occupied since the 12th century and therefore is of historical significance
 - Not possible to separate Dagwood Farmhouse from Dagwood Farm
 - Land was farmed by monks of Bury St Edmunds Abbey
 - advised by the applicant that farm buildings were listed by dint of curtilage of Dagwood Farmhouse
 - milking shed/dairy was demolished except back wall (facing north) by current owner in Spring 2105
 - current building has no relationship to the original shed which blended into its setting and had character
 - original shed had no roof
 - new building resembles a modern facsimile of a barn conversion
 - applicant contends density is justified by development in vicinity but there are empty fields around site
 - windows overlook Farmhouse
 - only outside space for residents directly faces Farmhouse, potential for noise and disturbance
- farmhouse and outbuildings suffered neglect in the 1990's
- new owners have renovated farmhouse and large barn and made good job of preserving this traditional Suffolk farmstead

- now looking to find long term use for the old dairy which is supported.

ASSESSMENT

8. The application falls to be considered under the following matters:
- Principle of Development
 - Site History
 - Impact on the character and appearance of the building and area
 - Suitability of the building for conversion (including the extent of new build and rebuilding)
 - Sustainability
 - Heritage
 - Highways
 - Residential Amenity
 - Land Contamination

Principle of Development

The building lies within the curtilage of Dagwood Farmhouse, a Grade II listed building and is deemed to be 'curtilage listed'. It is considered that policies GP1, H9 and H13 of the Mid Suffolk District Local Plan and policy CS5 of the Mid Suffolk Core Strategy 2008 and policy FC1.1 of the Mid Suffolk Core Strategy Focused Review 2012 apply and provide criteria in relation to the design and appearance of buildings and the conversion of non-residential buildings into a residential use. Policy HB3 of the Local Plan states that proposal for the alteration of listed buildings will only be permitted in exceptional circumstances and will be required to meet high standard of detailing design, materials and construction. Proposals should not detract from the architectural or historic character of the existing building or its setting. These policies carry significant weight in the determination of this proposal as they are compliant with the requirements of paragraphs 55 of the NPPF.

Policy CS2 of the Core Strategy provides a list of categories of development which the Council will consider acceptable in the countryside. The list includes the conversion of rural buildings to residential use. This policy reflects the National Planning Policy Framework (NPPF) which confirms at paragraph 55 that the reuse of redundant or disused buildings can be an acceptable form of residential development in the countryside.

Policy H9 of the Local Plan provides detailed guidance. It states: -

-In the countryside, the conversion and change of use of agricultural and other rural buildings whose form, bulk and general design are in keeping with their surroundings, will be favourably considered, subject to the following criteria:-

- the proposed conversion must respect the structure, form and character of the original building and retain any important architectural features. Existing openings should be utilised wherever practicable and new openings kept to a minimum;
- where proposed extensions are essential they should not dominate the

original building in either scale, use of materials or situation. Proposed extensions should not detract from the appearance or character which warrants the original building being retained as a feature in the countryside. Domestic features, such as porches and chimney stacks, unrelated to the traditional appearance of the building will be considered inappropriate. The creation of a residential curtilage around a newly converted building should not impose adversely on the character of the surrounding countryside;

- the extent to which any residential conversion detracts from the **original** character of the building or its rural surroundings will be treated as a material consideration. In order to protect the character and appearance of the converted building or the amenity and appearance of the surrounding countryside the district planning authority may impose conditions removing permitted development rights under the General Permitted Development Order 1995.

Site History

There is extensive history of planning and listed building applications relating to this site. The building subject of this current application was previously proposed for conversion in 2005 (application 2214/05). That particular application included the application building and the adjoining building ('Barn 3') which is now currently being converted under permission (1599/15). In June 2005 planning permission was refused and that decision was subsequently appealed against. In November 2006 an appeal Inspector dismissed the appeal. This scheme which was dismissed was a significantly larger scheme for the conversion and extension of the barn subject to the current application and the adjoining/adjacent 'Barn 3'. The Inspector made reference to 'Barn 3' in her decision notice and noted that 'with the exception of 'Barn 3' there is little of the original building that warrants retention'. She dismissed the appeal on the grounds that the overall structure would need considerable overhaul and the scheme as a whole would represent a 'substantial reconstruction', and the 'resulting building would bear a passing reference to the shape of what exists now but there is very little of note to respect in terms of structure or character'. Subsequent to this appeal decision the planning permission and listed building consent was granted in 2010 for the replacement of the roof of Barn 3 with a traditional pantile roof, and subsequently in July 2015 permission was granted for conversion to a two bedroom dwelling. This decision took into account the observation of the appeal inspector with regard to the historical merits of the building and the relevance of policy H9 relating to the retention of traditional buildings in the countryside.

With regard to the application building applications for planning permission and listed building consent to restore the pitched roof and instal solar panels were made in 2013 (1982/13 & 1719/13). This application was supported by photographs which indicated that the building has historically had a pitched roof. It was the applicants stated intention to restore the building as part of the historic grouping of buildings which comprised Dagwood Farm, for agricultural purposes. The supporting Design and Access Statement stated: "The existing building will continue to be used for predominantly agricultural usage associated with the current small holding (number 78241)". The floor plans which accompanied that application indicated the use of the building as only having a ground floor with no upper floor, to be used for an agricultural use. It is was stated that "The layout of the building will remain as existing with the Old

Dairy area and the associated barn remaining as is". The applicant always indicated that it was his intention to restore this grouping of agricultural buildings, there was no indication of introducing a residential use into the application building. The site is still a registered smallholding and the applicant still has a low key agricultural activity on the land, as evidenced by some sheep, therefore he still has need for an agricultural building. This would be lost by conversion to residential use.

Impact on the character and appearance of the building and area

The appeal Inspector in November 2006 considered that the original building which remained at that time did not warrant retention in the form proposed. It is considered that this is a material consideration to the current application. Subsequently the applicant has implemented a restoration of the building in a form which effectively results in a new building with minimal elements of the original building remaining.

The recent work which has been undertaken to the building to construct a new roof structure and install solar panels (1982/13) has resulted in a building which is considered to be more sympathetic to the historic context than the previous corrugated flat roof. Permission was granted for this work to improve the appearance of the building, and thereby enhance its character and appearance and the contribution it makes to the setting of both the curtilage listed Dagwood Farm and grade II listed Dagwood Farmhouse to the south. It is considered that this has been achieved, but it is effectively a new building. The work which has been implemented is more extensive than envisaged by the original application. There has been a first floor introduced which was not part of the original plan. The building which has been constructed forms part of the overall hierarchy of buildings comprising the main Dagwood Farmhouse, the converted barn of Dagwood Farm and the subservient associated outbuildings.

Suitability of the building for conversion (including the extent of new build and rebuilding)

The applicant in the submitted Design and Access Statement makes reference to the Planning Inspector's appeal decision notice relating to application 2215/05. He highlights the reference by the Inspector to 'Barn 3' which is the barn subject to this current application. The Inspector noted that 'with the exception of 'Barn 3' there is little of the original building that warrants retention'. She goes on to state that in order to carry out the conversion its structure and fabric would require considerable overhaul and would represent a 'substantial reconstruction', and the 'resulting building would bear a passing reference to the shape of what exists now but there is very little of note to respect in terms of structure or character'. She states her opinion that 'the conversion cannot be justified in the interests of preserving a building of quality or of significant importance'. She concludes that the proposal would amount to a new dwelling in the countryside which cannot be justified on the basis of policies that allow conversion or re-use of rural buildings.

While Policy H9 of the development plan makes provision for conversion traditional rural buildings to residential use, the application building proposed for conversion has been subject to such significant re-construction with the addition of a replacement roof, replacement walls and internal floors, and there is little in the way of historic or architectural merit to warrant conversion. If

approved, the resulting building would be tantamount to a new dwelling in the countryside contrary to development plan policies that seek to restrict new dwellings in the countryside and to national planning guidance that seeks to achieve sustainable development.

Sustainability

The application site is located to the north of Elmswell village, which is designated as a key service centre in the Core Strategy. This designation acknowledges the fact that it has certain services such as shops, pub, school and employment opportunities, and also a railway station. The site is connected to the village along Ashfield Road, which is a C Class road, without a public footpath. The site is outside of the defined housing settlement boundary by approximately 400m. Recent appeal decisions relating to new developments which are outside of HSBs and have been allowed have related to sites which are connected to the nearest sustainable settlement with a public footpath. This is not the case with the application site. There is no public footpath along Ashfield Road which connects with the village. It is considered that occupiers of the two dwellings as proposed would be dependent upon the use of a private motor vehicle to access key services. As such it is considered that the site is an unsustainable location for new residential development where there is no other overriding policy which may permit such development.

Heritage

The Heritage Officer confirms that the building forms part of the historic curtilage of Dagwood Farm and is therefore regarded as a curtilage listed building for planning purposes, within the setting of Dagwood Farmhouse. The building has recently been subject to extensive rebuilding following the granting of planning permission and listed building consent in 2013 for the replacement roof, and as such it contains very little *in situ* historic fabric. The main heritage consideration therefore is the effect of the proposal on the setting and significance of Dagwood Farmhouse. The character of the historic farmstead and the character, amenity and appearance of the surrounding countryside are also material considerations.

When the application in 2013 for the reroofing of the application building was being considered the Conservation officer was of the opinion that the flat roof on the building at the time was uncharacteristic and created a weak visual edge to the overall site which include Dagwood Farmhouse. He was therefore supportive of the scheme to reinstate a pitched roof on the building. The applicant had stated that it was his intention to reinstate the form of the grouping of agricultural buildings and it is considered that this has been achieved with the work which has been implemented. The building is a new agricultural building which contains minimal historic elements of the original building. In essence the building is a new building containing elements of the original, it is still regarded as a curtilage listed building. The additional work required to subdivide the building into two dwellings relates to the insertion of a first floor and window openings. These are considered to be relatively minor changes to the character of the building, however, the proposal to convert the building into two dwellings with associated curtilages is considered to be an unfortunate subdivision of the historic grouping of buildings which comprised Dagwood Farm and Farmhouse. This is considered to be the detriment of the historic setting of the listed building and contrary to the applicants original

intentions with regard to the buildings.

Dagwood Farmhouse and its outbuildings, as noted above, form a coherent historic farmstead group. This has already been subject to considerable alteration, including the conversion of an existing barn on the site to a dwelling and the granting of a further permission for conversion of another curtilage building which has yet to be implemented. The creation of two new curtilages in addition to those already permitted will have a cumulative effect on the setting which, in the heritage team's view, is harmful to significance. It would result in a much greater level of activity and minor development, particularly in relation to vehicles, than is presently the case. The curtilages of the new dwellings are shown to be sub-divided with hedging and a post and rail fence. The development would be located close to the listed farmhouse and would have a considerable harmful effect on its setting, on the character of the historic farmstead and on the character, amenity and appearance of the surrounding countryside. The level of harm is assessed as considerable, but less than substantial.

Highways

The application site is served by an existing vehicular access from Ashfield Road. This currently serves Dagwood Farm. No objection have been raised with regard to the additional use of this access by the Highway Authority.

Residential Amenity

The site lies in close proximity to Dagwood Farmhouse, approximately 35 metres to the south. Dagwood Farmhouse was formerly associated with the buildings at Dagwood Farm. They do not share a vehicular access but are closely related. Concerns have been raised by the occupier of Dagwood Farmhouse with the potential for overlooking from the proposed conversion, and also the scheme which is currently being converted. Officers are of the opinion that the window to window spacing between the properties is in accordance with accepted design standards and sufficient to minimise any adverse loss of privacy.

With regard to the intensification of the residential usage of the property, with the introduction of two additional dwellings, it is considered that this may result in impact on the residential amenity of the neighbouring residents. There would be additional vehicle movements along the driveway which abuts the boundary of Dagwood Farmhouse which may result in disturbance. Additionally, the two dwellings proposed would only have limited residential curtilages which would all be at the front of the building South facing towards the garden area of Dagwood Farmhouse. It is considered that there is the potential for an intrusive impact resulting from the use of these limited garden areas.

Land Contamination

No objection to the proposal has been raised by the Land Contamination Officer.

Conclusion

This site is located in a countryside location outside of the settlement boundary

for Elmswell. It is considered that the proposed residential development is contrary to policies which aim to resist unsustainable development. The building is an agricultural building connected with the applicant's small holding, and the work which has been undertaken to the building in recent years has restored the building to its original form and character. However it is the view of your officers that the building amounts to a new building in the countryside and does not merit conversion to residential use in accordance with Policy H9 of the Local Plan. It is therefore recommended that planning permission be refused.

RECOMMENDATION

That Full Planning Permission be refused for the following reason:

1. The building to be converted has been subject to extensive rebuilding in association with the construction of a replacement pitched roof. Although national and local policy broadly supports the re-use of appropriately located and suitably constructed existing buildings in the countryside where this would meet sustainable development objectives, it is considered that the building is of insufficient architectural merit to warrant residential conversion. As such the proposal is considered to be contrary to policy H7 (Restricting housing development unrelated to the needs of the countryside), H9 (Conversion of rural buildings to dwellings) and HB1 (Protection of historic buildings) of the Mid Suffolk Local Plan and Policies CS1 and CS2 of the Mid Suffolk LDF Core Strategy 2008 which aim to protect the countryside by restricting development in the countryside to that which is essential under those policies and direct other new housing development within settlement boundaries. In this case it is considered that there is no proven agricultural, horticultural or forestry need and the proposed residential development is contrary to adopted policy. Furthermore the Council's Core Strategy Focus Review 2012 under CSFR FC1 and FC1.1 provides that all proposals for development must conserve and enhance the local character of the different parts of the district and the introduction of a dwelling in this location is not considered to conserve or enhance this area.

The Government's National Planning Policy Framework (NPPF) is also a material consideration. This states for decision-taking authorities should approve development proposals that accord with the development plan without delay, actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances. As such it is considered that the proposal represents unsustainable development, contrary to the NPPF.

2. The proposal would cause harm to setting and significance of the designated heritage asset, through inappropriate changes to the application building itself and over-intensification of the use of the site. The harm would be considerable, but less than substantial; as such, the application fails to meet the requirements of NPPF 126, 128, 131, 132 133 and 134. It also fails to meet the requirements of saved LP policies HB1, HB3, HB5 and H9 as they relate to the conservation and protection of heritage assets.

Philip Isbell
Corporate Manager - Development Management

Stephen Burgess
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor1 - CS1 Settlement Hierarchy

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

Cor6 - CS6 Services and Infrastructure

2. Mid Suffolk Local Plan

H7 - RESTRICTING HOUSING DEVELOPMENT

H9 - CONVERSION OF RURAL BUILDINGS TO DWELLINGS

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB1 - PROTECTION OF HISTORIC BUILDINGS

CL8 - PROTECTING WILDLIFE HABITATS

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of 2 interested parties.

The following people **objected** to the application

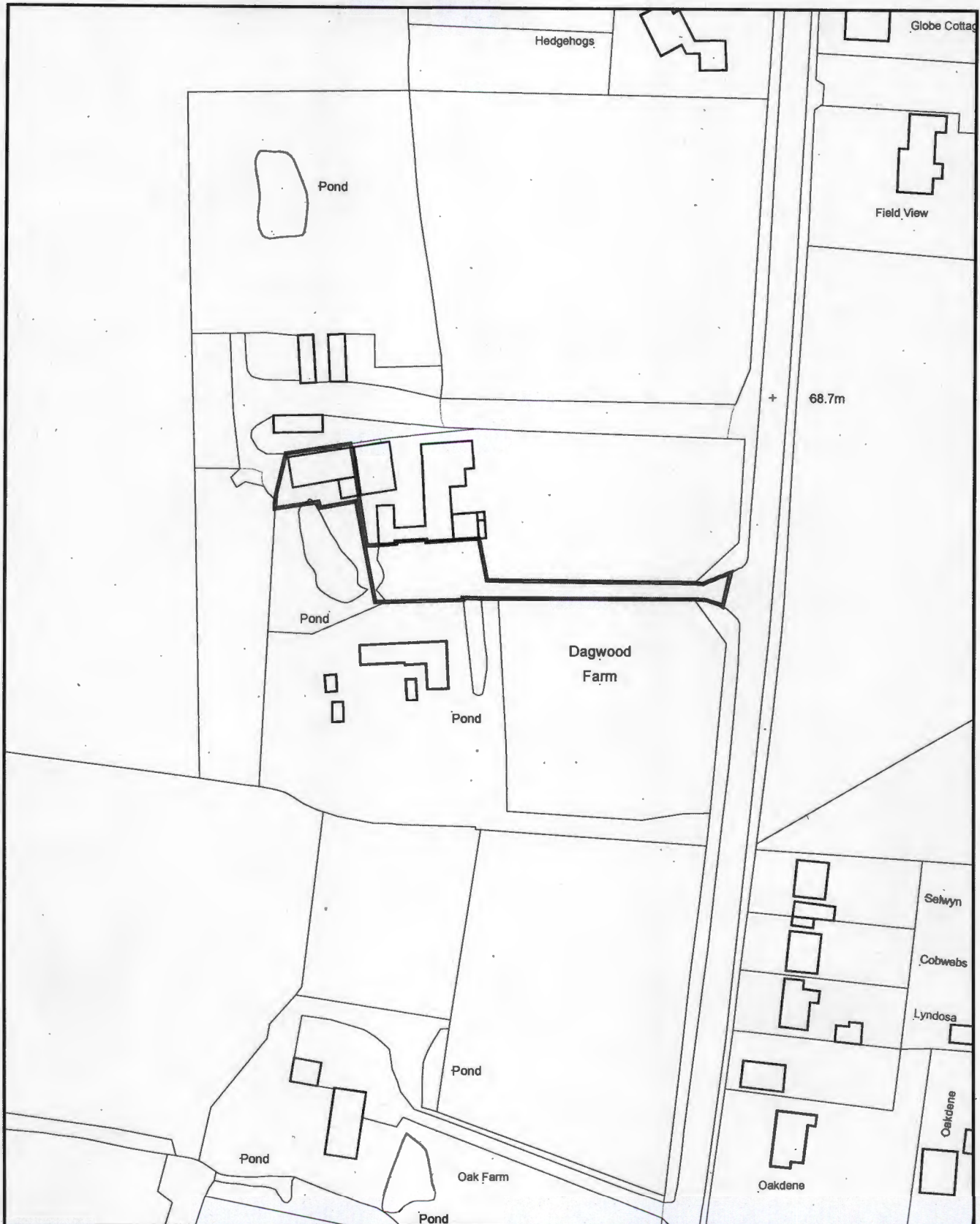
[REDACTED]

The following people **supported** the application:

[REDACTED]

The following people **commented** on the application:

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Title: Committee Site Plan

Reference: 0072/16 & 0150/16

Site: Dagwood Farm, Ashfield Road, Elmswell, IP30 9HJ

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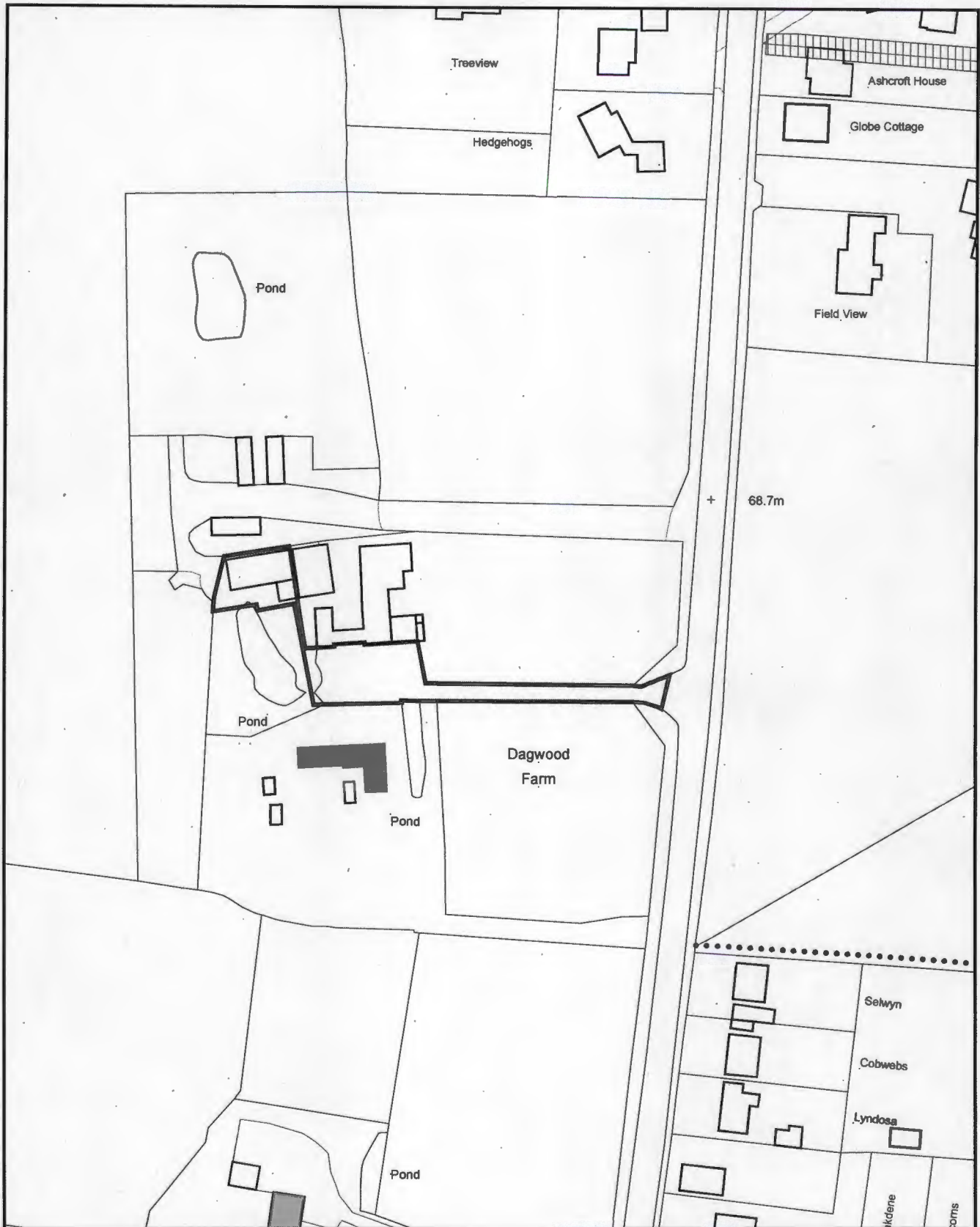
MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500



SCALE 1:1250

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Title: Committee Constraints Map

Reference: 0072/16 & 0150/16

Site: Dagwood Farm, Ashfield Road, Elmswell, IP30 9HJ

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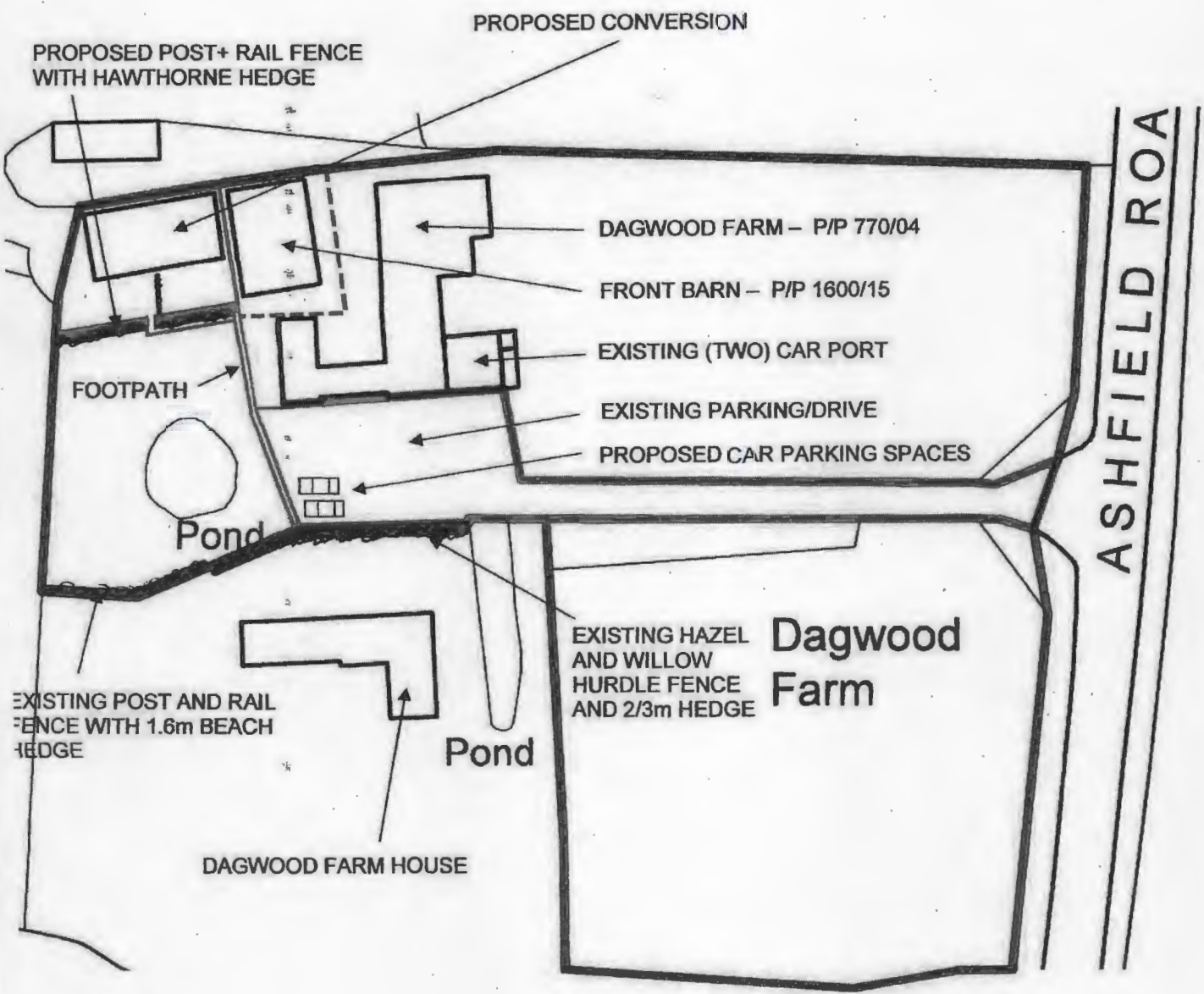
MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500



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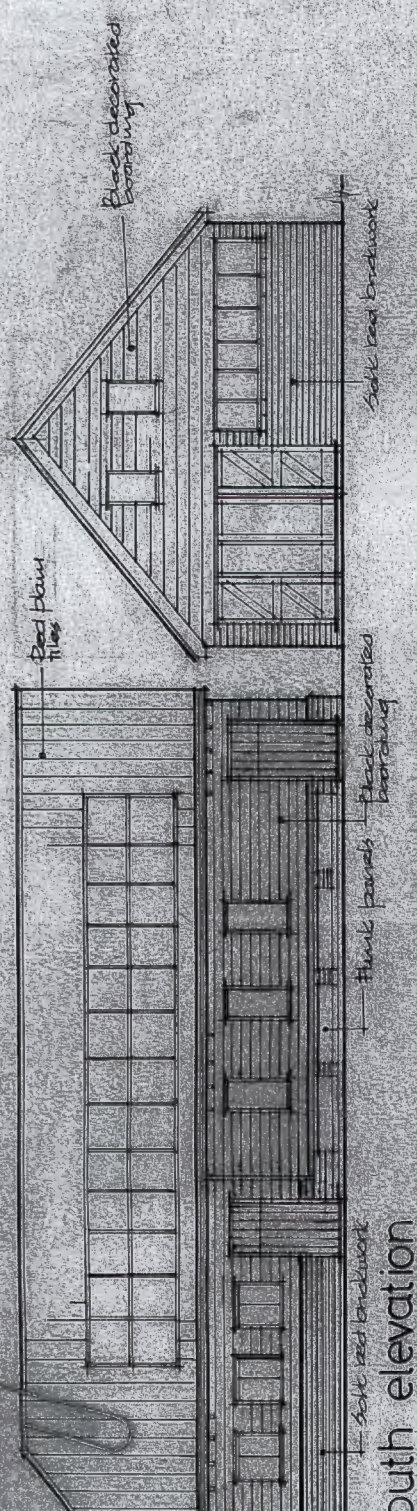
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SITE PLAN DAGWOOD FARM

PROJECT: PROPOSED CONVERSION OF EX-DAIRY BUILDING

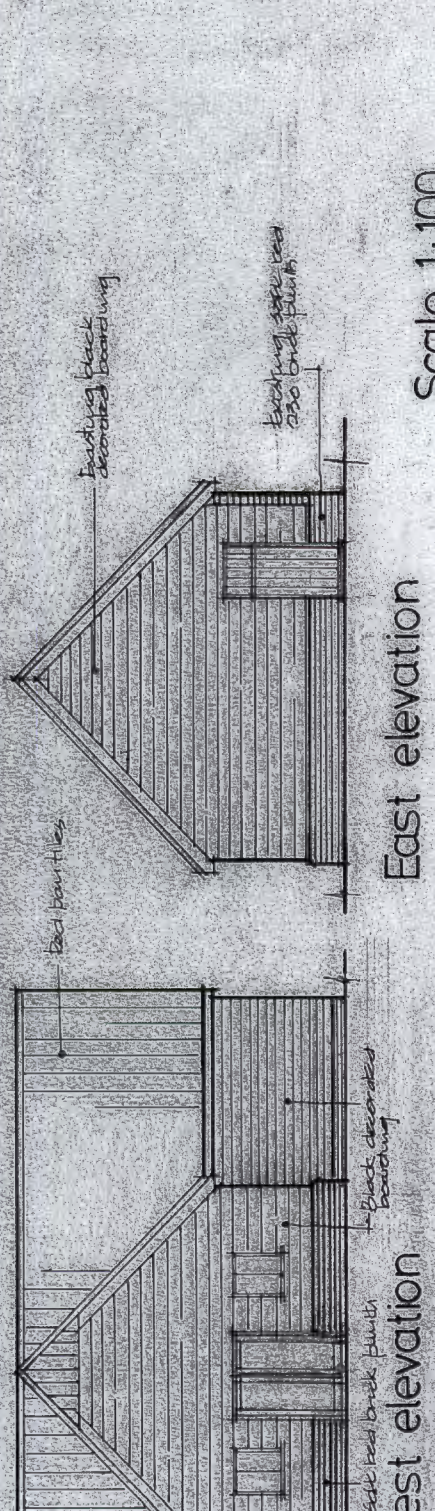
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 DRAWN: J.P.W.C.



South elevation



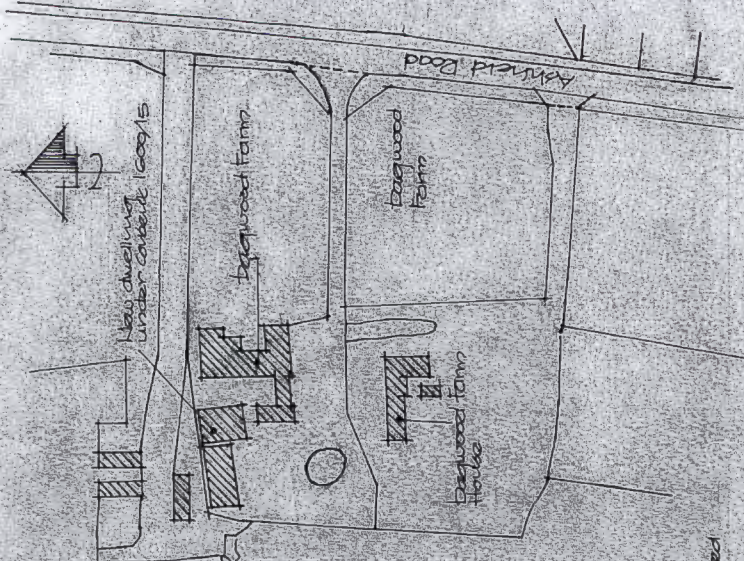
North elevation



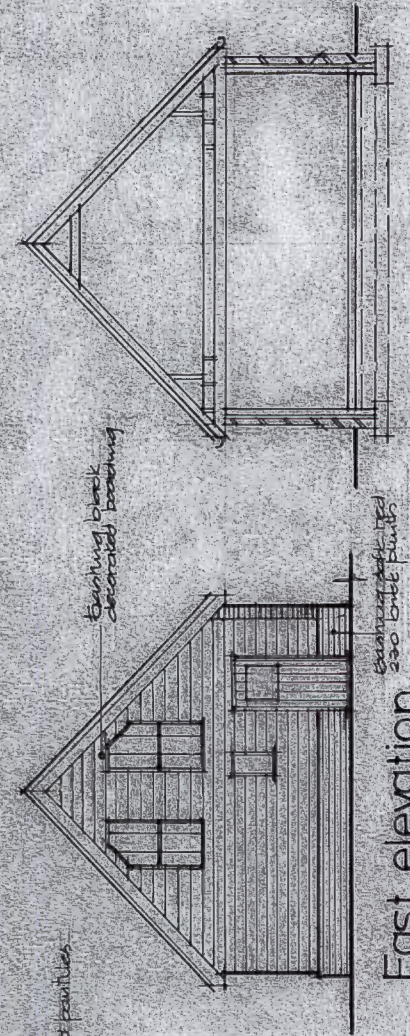
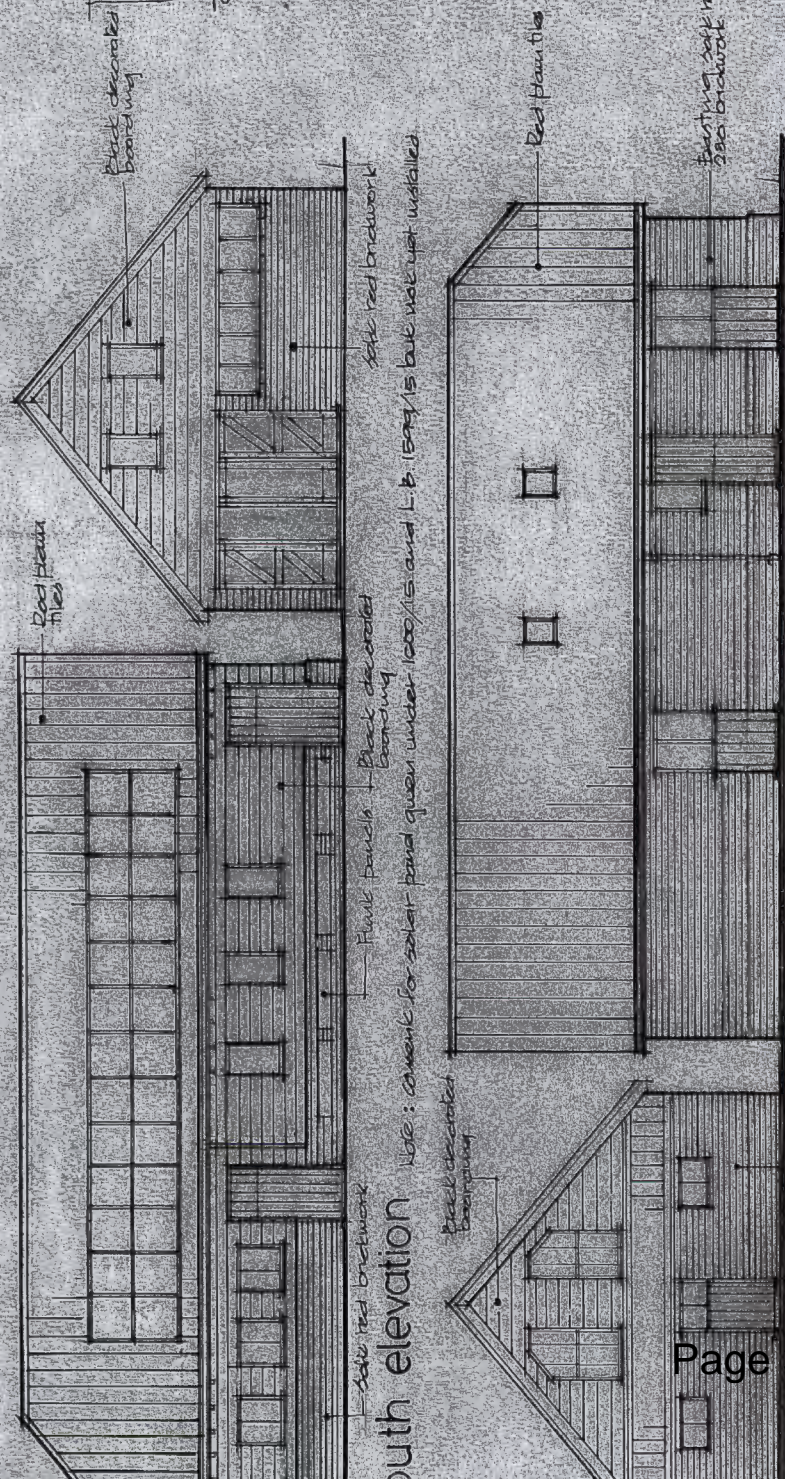
East elevation

Scale 1:100

WAGWOOD FARM, ASHFIELD ROAD, ELMSWELL. Elevations as existing



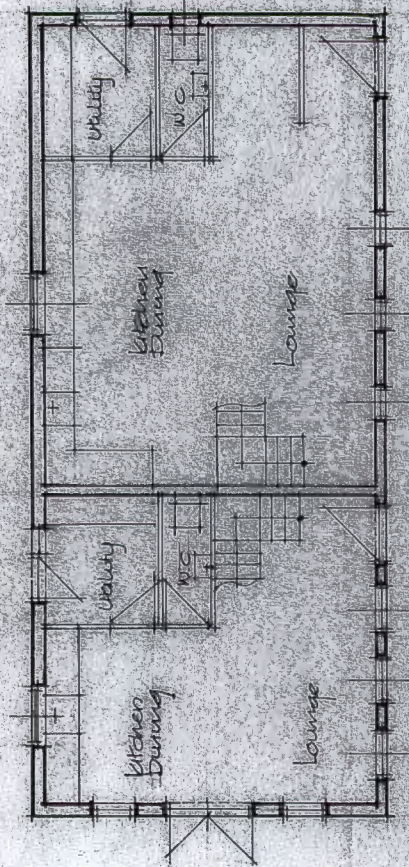
Site Plan
Scale 1/250



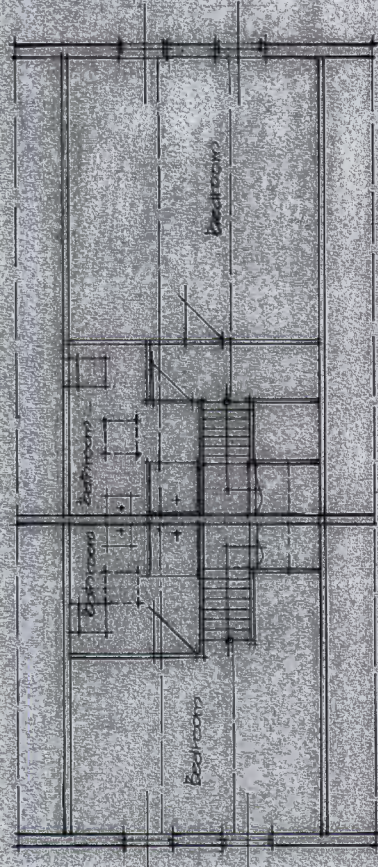
Section

Dagwood Farm

Proposed dwelling
under sections 100/15 and L.B. (299/15



Ground floor



First floor

Scale 1:100

MEMBER REFERRAL TO COMMITTEE

If any Member wishes to refer a planning application to Committee for determination, this form must be completed (in its entirety) and emailed to Philip Isbell or Christine Thurlow – see email addresses below. A copy must also be sent to the Case Officer for the application). The form must be emailed by the expiry of 28 days from the start of the latest publicity period for the application.

See Planning Charter for principles. Paragraph references below link to Planning Charter.

Planning application reference:	0072/16
Planning application address:	Dagwood Farm, Ashfield Road, Elmswell
Member making request:	Sarah Mansel
Date of request:	18/2/16
13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	Development within the curtilage of a listed building. Sustainable development Housing need
13.4 Please detail the clear and substantial planning reasons for requesting a referral	There is clearly a fine balance between several issues related to this planning application. The exterior works to the barn have already been completed (with planning permission) so does changing the use of the barn to domestic use do further significant harm to the setting of the adjacent listed building? The site is less than a mile from the extensive facilities within the village centre, so should the development be considered to be sustainable? There is a need for small one bedroom dwellings in the village so do the benefits of this development outweigh the dis-benefits?
13.5 Please detail the wider District and public interest in the application	There has been a long planning history on this site and it has consequently been developed in a somewhat piecemeal fashion.
13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	
13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer	I have discussed this application on two occasions with Stephen Burgess.

Philip Isbell

Christine Thurlow

Consultee Comments for application 0072/16

Application Summary

Application Number: 0072/16

Address: Dagwood Farm, Ashfield Road, Elmswell, IP30 9HJ

Proposal: Change of use and conversion of former dairy and adjoining workshop into 2no. one bedroom dwellings.

Case Officer: Stephen Burgess

Consultee Details

Name: Mr Peter Dow

Address: Parish Clerk's Office, Station Road Industrial Estate, Elmswell IP30 9HR

Email: clerk@elmswell.suffolk.gov.uk

On Behalf Of: Elmswell Parish Clerk

Comments

Elmswell Parish Council supports this application.

Peter Dow

Clerk to Elmswell Parish Council



HERITAGE COMMENTS

Application No.: 0150/16 (LBC) & 0072/16 (PP)

Proposal: Works associated with the change of use and conversion of former dairy building to two dwellings.

Address: Dagwood Farm, Ashfield Road, Elmswell, IP30 9HJ

Date: 16th March 2016

SUMMARY

1. The Heritage Team considers that the proposal would cause harm to setting and significance of the designated heritage asset, through inappropriate changes to the application building itself and over-intensification of the use of the site. The harm would be considerable, but less than substantial; as such, the application fails to meet the requirements of NPPF 126, 128, 131, 132 133 and 134. It also fails to meet the requirements of saved LP policies HB1, HB3, HB5 and H9
2. The Heritage Team recommends that the case officer now weighs this level of harm against the public benefits of the scheme, as required by NPPF 134. Unless the public benefits are considered to be significant, however, they will not outweigh the harm to heritage interests and the scheme should be refused.

DISCUSSION

Dagwood Farm was listed on 15th November 1954. The building the subject of this application is not listed in its own right, but forms part of the historic curtilage of Dagwood Farm and therefore is to be regarded as part of that "listed building" for all planning purposes. It also lies within the setting of Dagwood Farmhouse. The Farmhouse and its outbuildings form a coherent historic farmstead group of some historic interest. The main heritage consideration is the effect of the proposal on the setting of Dagwood Farmhouse and its significance as a designated heritage asset. The character of the historic farmstead and the character, amenity and appearance of the surrounding countryside are also material considerations.

The applicant contends that only the physical changes to the application building itself should be considered in determining the listed building consent application and that the effect on the setting of the Farmhouse, in particular the effect of the change of use to residential, should only be considered in relation to the planning application. The heritage team does not share this view. The application building forms part of the historic curtilage of Dagwood Farmhouse. As such, it is to be considered as part of Dagwood Farmhouse as a "listed building" and as a heritage asset. It is not listed in its own right and any heritage value it may possess is primarily as part of the curtilage and setting of Dagwood Farmhouse and as part of the historic farmstead group.

The Planning (Listed Buildings and Conservation Areas) Act 1990 lays on the LPA a duty, in considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Thus, the heritage team contends that it is not only appropriate to consider the effect on the setting of the Farmhouse, including the effect of the change of use, in considering the listed building consent application; it is, in fact, a requirement laid on the LPA by the Act.

In practice, it is hard to separate the physical works to the application building from the change of use, because the works to the building that require listed building consent are only being carried out in order to affect the conversion. These comments are therefore to be read in connection with both applications, for listed building consent and for planning permission.

The physical changes to the application building itself are not innocuous. They represent an unwelcome domestication of its appearance and a further erosion of its agricultural character. The addition of new windows on the west and east elevations with an overtly domestic appearance and new doors and roof-lights on the north elevation will break up the existing, mostly blank, elevations which at present retain at least some of their agricultural character. There will be internal changes to the layout associated with the conversion, including the addition of a new first floor. The application building has apparently already been substantially rebuilt and now contains very little *in situ* historic fabric. Nevertheless, if consent is granted for the works as now proposed, any remnants of agricultural character will be further eroded, to the detriment of the character, setting and significance of the listed building.

Dagwood Farmhouse and its outbuildings, as noted above, form a coherent historic farmstead group. This has already been subject to considerable alteration, including the conversion of an existing barn on the site to a dwelling and the granting of a further permission for conversion of another curtilage building which has yet to be implemented. The creation of two new curtilages in addition to those already permitted will have a cumulative effect on the setting which, in the heritage team's view, is harmful to significance. The curtilages of the new dwellings will have new boundaries, marked by a post-and-rail fences and new hawthorn hedges. These new subdivisions of the farmyard will be harmful to the setting and significance of the listed building. If permission for two new domestic curtilages is given, however, it is difficult to see how the pressure for some form of physical boundary treatment could reasonably be resisted. Conditions could be imposed, but in practice, the LPA may have to accept a number of apparently minor, but very damaging developments. Most of this development would be located very close to the listed farmhouse and would have a considerable harmful effect on its setting, on the character of the historic farmstead and on the character, amenity and appearance of the surrounding countryside. The level of harm is assessed as considerable, but less than substantial.

Subdivision of a farmstead is generally accepted with a view to securing the future of historic curtilage farm buildings, but in this case the arguments for preserving the application building by conversion are considerably diluted by the extent of rebuilding to which it has already been subjected.

The case officer should now weigh the harm to the heritage asset against the public benefits of the scheme. In this case, the level of harm to the heritage asset is such that, unless the public benefits are considered to be significant, they will not outweigh the harm to heritage interests and the scheme should be refused.

Name: William Wall
Position: Enabling Officer - Heritage

From: Nathan Pittam
Sent: 01 February 2016 08:42
To: Planning Admin
Subject: 0072/16/FUL. EH - Land Contamination.

174225

0072/16/FUL. EH - Land Contamination.

Dagwood Farm, Ashfield Road, Elmswell, BURY ST EDMUNDS, Suffolk, IP30 9HJ.

Change of use and conversion of former dairy and adjoining workshop into 2no. one bedroom dwellings.

Many thanks for your request for comments in relation to the above application. I have reviewed the application and can confirm that I have no objection 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 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

Your Ref: MS/0072/16
 Our Ref: 570\CON\0265\16
 Date: 05/02/2016
 Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

Email: Planning.Control@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

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0072/16

PROPOSAL: Change of use and conversion of former dairy and adjoining workshop into
 2no. one bedroom dwellings

LOCATION: Dagwood Farm, Ashfield Road, Elmswell, Bury St Edmunds, Suffolk

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 P 1

Condition: The use shall not commence until the area(s) within the site shown on "SITE PLAN DAGWOOD FARM" for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

2 NOTE 02

Note 2: 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: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
 Strategic Development – Resource Management

OFFICIAL



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: 16/0072/FUL
Our Ref: FS/F310944
Enquiries to: Angela Kempen
Direct Line: 01473 280588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: http://www.suffolk.gov.uk

Date: 10/02/2016

Dear Sirs

Dagwood Farm, Ashfield Road, Elmswell
Planning Application No: 16/0072/FUL

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.

Continued/

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

A large, solid black rectangular redaction covering the signature of the Water Officer.

Mrs A Kempen
Water Officer

Copy: Mr N Blazeby, Carter Jonas LLP, 6-8 Hills Road, Cambridge CB2 1NH
Enc: Sprinkler information



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

Our ref: AE/2016/120072/01-L01
 Your ref: 0072/16
 Date: 11 February 2016

Dear Mr Burgess

CHANGE OF USE AND CONVERSION OF FORMER DAIRY AND ADJOINING WORKSHOP INTO 2NO. ONE BEDROOM DWELLINGS. DAGWOOD FARM, ASHFIELD ROAD, ELMSWELL, IP30 9HJ

Thank you for consulting us on this application, which we received on 22 January 2016. We have reviewed the proposal and do not have any objections. We do however have advice for the applicant on protecting groundwater which we request you ensure they receive.

Risk to Groundwater

The site overlies principal aquifer. It is part of the Cam and Ely Ouse Chalk groundwater body, an EU Water Framework Directive Drinking Water Protected Area. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They support water supply and river base flow on a strategic scale.

The site also overlies a secondary (undifferentiated) aquifer. The regional use of groundwater in this area makes the site highly vulnerable to pollution.

The previous uses of the site, which include a dairy and workshop, are likely to be potentially contaminative. The site could therefore present potential pollutant linkages to controlled waters.

Notwithstanding the environmental sensitivity of the site, we do not consider this proposal to be high priority at this time. Therefore we will not be providing detailed site-specific advice or comments. The developer should therefore address risks to the water environment, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination.

We've included some general advice as an appendix to this letter which they should

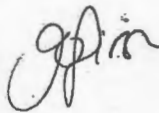
have full regard to.

Informative

The site is recorded as being within a groundwater Source Protection Zone 2 (SPZ2), this may have shown up on your constraints check on this site. SPZ2 areas are designated for the protection of a groundwater abstraction for potable use. However, according to our records, the abstraction is no longer in use and the licence has been revoked. As such, the existing SPZ2 underlying the site will be de-designated as part of future source protection re-modelling work, and should not be considered present beneath the site.

We trust this advice is useful.

Yours sincerely



Mrs Jo Firth
Sustainable Places Team

Direct dial 01473 706016
Direct e-mail jo.firth@environment-agency.gov.uk

cc Carter Jonas LLP

Technical Appendix – Risk to Groundwater

We recommend that developers should:

- 1) Refer to our "Groundwater Protection: Principles and Practice (GP3)" document: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297347/LIT_7660_9a3742.pdf.
- 2) Follow the risk management framework provided in CLR11, "Model Procedures for the Management of Land Contamination", when dealing with land affected by contamination: <https://www.gov.uk/government/publications/managing-land-contamination>.
- 3) Refer to our "Guiding Principles for Land Contamination" for the type of information that we require in order to assess risks to controlled waters from the site. (The Local Authority can advise on risk to other receptors, for example human health): <https://www.gov.uk/government/publications/managing-and-reducing-land-contamination>.
- 4) Refer to our "Verification of Remediation of Land Contamination" report: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297674/scho0210brxf-e-e.pdf.
- 5) Refer to the CL:AIRE "Definition of Waste: Development Industry Code of Practice" (version 2) and our related 'Position Statement on the Definition of Waste: Development Industry Code of Practice': http://www.claire.co.uk/index.php?option=com_content&view=article&id=210&Itemid=82 and <https://www.gov.uk/turn-your-waste-into-a-new-non-waste-product-or-material>.
- 6) Refer to British Standards BS 5930:1999-2010 and BS10175 and our "Technical Aspects of Site Investigations" Technical Report P5-065/TR <https://www.gov.uk/government/publications/technical-aspects-of-site-investigation-in-relation-to-land-contamination>.
- 7) Refer to our "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination" National Groundwater & Contaminated Land Centre Project NC/99/73 (available at <http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0501bitt-e-e.pdf>).
- 8) Refer to our "Good Practice for Decommissioning Boreholes and Wells" (<http://stuartgroup.ltd.uk/downloads/wellservices/groundwater/boreholedecommissioning/EAGuidelines.pdf>).
- 9) Refer to our website <https://www.gov.uk/government/organisations/environment-agency> for more information.

1. Preliminary Risk Assessment

A PRA should include historical plans of the site, an understanding of the sites environmental setting (including geology, hydrogeology, location and status of relevant surface water and groundwater receptors, identification of potential contaminants of concern and source areas), an outline conceptual site model (CSM) describing possible pollutant linkages for controlled waters and identification of potentially unacceptable risks. Pictorial representations, preferably scaled plans and cross sections, will support the understanding of the site as represented in the CSM.

2. Site Investigation

Land contamination investigations should be carried out in accordance with BS 5930:1999-2010 'Code of Practice for site investigations' and BS 10175:2011 'Investigation of potentially contaminated sites' Code of Practice' as updated/amended. Site investigation works should be undertaken by a suitably qualified and experienced

professional. Soil and water analysis should be fully MCERTS accredited.

Any further site investigation, demolition, remediation or construction works on site must not create new pollutant pathways or pollutant linkages in to the underlying principal aquifer to avoid generating new contaminated land liabilities for the developer. Clean drilling techniques may be required where boreholes, piles etc penetrate through contaminated ground.

3. SuDS

We consider any infiltration Sustainable Drainage System (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

Soakaways must not be constructed in contaminated ground where they could re-mobilise any pre-existing contamination and result in pollution of groundwater. Soakaways and other infiltration SuDS need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 and G9 to G13. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components.



Appeals Decisions

Site visit made on 03 November 2006

by Ava Wood DIP ARCH MRTPI

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date: 22 November 2006

Appeal Ref: APP/W3520/E/06/2019422

Dagwood Farm, Ashfield Road, Elmswell, Suffolk IP30 9HJ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mr and Mrs J Cunningham against the decision of Mid-Suffolk District Council.
- The application (Ref: 2215/05/LBC), dated 20 October 2005, was refused by notice dated 21 December 2005.
- The works proposed are to a building within the curtilage of the listed building site.

Summary of Decision: The appeal is dismissed.

Appeal Ref: APP/W3520/A/06/2019423

Dagwood Farm, Ashfield Road, Elmswell, Suffolk IP30 9HJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs J Cunningham against the decision of Mid-Suffolk District Council.
- The application (Ref 2214/05/FUL), dated 20 October 2005, was refused by notice dated 21 December 2005.
- The development proposed is conversion of redundant barns and other farm buildings to form a detached 4 bedroomed house with carport/store.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. As the appeal building falls within the curtilage of the Grade II listed Dagwood Farmhouse, it is listed under Section 1(5) of Planning (Listed Buildings and Conservation Areas) Act 1990. The development, for which planning permission is sought, additionally requires listed building consent and that is the basis on which I have considered the first appeal, notwithstanding the description on the listed building application form.

Main Issues

2. A main issue in the planning appeal is whether the conversion proposed would comply with policies that seek to resist the introduction of new dwellings in the countryside. A further main issue, common to both appeals, is the effect that the scheme would have on the interest of the appeal building and on the setting of Dagwood Farmhouse.

Reasons

New dwelling in the countryside

Policy Background

3. The development plan for the area includes the Suffolk Structure Plan 2001 (SP) and the Mid Suffolk Local Plan, adopted in 1998 (LP). The emerging East of England Plan (RSS14) is a material consideration, but I am able to give it only the weight that is appropriate to the stage that has been reached in the preparation processes.
4. Under Policy ENV4 of the SP, development in the countryside is acceptable only where a countryside location is necessary. Policy ENV2 allows for re-use of sound, traditional rural buildings, particularly in circumstances where employment can be generated or where it leads to significant environmental benefits. In the interest of protecting the character and appearance of the countryside, Policy H7 applies strict control over new housing and expects such development to form part of the existing settlements. However, Policy H9 of the LP adopts a favourable position towards the conversion and change of use of rural buildings, with certain caveats.
5. The emphasis on control over development in the countryside reflects current regional and national policy thrust of achieving sustainable development, as expressed in RSS14 and in Government published planning documents. Of particular relevance is Planning Policy Statement 7 (PPS7), one key objective of which is to promote more sustainable developments. Thus, local planning authorities are urged to strictly control new house building in the countryside and special justification is required for isolated new houses in the countryside. On the other hand, there is support for the re-use of appropriately located and suitably constructed buildings in the countryside, with a preference for re-use for economic development purposes.

Reasoning

6. Although situated only 400m north of the defined settlement boundary of Elmswell, for planning purposes the appeal site is within the countryside and therefore subject to the restrictive policy framework outlined above. My site inspection confirmed the appellants' site description of Ashfield Road, insofar as there is a scattering of buildings, mainly houses, further north of the appeal site and some distance beyond the built up area of Elmswell. Nevertheless, that does not justify the addition of a new dwelling. In the interest of upholding the principles of sustainable development, and for the sake of protecting the countryside, I support the Council's position on resisting the introduction of a new house in this location. That said, the re-use of rural buildings is one of the circumstances where such development may be acceptable and I shall examine whether a case along those lines can be made for the appeal proposal.
7. Given the proximity of the listed farmhouse and future residential occupation of the adjacent agricultural buildings (granted approval in 2004), I accept that non-residential use of the appeal building would be impractical. It could lead to conflict and concerns about privacy, disturbance and access. Residential conversion is the most likely option. However, I have serious doubts about whether the building is of sufficient interest or could be converted for the intended use without substantial reconstruction.

8. I agree that Policy H9 does not specify the level of intervention that is acceptable in converting a rural building, but it expects such conversions to respect the structure, form and character of the original. In this case, it has to be said that, with the exception of the building referred to as Barn 3, there is little of the original building that warrants retention, as plainly demonstrated by the level of demolition and rebuild proposed. The single storey structure, referred to as the greenhouse, for instance, is to be removed in its entirety, partly to be replaced by a new detached cart lodge. The roof over Store 1 would be rebuilt, and remodelled, to tie in with the new single storey lean-to extension to the western side of the barn.
9. I accept that there is every intention to retain Barn 3 and to accommodate the new use without altering its shape or inserting new openings. However, to carry out the conversion, its structure and fabric would require a considerable overhaul. Much is either beyond repair or unlikely to withstand the additional loadings that would be imposed. Equally, the existing corrugated roof finish and cladding above the brickwork would be replaced, as would the associated structural elements. With the extent of the works required, the proposal could not be regarded as a straightforward conversion. In my view, it would represent a substantial reconstruction. While the barn stands as a reminder of Suffolk agricultural traditions, there are few features of interest in the building as a whole. The resulting building would bear a passing reference to the shape of what exists now, but there is very little of note to respect in terms of structure or character. In my opinion, the conversion cannot even be justified in the interest of preserving a building of quality or of significant importance.
10. My conclusion on the first issue is that the proposal would indeed amount to a new dwelling in the countryside, which cannot be justified on the basis of policies that allow conversion or re-use of rural buildings. There is no reason to depart from the basic premise of controlling new dwellings in the countryside, in accordance with the Government, regional and local policies referred to earlier.

Effect on the listed building and on the setting of the listed farmhouse

Policy Background

11. Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 require me to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Policies HB3 and HB5 of the LP set out the criteria against which the alteration and conversion of historic buildings will be considered. The standards expected are intended to protect listed buildings.

Reasoning

12. There are few features of architectural merit worth preserving in the appeal building. Therefore, the proposed scheme would have little impact on that aspect of the building. However, the residential conversion would change the character of what is essentially a very basic rural building, to the extent of diminishing the link with its agricultural past, thereby eroding any vestige of historic interest it may possess.
13. I disagree with the Council's position on the proposed rooflights. They would no more detract from the setting of the farmhouse than the rooflights installed on the adjacent

buildings under construction. What is more, the setting has already been compromised by the fencing erected to separate the farmhouse from this group of buildings and the proposed conversion would have little further impact. On the second issue, while the setting of Dagwood Farmhouse would be preserved, my conclusion is that the proposal would diminish the historic interest of the appeal building, thus conflicting with policies that aim to resist such harm.

Other Matters

14. At my site inspection, I was shown the adjacent former agricultural buildings currently being converted for residential purposes. Given the extent of works required to implement conversion of those buildings, I can understand the appellants' desire to turn their attention to the remaining buildings in their possession. However, it does appear to me that there was more in the way of original features and substantial structures to preserve in the buildings being converted, and that conversion on its own would not alter the basic agricultural nature of this grouping. The same cannot be said for the appeal proposal, which in my opinion would amount to one conversion too far, and with no justification for another dwelling outside the settlement boundary of Elmswell.
15. My attention is drawn to the recent permissions granted by the Council, and on appeal, for new dwellings on Ashfield Road. I understand that these comprised schemes on previously developed land. The appeal site does not fall within that category. The response statement on behalf of the appellants misinterprets the definition of previously developed land in Planning Policy Guidance 3, as agricultural land and buildings retain their lawful agricultural use even when vacant or derelict. To all intents and purposes, the appeal site and buildings are in the countryside, this is not previously developed land and, as concluded earlier, there is no policy or other justification for allowing a new dwelling in this location.

Conclusions

16. For the reasons given above and having regard to all other matters raised, I conclude that the appeals should be dismissed.

Formal Decisions

17. I dismiss the appeals.

Ava Wood

Inspector

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE A - 30 March 2016

AGENDA ITEM NO	2
APPLICATION NO	0150/16
PROPOSAL	Works associated with the change of use and conversion of former dairy building to two dwellings.
SITE LOCATION	Dagwood Farm, Ashfield Road, Elmswell, IP30 9HJ
SITE AREA (Ha)	0.08
APPLICANT	Mr J Cunningham
RECEIVED	January 12, 2016
EXPIRY DATE	March 10, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

(1) a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Code of Practice or such other protocol / procedure adopted by the Council. The Members reasoning is included in the agenda bundle.

PRE-APPLICATION ADVICE

1. Pre application advice was given by the planning officer.

SITE AND SURROUNDINGS

2. Dagwood Farm, Elmswell is a converted barn which, together with the building proposed to be altered, were formerly related to Dagwood Farmhouse, this being a grade II listed building positioned approximately 35m to the south of the application site. Both the principle converted barn, Dagwood Farm, and associated outbuildings regarded as being curtilage listed for planning purposes by virtue of being within the curtilage of Dagwood Farmhouse at time of listing.

Dagwood Farm is situated approximately 400m to the north of the settlement boundary for the village of Elmswell, with vehicular access off Ashfield Road. Its residential curtilage is limited to the area of land immediately surrounding the dwelling itself and there are paddocks to the east and southeast and an additional parcel of non-domestic land to the west of the dwelling, which are also within the applicant's ownership

The building subject of the application is an agricultural livestock building situated to the west of the converted barn of Dagwood Farm. The building has been significantly altered in recent years. The walls are constructed in block work and brick with a brick plinth and timber cladding. The roof has clay

pantiles. The building has timber doors and openings to the front and side. The roof of the building has recently been reconstructed to replace the former flat tin roof with a new structure to support a clay pantile roof and solar panels (applications 1982/13 & 1719/13). The building is adjacent to another former agricultural building to the east which is currently being converted into a two bedroom dwelling (1599/15 & 1600/15). A small linked extension between the two buildings has recently been demolished, as granted by 1982/13.

HISTORY

3. The planning history relevant to the application site is:

0150/16	Works associated with the change of use and conversion of former dairy building to two dwellings.	
0072/16	Change of use and conversion of former dairy and adjoining workshop into 2no. one bedroom dwellings.	
3538/15	Works associated with conversion of agricultural barn to form two dwellings with one bedroom accommodation	Refused 07/12/2015
3437/15	Prior notification under Class Q(a) and (b) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 - Proposed change of use of existing agricultural building and land within its curtilage to residential use to form two dwellings (Use Class C3) and associated operational development.	Refused 12/11/2015
1599/15	Change of use and conversion of former agricultural barn to form 2 bedroom residential accommodation and associated parking	Granted 03/07/2015
1600/15	Works associated with conversion of former agricultural barn to form 2 bedroom residential accommodation and associated parking	Granted 03/07/2015
1682/14	Conversion of former agricultural barn and existing annex/bedroom 5 of Dagwood Farm to form 3 bedroom dwellinghouse.	Refused 12/09/2014
1683/14	Alterations associated with conversion of former agricultural barn and existing annex/bedroom 5 of Dagwood Farm to form 3 bedroom dwellinghouse.	Refused 12/09/2014
1719/13	Restoration and repair of pitched roof to former dairy and associated barn. Installation of 26no. solar panels.	Granted 21/10/2013 10:15:24
1982/13	Restoration and repair of pitched roof to former dairy and associated barn with installation of 26no. solar panels	Granted 21/10/2013
3071/10	Repair and replacement of roof coverings to	Granted

2514/10	existing outbuilding. Repair and replacement of roof coverings to existing outbuilding.	11/01/2011 Granted
3049/08	Alterations to existing farm buildings.	09/12/2010 Refused
2482/08	Change of use of land to domestic garden. Alterations to existing farm buildings.	22/01/2009 Refused
1877/08	Erection of boundary fence.	22/01/2009 Granted
2057/06	Erection of garage and two sheds.	11/09/2008 Granted
0361/06	New separate and dedicated vehicular access to dwelling house.	25/10/2006 Granted
0513/06	Conversion of existing barns to dwelling house (amendments to scheme previously permitted under Listed Building Consent LB/156/04)	19/05/2006 Granted
0351/06	Retention of windows to front, rear and side elevations.	05/09/2006 Refused
2214/05	Conversion of redundant barns and other farm buildings to form a detached 4 bedroomed house with carport/store.	06/07/2006 Refused
2215/05	Works to a building within the curtilage of the listed building to enable conversion of barn and other redundant buildings to a house (unit two).	21/12/2005 Refused
1575/05	Conversion of redundant barn and other farm buildings to form a detached 5 bedroom house with car port/ store.	21/12/2005 Refused
1581/05	Conversion of barns and other redundant building to form dwellinghouse	19/09/2005 Refused
0915/05/	Conversion of redundant barns and other farm buildings to form a detached five bedroom house with carport/store	20/09/2005 Refused
0156/04/OL	CHANGE OF USE OF REDUNDANT FARM BUILDING TO RESIDENTIAL.	09/06/2005 Granted
0770/04	CHANGE OF USE OF REDUNDANT FARM BUILDING TO RESIDENTIAL.	10/08/2004 Granted
0244/02/LB	REPAIRS TO THATCHED ROOF. RENDERING EXTERNAL WALLS, RETENTION OF INTERNAL WORKS. REPLACE SASHES AND WINDOWS.	10/08/2004 Granted
0159/95/LB	INTERNAL AND EXTERNAL ALTERATIONS.	14/02/2003 Withdrawn
0040/82/LB	Alterations.	12/02/2003 Granted
0048/81/LB	Part demolition alterations and extension and extensions to cottage and extension to garage	20/07/1982 Granted
0547/81	Part demolition, alterations and extensions to cottage, and extension to garage	15/10/1981 Granted
81/0048	Use of part of dwelling for the accommodation of paying guests	15/10/1981 Granted
77/0066	Internal alterations to form new lounge,	10/02/1981

	improvements to form container and bottled beer store and improvements to toilets	11/01/1978
0006/77/LB	Alterations and additions including two storey rear extension and raising of roof height to give additional first floor accommodation.	Refused 10/03/1977
0066/77	Alterations and additions including two storey rear extension and raising of roof height to give additional first floor accommodation.	Refused 10/03/1977

PROPOSAL

4. Planning permission and listed building consent is sought for the change of use and associated conversion work of a former dairy and adjoining workshop to 2no. one bedroom dwellings.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Elmswell Parish Council**

- supports the proposal

Heritage Officer

Dagwood Farm was listed on 15th November 1954. The building the subject of this application is not listed in its own right, but forms part of the historic curtilage of Dagwood Farm and therefore is to be regarded as part of that "listed building" for all planning purposes. It also lies within the setting of Dagwood Farmhouse. The Farmhouse and its outbuildings form a coherent historic farmstead group of some historic interest. The main heritage consideration is the effect of the proposal on the setting of Dagwood Farmhouse and its significance as a designated heritage asset. The character of the historic farmstead and the character, amenity and appearance of the surrounding countryside are also material considerations.

The applicant contends that only the physical changes to the application building itself should be considered in determining the listed building consent application and that the effect on the setting of the Farmhouse, in particular the effect of the change of use to residential, should only be considered in relation to the planning application. The heritage team does not share this view. The application building forms part of the historic curtilage of Dagwood Farmhouse. As such, it is to be considered as part of Dagwood Farmhouse as a "listed

building" and as a heritage asset. It is not listed in its own right and any heritage value it may possess is primarily as part of the curtilage and setting of Dagwood Farmhouse and as part of the historic farmstead group.

The Planning (Listed Buildings and Conservation Areas) Act 1990 lays on the LPA a duty, in considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Thus, the heritage team contends that it is not only appropriate to consider the effect on the setting of the Farmhouse, including the effect of the change of use, in considering the listed building consent application; it is, in fact, a requirement laid on the LPA by the Act.

In practice, it is hard to separate the physical works to the application building from the change of use, because the works to the building that require listed building consent are only being carried out in order to affect the conversion. These comments are therefore to be read in connection with both applications, for listed building consent and for planning permission.

The physical changes to the application building itself are not innocuous. They represent an unwelcome domestication of its appearance and a further erosion of its agricultural character. The addition of new windows on the west and east elevations with an overtly domestic appearance and new doors and roof-lights on the north elevation will break up the existing, mostly blank, elevations which at present retain at least some of their agricultural character. There will be internal changes to the layout associated with the conversion, including the addition of a new first floor. The application building has apparently already been substantially rebuilt and now contains very little *in situ* historic fabric. Nevertheless, if consent is granted for the works as now proposed, any remnants of agricultural character will be further eroded, to the detriment of the character, setting and significance of the listed building.

Dagwood Farmhouse and its outbuildings, as noted above, form a coherent historic farmstead group. This has already been subject to considerable alteration, including the conversion of an existing barn on the site to a dwelling and the granting of a further permission for conversion of another curtilage building which has yet to be implemented. The creation of two new curtilages in addition to those already permitted will have a cumulative effect on the setting which, in the heritage team's view, is harmful to significance. The curtilages of the new dwellings will have new boundaries, marked by a post-and rail fences and new hawthorn hedges. These new subdivisions of the farmyard will be harmful to the setting and significance of the listed building. If permission for two new domestic curtilages is given, however, it is difficult to see how the pressure for some form of physical boundary treatment could reasonably be resisted. Conditions could be imposed, but in practice, the LPA may have to accept a number of apparently minor, but very damaging developments. Most of this development would be located very close to the listed farmhouse and would have a considerable harmful effect on its setting, on the character of the historic farmstead and on the character, amenity and appearance of the surrounding countryside. The level of harm is assessed as considerable, but less than substantial.

Subdivision of a farmstead is Page 55 accepted with a view to securing the future of historic curtilage farm buildings, but in this case the arguments for

preserving the application building by conversion are considerably diluted by the extent of rebuilding to which it has already been subjected.

The case officer should now weigh the harm to the heritage asset against the public benefits of the scheme. In this case, the level of harm to the heritage asset is such that, unless the public benefits are considered to be significant, they will not outweigh the harm to heritage interests and the scheme should be refused.

LOCAL AND THIRD PARTY REPRESENTATIONS

- 7.
- Dagwood Farm is situated on land occupied since the 12th century and therefore is of historical significance
 - Not possible to separate Dagwood Farmhouse from Dagwood Farm
 - Land was farmed by monks of Bury St Edmunds Abbey
 - advised by the applicant that farm buildings were listed by dint of curtilage of Dagwood Farmhouse
 - milking shed/dairy was demolished except back wall (facing north) by current owner in Spring 2105
 - current building has no relationship to the original shed which blended into its setting and had character
 - original shed had no roof
 - new building resembles a modern facsimile of a barn conversion
 - applicant contends density is justified by development in vicinity but there are empty fields around site
 - windows overlook Farmhouse
 - only outside space for residents directly faces Farmhouse, potential for noise and disturbance
- farmhouse and outbuildings suffered neglect in the 1990's
 - new owners have renovated farmhouse and large barn and made good job of preserving this traditional Suffolk farmstead
 - now looking to find long term use for the old dairy which is supported.

ASSESSMENT

8. The application falls to be considered under the following matters:
- Principle of Development
 - Site History
 - Impact on the character and appearance of the building and area
 - Suitability of the building for conversion (including the extent of new build and rebuilding)
 - Heritage

Principle of Development

The building lies within the curtilage of Dagwood Farmhouse, a Grade II listed building and is deemed to be 'curtilage listed'. It is considered that policies GP1, H9 and H13 of the Mid Suffolk District Local Plan and policy CS5 of the Mid Suffolk Core Strategy 2008 and policy FC1.1 of the Mid Suffolk Core Strategy

Focused Review 2012 apply and provide criteria in relation to the design and appearance of buildings and the conversion of non-residential buildings into a residential use. Policy HB3 of the Local Plan states that proposal for the alteration of listed buildings will only be permitted in exceptional circumstances and will be required to meet high standard of detailing design, materials and construction. Proposals should not detract from the architectural or historic character of the existing building or its setting. These policies carry significant weight in the determination of this proposal as they are compliant with the requirements of paragraphs 55 of the NPPF.

Policy CS2 of the Core Strategy provides a list of categories of development which the Council will consider acceptable in the countryside. The list includes the conversion of rural buildings to residential use. This policy reflects the National Planning Policy Framework (NPPF) which confirms at paragraph 55 that the reuse of redundant or disused buildings can be an acceptable form of residential development in the countryside.

Policy H9 of the Local Plan provides detailed guidance. It states: -

-In the countryside, the conversion and change of use of agricultural and other rural buildings whose form, bulk and general design are in keeping with their surroundings, will be favourably considered, subject to the following criteria:-

- the proposed conversion must respect the structure, form and character of the original building and retain any important architectural features. Existing openings should be utilised wherever practicable and new openings kept to a minimum;

- where proposed extensions are essential they should not dominate the original building in either scale, use of materials or situation. Proposed extensions should not detract from the appearance or character which warrants the original building being retained as a feature in the countryside. Domestic features, such as porches and chimney stacks, unrelated to the traditional appearance of the building will be considered inappropriate. The creation of a residential curtilage around a newly converted building should not impose adversely on the character of the surrounding countryside;

- the extent to which any residential conversion detracts from the **original** character of the building or its rural surroundings will be treated as a material consideration. In order to protect the character and appearance of the converted building or the amenity and appearance of the surrounding countryside the district planning authority may impose conditions removing permitted development rights under the General Permitted Development Order 1995.

Site History

There is extensive history of planning and listed building applications relating to this site. The building subject of this current application was previously proposed for conversion in 2005 (application 2214/05). That particular application included the application building and the adjoining building ('Barn 3') which is now currently being converted under permission (1599/15). In June 2005 planning permission was refused and that decision was subsequently appealed against. In November 2006 an appeal Inspector dismissed the appeal. This scheme which was dismissed was a significantly larger scheme for the conversion and extension of the barn subject to the current application and the

adjoining/adjacent 'Barn 3'. The Inspector made reference to 'Barn 3' in her decision notice and noted that 'with the exception of 'Barn 3' there is little of the original building that warrants retention'. She dismissed the appeal on the grounds that the overall structure would need considerable overhaul and the scheme as a whole would represent a 'substantial reconstruction', and the 'resulting building would bear a passing reference to the shape of what exists now but there is very little of note to respect in terms of structure or character'. Subsequent to this appeal decision the planning permission and listed building consent was granted in 2010 for the replacement of the roof of Barn 3 with a traditional pantile roof, and subsequently in July 2015 permission was granted for conversion to a two bedroom dwelling. This decision took into account the observation of the appeal inspector with regard to the historical merits of the building and the relevance of policy H9 relating to the retention of traditional buildings in the countryside.

With regard to the application building applications for planning permission and listed building consent to restore the pitched roof and install solar panels were made in 2013 (1982/13 & 1719/13). This application was supported by photographs which indicated that the building has historically had a pitched roof. It was the applicants stated intention to restore the building as part of the historic grouping of buildings which comprised Dagwood Farm, for agricultural purposes. The supporting Design and Access Statement stated: "The existing building will continue to be used for predominantly agricultural usage associated with the current small holding (number 78241)". The floor plans which accompanied that application indicated the use of the building as only having a ground floor with no first floor, to be used for an agricultural use. It was stated that "The layout of the building will remain as existing with the Old Dairy area and the associated barn remaining as is". The applicant always indicated that it was his intention to restore this grouping of agricultural buildings, there was no indication of introducing a residential use into the application building. The site is still a registered smallholding and the applicant still has a low key agricultural activity on the land, as evidenced by some sheep, therefore he still has need for an agricultural building. This would be lost by conversion to residential use.

Impact on the character and appearance of the building and area

The appeal Inspector in 2006 considered that the original building which remained at that time did not warrant retention in the form proposed. It is considered that this is a material consideration to the current application. Subsequently the applicant has implemented a restoration of the building in a form which effectively results in a new building with minimal elements of the original building remaining.

The recent work which has been undertaken to the building to construct a new roof structure and install solar panels (1982/13) has resulted in a building which is considered to be more a sympathetic to the historic context than the previous corrugated flat roof. Permission was granted for this work to improve the appearance of the building, and thereby enhance its character and appearance and the contribution it makes to the setting of both the curtilage listed Dagwood Farm and grade II listed Dagwood Farmhouse to the south. It is considered that this has been achieved, but it is effectively a new building. The work which has been implemented is more extensive than envisaged by the original application. There has been a first floor **Page 58** which was not part of the original plan. The building which has been constructed forms part of the overall hierarchy of

buildings comprising the main Dagwood Farmhouse, the converted barn of Dagwood Farm and the subservient associated outbuildings.

Suitability of the building for conversion (including the extent of new build and rebuilding)

The applicant in the submitted Design and Access Statement makes reference to the Planning Inspector's appeal decision notice relating to application 2215/05. He highlights the reference by the Inspector to 'Barn 3' which is the barn subject to this current application. The Inspector noted that 'with the exception of 'Barn 3' there is little of the original building that warrants retention'. She goes on to state that in order to carry out the conversion it's structure and fabric would require considerable overhaul and would represent a 'substantial reconstruction', and the 'resulting building would bear a passing reference to the shape of what exists now but there is very little of note to respect in terms of structure or character'. She states her opinion that 'the conversion cannot be justified in the interests of preserving a building of quality or of significant importance'. She concludes that the proposal would amount to a new dwelling in the countryside which cannot be justified on the basis of policies that allow conversion or re-use of rural buildings.

While Policy H9 of the development plan makes provision for conversion traditional rural buildings to residential use, the application building proposed for conversion has been subject to such significant re-construction with the addition of a replacement roof, rebuilt walls and internal floors, and there is little in the way of historic or architectural merit to warrant conversion. If approved, the resulting building would be tantamount to a new dwelling in the countryside contrary to development plan policies that seek to restrict new dwellings in the countryside and to national planning guidance that seeks to achieve sustainable development.

Heritage

The Heritage Officer has commented on this application following a site inspection. He confirms that the building forms part of the historic curtilage of Dagwood Farm and is therefore regarded as a curtilage listed building for planning purposes, within the setting of Dagwood Farmhouse. The building has recently been subject to extensive rebuilding following the granting of planning permission and listed building consent in 2013 for the replacement roof, and as such it contains very little *in situ* historic fabric. The main heritage consideration therefore is the effect of the proposal on the setting and significance of Dagwood Farmhouse. The character of the historic farmstead and the character, amenity and appearance of the surrounding countryside are also material considerations.

When the application in 2013 for the reroofing of the application building was being considered the Conservation officer was of the opinion that the flat roof on the building at the time was uncharacteristic and created a weak visual edge to the overall site which include Dagwood Farmhouse. He was therefore supportive of the scheme to reinstate a pitched roof on the building. The applicant had stated that it was his intention to reinstate the form of the grouping of agricultural buildings and it is considered that this has been achieved with the work which has been implemented. The Page 59 a new agricultural building which contains minimal historic elements of the original building. In essence the

building is a new building containing elements of the original, it is still regarded as a curtilage listed building. The additional work required to subdivide the building into two dwellings relates to the insertion of a first floor and window openings. These are considered to be relatively minor changes to the character of the building, however, the proposal to convert the building into two dwellings with associated curtilages is considered to be an unfortunate subdivision of the historic grouping of buildings which comprised Dagwood Farm and Farmhouse. This is considered to be the detriment of the historic setting of the listed building and contrary to the applicants original intentions with regard to the buildings.

Dagwood Farmhouse and its outbuildings, as noted above, form a coherent historic farmstead group. This has already been subject to considerable alteration, including the conversion of an existing barn on the site to a dwelling and the granting of a further permission for conversion of another curtilage building which has yet to be implemented. The creation of two new curtilages in addition to those already permitted will have a cumulative effect on the setting which, in the heritage team's view, is harmful to significance. It would result in a much greater level of activity and minor development, particularly in relation to vehicles, than is presently the case. The curtilages of the new dwellings are shown to be sub-divided with hedging and a post and rail fence. The development would be located close to the listed farmhouse and would have a considerable harmful effect on its setting, on the character of the historic farmstead and on the character, amenity and appearance of the surrounding countryside. The level of harm is assessed as considerable, but less than substantial.

RECOMMENDATION

That Listed Building Consent be refused for the following reason:

The proposal would cause harm to setting and significance of the designated heritage asset, through inappropriate changes to the application building itself and over-intensification of the use of the site. The harm would be considerable, but less than substantial; as such, the application fails to meet the requirements of NPPF 126, 128, 131, 132 133 and 134. It also fails to meet the requirements of saved LP policies HB1, HB3, HB5 and H9 as they relate to the conservation and protection of heritage assets.

Philip Isbell
Corporate Manager - Development Management

Stephen Burgess
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Local Plan

HB1 - PROTECTION OF HISTORIC BUILDINGS
GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

2. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of **1** interested party.

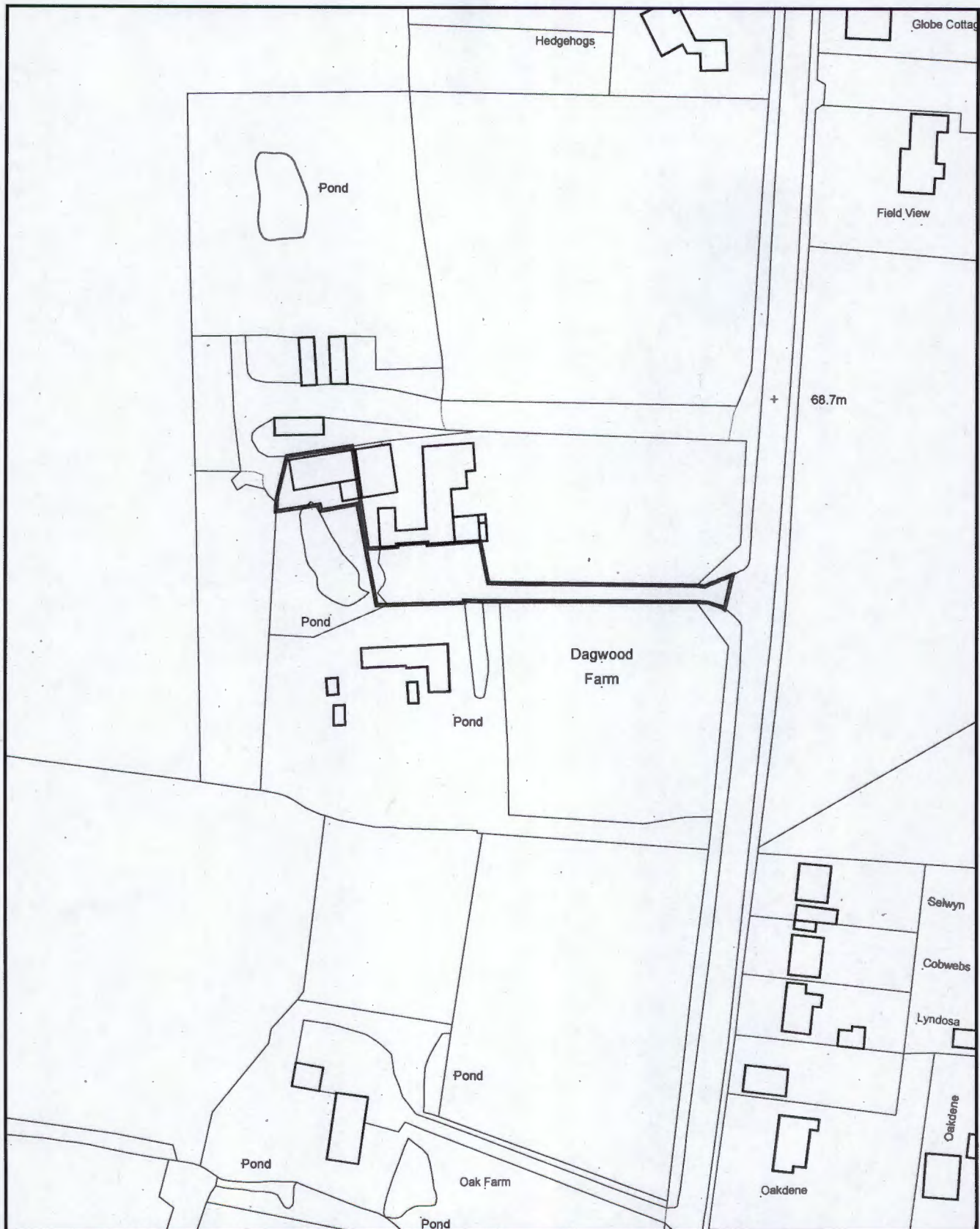
The following people **objected** to the application

The following people **supported** the application:

[REDACTED]

The following people **commented** on the application:

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Title: Committee Site Plan

Reference: 0072/16 & 0150/16

Site: Dagwood Farm, Ashfield Road, Elmswell, IP30 9HJ

Page 63



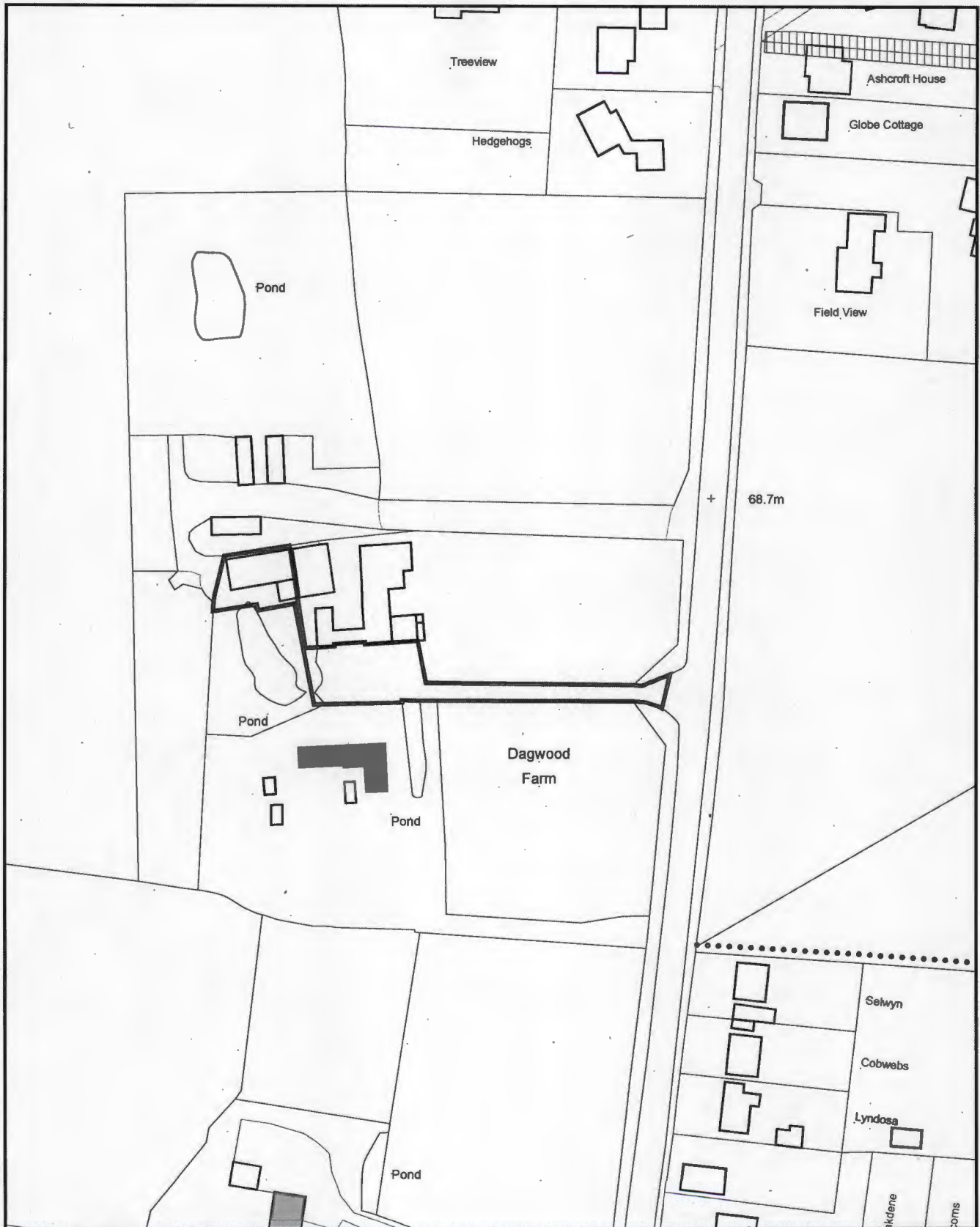
MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500



SCALE 1:1250

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Ordnance Survey on behalf of HMSO.



Title: Committee Constraints Map

Reference: 0072/16 & 0150/16

Site: Dagwood Farm, Ashfield Road, Elmswell, IP30 9HJ

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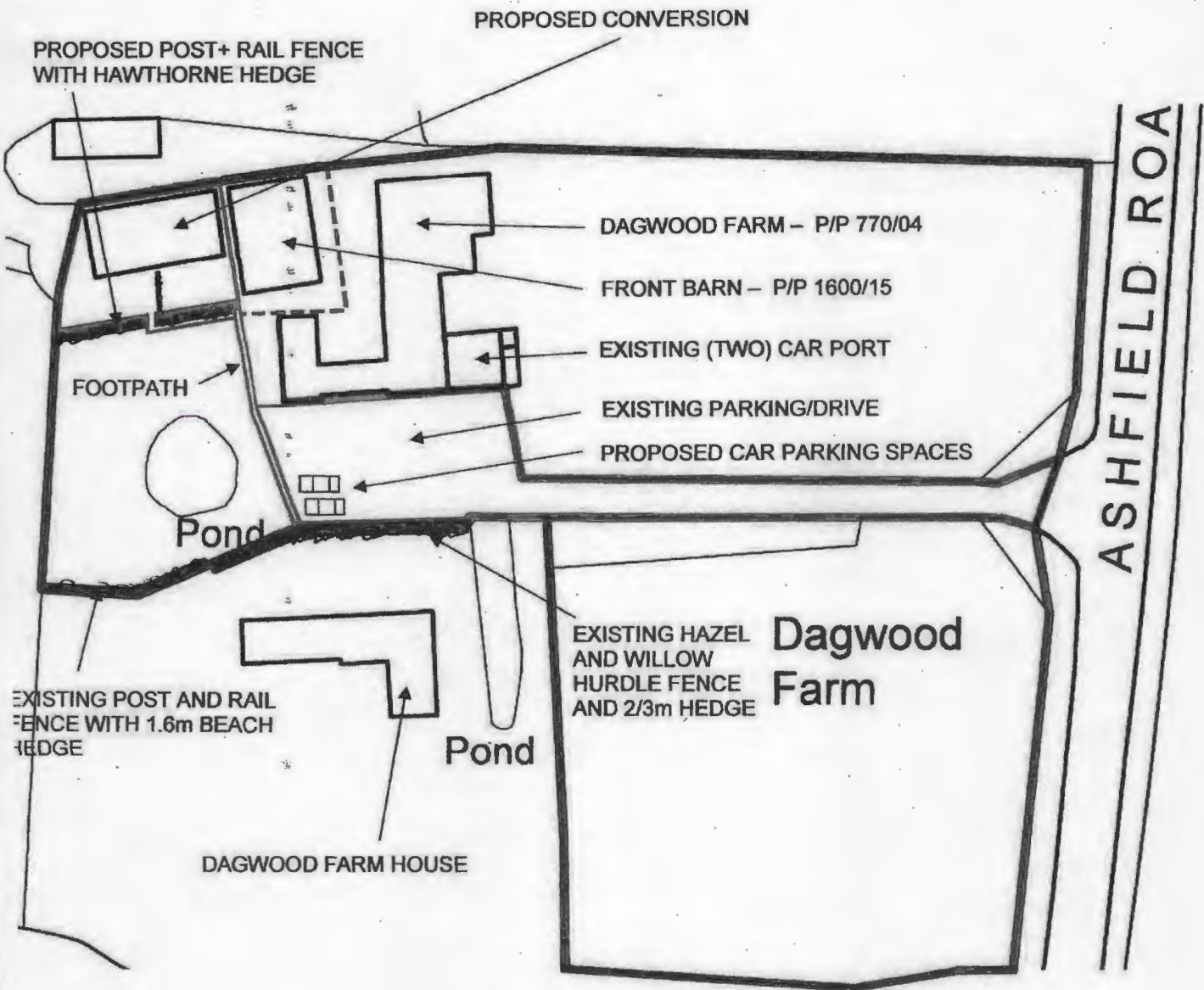
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131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500



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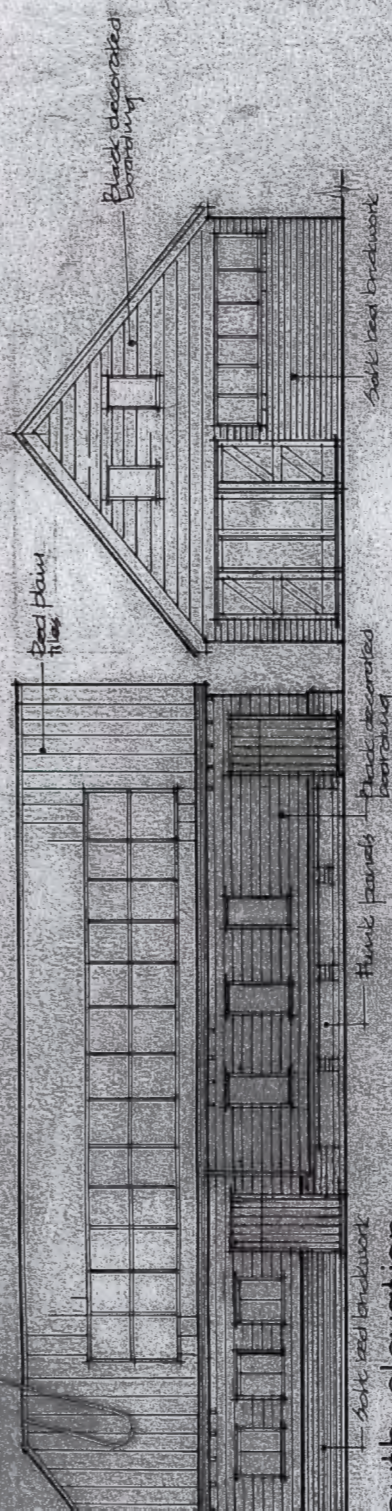
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SITE PLAN DAGWOOD FARM

PROJECT: PROPOSED CONVERSION OF EX-DAIRY BUILDING

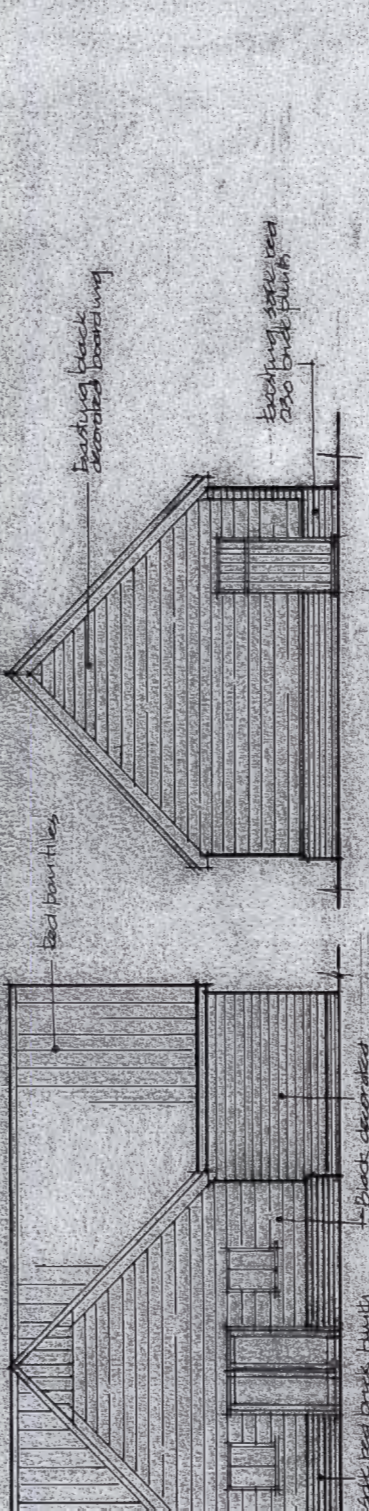
DATE: DEC 2015
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DRAWN: J.P.W.C.



South elevation



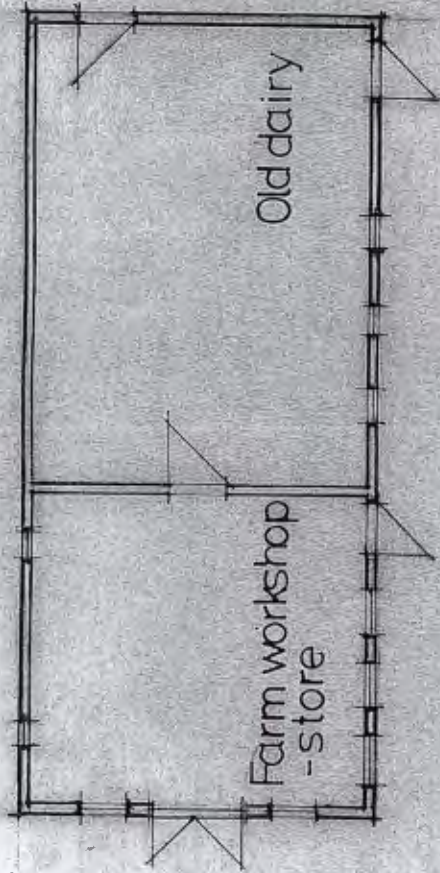
North elevation



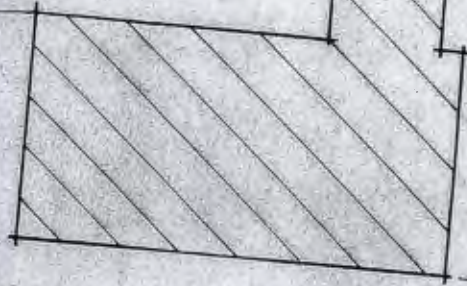
East elevation

Scale 1:100

DAGWOOD FARM, ASHFIELD ROAD, ELMSWELL. Elevations as existing

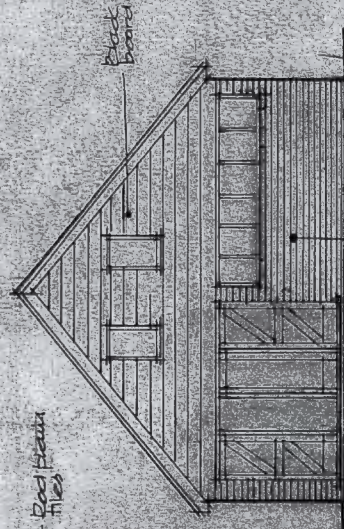
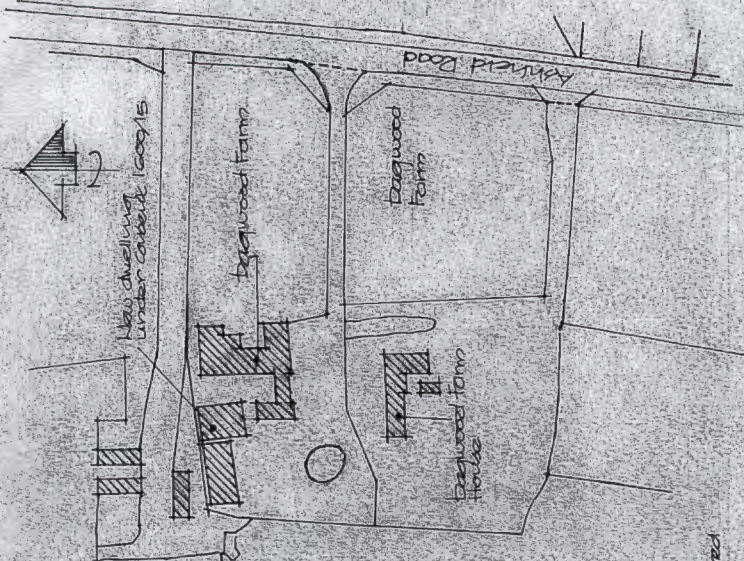


Proposed
dwelling
under consent
15/00/15 and
L.P. 15/04/15

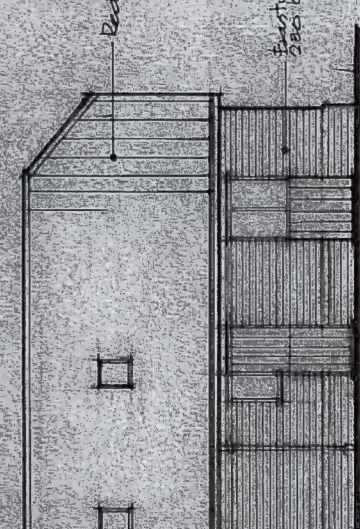


Plan

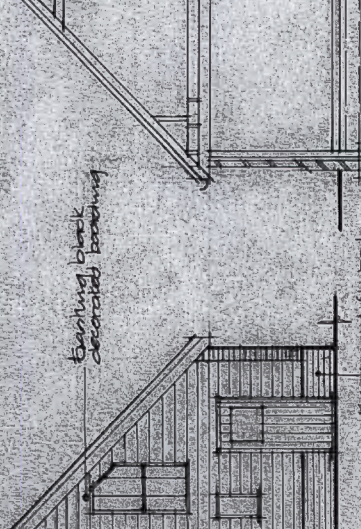
DAGWOOD FARM,
ASHFIELD ROAD, ELMSWELL.
Plan as existing.



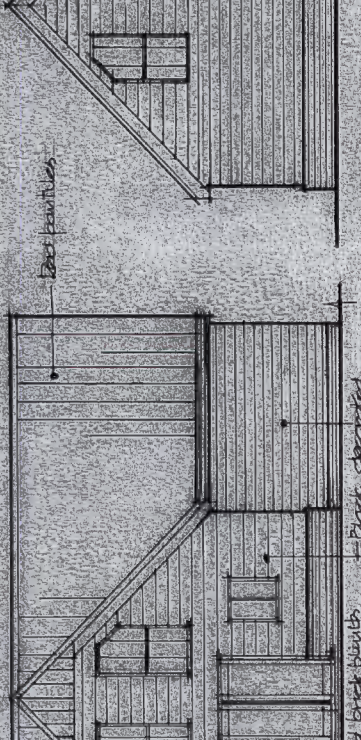
South elevation
Note: consent for solar panel given under 1009/15 and L.B. 1509/15 but not yet installed.



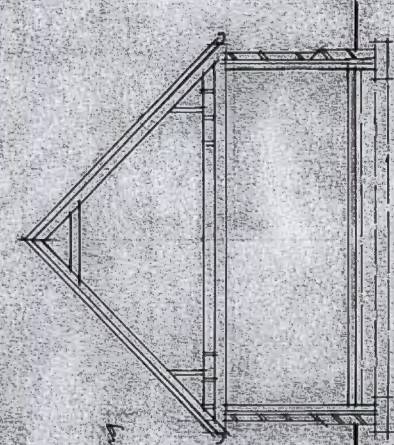
North elevation

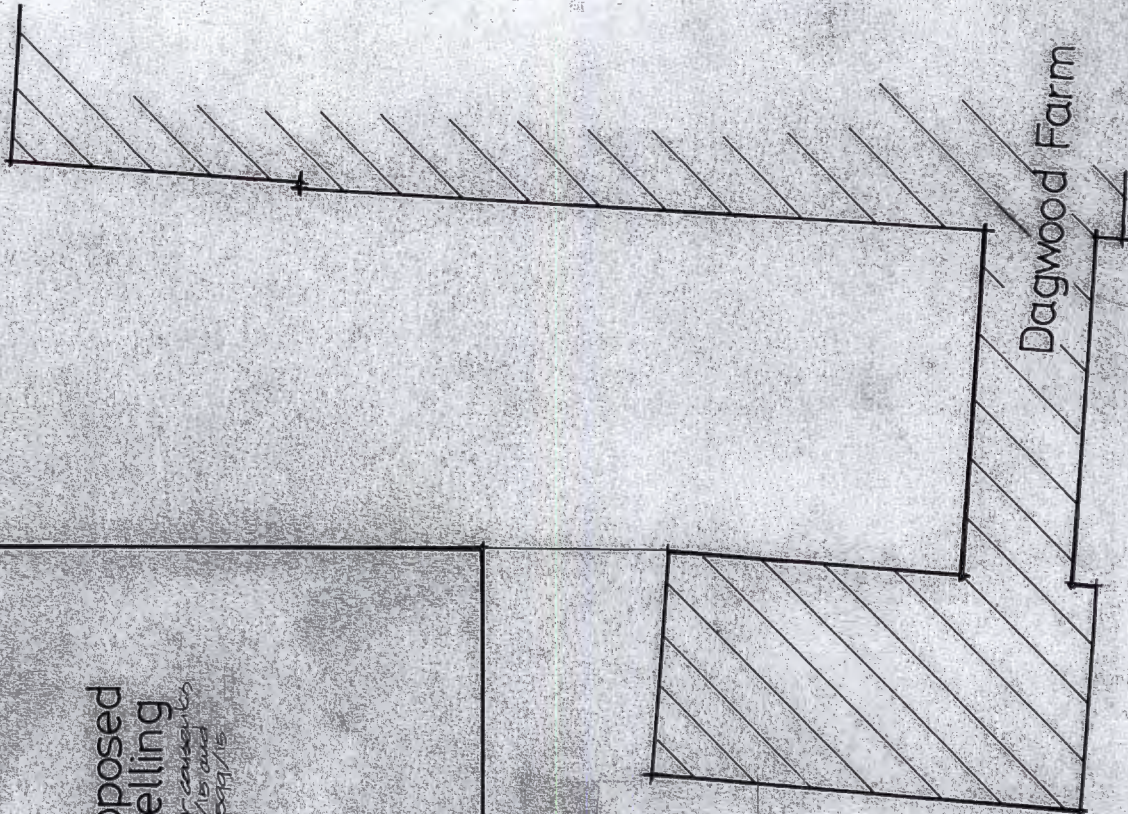


East elevation

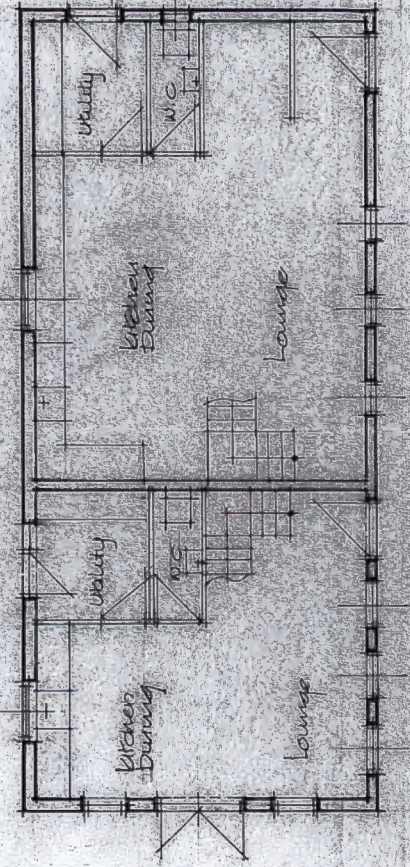


West elevation

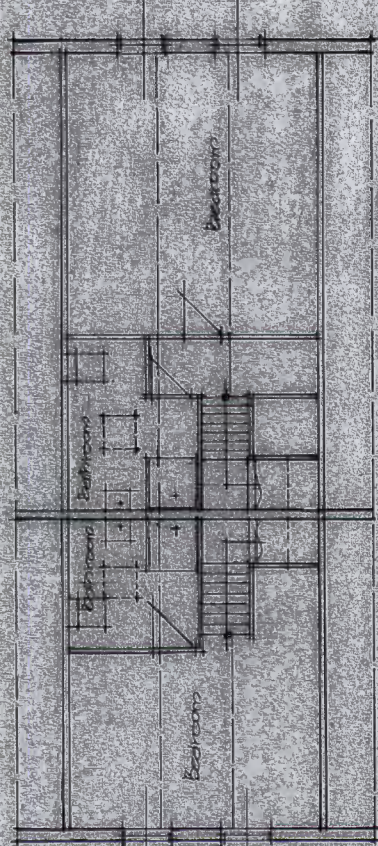




Proposed dwelling
 under sections 1500/15 and 1501/15 L.B. 1599/15



Ground floor



First floor

Scale 1:100



HERITAGE COMMENTS

Application No.: 0150/16 (LBC) & 0072/16 (PP)

Proposal: Works associated with the change of use and conversion of former dairy building to two dwellings.

Address: Dagwood Farm, Ashfield Road, Elmswell, IP30 9HJ

Date: 16th March 2016

SUMMARY

1. The Heritage Team considers that the proposal would cause harm to setting and significance of the designated heritage asset, through inappropriate changes to the application building itself and over-intensification of the use of the site. The harm would be considerable, but less than substantial; as such, the application fails to meet the requirements of NPPF 126, 128, 131, 132 133 and 134. It also fails to meet the requirements of saved LP policies HB1, HB3, HB5 and H9
2. The Heritage Team recommends that the case officer now weighs this level of harm against the public benefits of the scheme, as required by NPPF 134. Unless the public benefits are considered to be significant, however, they will not outweigh the harm to heritage interests and the scheme should be refused.

DISCUSSION

Dagwood Farm was listed on 15th November 1954. The building the subject of this application is not listed in its own right, but forms part of the historic curtilage of Dagwood Farm and therefore is to be regarded as part of that "listed building" for all planning purposes. It also lies within the setting of Dagwood Farmhouse. The Farmhouse and its outbuildings form a coherent historic farmstead group of some historic interest. The main heritage consideration is the effect of the proposal on the setting of Dagwood Farmhouse and its significance as a designated heritage asset. The character of the historic farmstead and the character, amenity and appearance of the surrounding countryside are also material considerations.

The applicant contends that only the physical changes to the application building itself should be considered in determining the listed building consent application and that the effect on the setting of the Farmhouse, in particular the effect of the change of use to residential, should only be considered in relation to the planning application. The heritage team does not share this view. The application building forms part of the historic curtilage of Dagwood Farmhouse. As such, it is to be considered as part of Dagwood Farmhouse as a "listed building" and as a heritage asset. It is not listed in its own right and any heritage value it may possess is primarily as part of the curtilage and setting of Dagwood Farmhouse and as part of the historic farmstead group.

The Planning (Listed Buildings and Conservation Areas) Act 1990 lays on the LPA a duty, in considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Thus, the heritage team contends that it is not only appropriate to consider the effect on the setting of the Farmhouse, including the effect of the change of use, in considering the listed building consent application; it is, in fact, a requirement laid on the LPA by the Act.

In practice, it is hard to separate the physical works to the application building from the change of use, because the works to the building that require listed building consent are only being carried out in order to affect the conversion. These comments are therefore to be read in connection with both applications, for listed building consent and for planning permission.

The physical changes to the application building itself are not innocuous. They represent an unwelcome domestication of its appearance and a further erosion of its agricultural character. The addition of new windows on the west and east elevations with an overtly domestic appearance and new doors and roof-lights on the north elevation will break up the existing, mostly blank, elevations which at present retain at least some of their agricultural character. There will be internal changes to the layout associated with the conversion, including the addition of a new first floor. The application building has apparently already been substantially rebuilt and now contains very little *in situ* historic fabric. Nevertheless, if consent is granted for the works as now proposed, any remnants of agricultural character will be further eroded, to the detriment of the character, setting and significance of the listed building.

Dagwood Farmhouse and its outbuildings, as noted above, form a coherent historic farmstead group. This has already been subject to considerable alteration, including the conversion of an existing barn on the site to a dwelling and the granting of a further permission for conversion of another curtilage building which has yet to be implemented. The creation of two new curtilages in addition to those already permitted will have a cumulative effect on the setting which, in the heritage team's view, is harmful to significance. The curtilages of the new dwellings will have new boundaries, marked by a post-and-rail fences and new hawthorn hedges. These new subdivisions of the farmyard will be harmful to the setting and significance of the listed building. If permission for two new domestic curtilages is given, however, it is difficult to see how the pressure for some form of physical boundary treatment could reasonably be resisted. Conditions could be imposed, but in practice, the LPA may have to accept a number of apparently minor, but very damaging developments. Most of this development would be located very close to the listed farmhouse and would have a considerable harmful effect on its setting, on the character of the historic farmstead and on the character, amenity and appearance of the surrounding countryside. The level of harm is assessed as considerable, but less than substantial.

Subdivision of a farmstead is generally accepted with a view to securing the future of historic curtilage farm buildings, but in this case the arguments for preserving the application building by conversion are considerably diluted by the extent of rebuilding to which it has already been subjected.

The case officer should now weigh the harm to the heritage asset against the public benefits of the scheme. In this case, the level of harm to the heritage asset is such that, unless the public benefits are considered to be significant, they will not outweigh the harm to heritage interests and the scheme should be refused.

Name: William Wall
Position: Enabling Officer - Heritage



Appeals Decisions

Site visit made on 03 November 2006

by **Ava Wood** DIP ARCH MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date: 22 November 2006

Appeal Ref: APP/W3520/E/06/2019422

Dagwood Farm, Ashfield Road, Elmswell, Suffolk IP30 9HJ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mr and Mrs J Cunningham against the decision of Mid-Suffolk District Council.
- The application (Ref: 2215/05/LBC), dated 20 October 2005, was refused by notice dated 21 December 2005.
- The works proposed are to a building within the curtilage of the listed building site.

Summary of Decision: The appeal is dismissed.

Appeal Ref: APP/W3520/A/06/2019423

Dagwood Farm, Ashfield Road, Elmswell, Suffolk IP30 9HJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs J Cunningham against the decision of Mid-Suffolk District Council.
- The application (Ref 2214/05/FUL), dated 20 October 2005, was refused by notice dated 21 December 2005.
- The development proposed is conversion of redundant barns and other farm buildings to form a detached 4 bedroomed house with carport/store.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. As the appeal building falls within the curtilage of the Grade II listed Dagwood Farmhouse, it is listed under Section 1(5) of Planning (Listed Buildings and Conservation Areas) Act 1990. The development, for which planning permission is sought, additionally requires listed building consent and that is the basis on which I have considered the first appeal, notwithstanding the description on the listed building application form.

Main Issues

2. A main issue in the planning appeal is whether the conversion proposed would comply with policies that seek to resist the introduction of new dwellings in the countryside. A further main issue, common to both appeals, is the effect that the scheme would have on the interest of the appeal building and on the setting of Dagwood Farmhouse.

MID SUFFOLK
DISTRICT COUNCIL
RECEIVED
24 NOV 2006

PLANNING INSPECTORATE
AND BUILDING CONTROL

Reasons

New dwelling in the countryside

Policy Background

3. The development plan for the area includes the Suffolk Structure Plan 2001 (SP) and the Mid Suffolk Local Plan, adopted in 1998 (LP). The emerging East of England Plan (RSS14) is a material consideration, but I am able to give it only the weight that is appropriate to the stage that has been reached in the preparation processes.
4. Under Policy ENV4 of the SP, development in the countryside is acceptable only where a countryside location is necessary. Policy ENV2 allows for re-use of sound, traditional rural buildings, particularly in circumstances where employment can be generated or where it leads to significant environmental benefits. In the interest of protecting the character and appearance of the countryside, Policy H7 applies strict control over new housing and expects such development to form part of the existing settlements. However, Policy H9 of the LP adopts a favourable position towards the conversion and change of use of rural buildings, with certain caveats.
5. The emphasis on control over development in the countryside reflects current regional and national policy thrust of achieving sustainable development, as expressed in RSS14 and in Government published planning documents. Of particular relevance is Planning Policy Statement 7 (PPS7), one key objective of which is to promote more sustainable developments. Thus, local planning authorities are urged to strictly control new house building in the countryside and special justification is required for isolated new houses in the countryside. On the other hand, there is support for the re-use of appropriately located and suitably constructed buildings in the countryside, with a preference for re-use for economic development purposes.

Reasoning

6. Although situated only 400m north of the defined settlement boundary of Elmswell, for planning purposes the appeal site is within the countryside and therefore subject to the restrictive policy framework outlined above. My site inspection confirmed the appellants' site description of Ashfield Road, insofar as there is a scattering of buildings, mainly houses, further north of the appeal site and some distance beyond the built up area of Elmswell. Nevertheless, that does not justify the addition of a new dwelling. In the interest of upholding the principles of sustainable development, and for the sake of protecting the countryside, I support the Council's position on resisting the introduction of a new house in this location. That said, the re-use of rural buildings is one of the circumstances where such development may be acceptable and I shall examine whether a case along those lines can be made for the appeal proposal.
7. Given the proximity of the listed farmhouse and future residential occupation of the adjacent agricultural buildings (granted approval in 2004), I accept that non-residential use of the appeal building would be impractical. It could lead to conflict and concerns about privacy, disturbance and access. Residential conversion is the most likely option. However, I have serious doubts about whether the building is of sufficient interest or could be converted for the intended use without substantial reconstruction.

- 8. I agree that Policy H9 does not specify the level of intervention that is acceptable in converting a rural building, but it expects such conversions to respect the structure, form and character of the original. In this case, it has to be said that, with the exception of the building referred to as Barn 3, there is little of the original building that warrants retention, as plainly demonstrated by the level of demolition and rebuild proposed. The single storey structure, referred to as the greenhouse, for instance, is to be removed in its entirety, partly to be replaced by a new detached cart lodge. The roof over Store 1 would be rebuilt, and remodelled, to tie in with the new single storey lean-to extension to the western side of the barn.
- 9. I accept that there is every intention to retain Barn 3 and to accommodate the new use without altering its shape or inserting new openings. However, to carry out the conversion, its structure and fabric would require a considerable overhaul. Much is either beyond repair or unlikely to withstand the additional loadings that would be imposed. Equally, the existing corrugated roof finish and cladding above the brickwork would be replaced, as would the associated structural elements. With the extent of the works required, the proposal could not be regarded as a straightforward conversion. In my view, it would represent a substantial reconstruction. While the barn stands as a reminder of Suffolk agricultural traditions, there are few features of interest in the building as a whole. The resulting building would bear a passing reference to the shape of what exists now, but there is very little of note to respect in terms of structure or character. In my opinion, the conversion cannot even be justified in the interest of preserving a building of quality or of significant importance.
- 10. My conclusion on the first issue is that the proposal would indeed amount to a new dwelling in the countryside, which cannot be justified on the basis of policies that allow conversion or re-use of rural buildings. There is no reason to depart from the basic premise of controlling new dwellings in the countryside, in accordance with the Government, regional and local policies referred to earlier.

Effect on the listed building and on the setting of the listed farmhouse

Policy Background

- 11. Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 require me to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Policies HB3 and HB5 of the LP set out the criteria against which the alteration and conversion of historic buildings will be considered. The standards expected are intended to protect listed buildings.

Reasoning

- 12. There are few features of architectural merit worth preserving in the appeal building. Therefore, the proposed scheme would have little impact on that aspect of the building. However, the residential conversion would change the character of what is essentially a very basic rural building, to the extent of diminishing the link with its agricultural past, thereby eroding any vestige of historic interest it may possess.
- 13. I disagree with the Council's position on the proposed rooflights. They would no more detract from the setting of the farmhouse than the rooflights installed on the adjacent

buildings under construction. What is more, the setting has already been compromised by the fencing erected to separate the farmhouse from this group of buildings and the proposed conversion would have little further impact. On the second issue, while the setting of Dagwood Farmhouse would be preserved, my conclusion is that the proposal would diminish the historic interest of the appeal building, thus conflicting with policies that aim to resist such harm.

Other Matters

14. At my site inspection, I was shown the adjacent former agricultural buildings currently being converted for residential purposes. Given the extent of works required to implement conversion of those buildings, I can understand the appellants' desire to turn their attention to the remaining buildings in their possession. However, it does appear to me that there was more in the way of original features and substantial structures to preserve in the buildings being converted, and that conversion on its own would not alter the basic agricultural nature of this grouping. The same cannot be said for the appeal proposal, which in my opinion would amount to one conversion too far, and with no justification for another dwelling outside the settlement boundary of Elmswell.
15. My attention is drawn to the recent permissions granted by the Council, and on appeal, for new dwellings on Ashfield Road. I understand that these comprised schemes on previously developed land. The appeal site does not fall within that category. The response statement on behalf of the appellants misinterprets the definition of previously developed land in Planning Policy Guidance 3, as agricultural land and buildings retain their lawful agricultural use even when vacant or derelict. To all intents and purposes, the appeal site and buildings are in the countryside, this is not previously developed land and, as concluded earlier, there is no policy or other justification for allowing a new dwelling in this location.

Conclusions

16. For the reasons given above and having regard to all other matters raised, I conclude that the appeals should be dismissed.

Formal Decisions

17. I dismiss the appeals.

Ava Wood

Inspector

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE A - 30 March 2016

AGENDA ITEM NO	3
APPLICATION NO	2285/15
PROPOSAL	Full Planning Permission- Erection of new Scout Headquarters with associated facilities and new access road. Outline Planning Permission- Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties).
SITE LOCATION	Land and Buildings at Red House Farm, Priory Road, Fressingfield IP21 5PH
SITE AREA (Ha)	1.77
APPLICANT	Mr & Mrs Barrett & The First Fressingfield Scout Group
RECEIVED	June 30, 2015
EXPIRY DATE	November 16, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) it is a "Major" application for:-
- a residential land allocation for 15 or over dwellings

PRE-APPLICATION ADVICE

1. Pre application advice was sought from the Corporate Manager- Development Management and Officers prior to the submission of the application. This was generally favourable to the development subject to the resolution of relevant planning issues.

SITE AND SURROUNDINGS

2. The application site relates to a parcel of land extending to an area of 1.7 hectares of open grassland. The site is bounded to the north-west by New Street and to the east by Priory Road. A public right of way extends along the south-east boundary. To the north-east are residential bungalows forming Priory Crescent. To the south are Red House Farm and an industrial unit occupied by Weybread Woodcraft.

The site is enclosed on the north-west, north-east and east boundaries by trees and hedgerow. To the south-east is Priory House a Grade 2 Listed Building.

The site abuts the defined settlement boundary of Fressingfield on the north-east boundary as shown on Mid Suffolk Local Plan Inset Map 36. The site for planning purposes is deemed to be within the countryside.

HISTORY

3. The planning history relevant to the application site is:

0072/14	Non-compliance with condition 4 of planning permission 0047/03 (Restriction to use as holiday accommodation) to enable use as residential accommodation for temporary period of 12 months	Granted (expired 28 February 2015).
1201/11	Construction of new 4 bedroom holiday accommodation (attached to existing building on the footprint of former farm buildings).	Granted

PROPOSAL

4. This is a "hybrid application" which comprises of:

Full planning permission for the erection of a scout hut to be the headquarters for First Fressingfield Scout Group.

Outline planning permission for up to 30 residential units.

Full element:

The application seeks permission for a new access to be created off New Street which would serve the proposed Scout Hut, the residential development and the existing industrial unit.

The full application relates to the south-eastern part of the site. The Scout Hut would be in the south-east corner of the site and would face south over a new car park which provides 21 space. To the north of the scout hut would be an activity field to be used in connection with the scout group activities and a small outbuilding providing toilets, showers and 'wash-up space'. The activity field will include additional tree and hedge planting and a small pond.

The Scout Hut would be single storey with timber external wall and pitched roof. It would have a maximum height of 4.8m with an overall width of 27.5m and overall depth of 14.8m. The Scout Hut comprises a main hall, toilets, storage, lecture and activity rooms, workshop and kitchen. Adjacent to the hut will be a porous hardstanding to provide parking for two minibuses and trailers. The scout area would be enclosed by a chain link fence and accessed from the new

estate road extending off New Street. Bollards will restrict access from Priory Road for pedestrians and cyclists only. A new footway will be constructed along Priory Road which is an adopted highway.

Outline Element:

Outline planning permission is sought for the erection of up to 30 dwellings. All matters are reserved for subsequent approval with the exception of the access. An indicative layout plan has been submitted within the application. This shows that the new access proposed to serve the Scout Hut would also serve the dwellings. 35% (10) of the dwellings will be affordable units.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. This is a summary of the representations received. A copy of the full consultation responses are enclosed within the agenda bundle.

The Parish Council: Fressingfield Parish Council object to the application, in summary:

- They Support the provision of a new scout hut despite access issues and position of outbuilding but could not agree on the amount of housing.
- New Street is very narrow and the increase of traffic caused by this development would be unacceptable for this road.
- Should this development proceed it would have strong safety issues for pedestrians.
- New Street has no pavements and small grass verge. The building of so many houses would put an added danger on this road. There is no place for pedestrians and cyclists to escape large Lorries and vehicles that use this road into and out of Fressingfield.
- Strain on current services such as water and drainage.
- A reduced number of dwellings would possibly be more of acceptable.

SCC Highways: The Highway Authority recommended that this application be refused on the grounds of safety and unsustainability. Neither the residential element nor the Scout Headquarters element of the application are able to achieve safe and suitable access to the site for all people and are not able to promote sustainable methods of travel to and from the site.

The applicant has attempted to address the concerns raised. This has not been achieved and the final response from Highways was received 11 March 2016. In summary;

because it does not appear possible to provide a proper footway connection to ensure a safe pedestrian link. Given the layout proposed, with the 30 houses situated to the northern part of the site with access from New Street, it is likely that the desire line will be for people to walk directly from the site onto New Street to access the medical centre, church and the shop. Although the proposed pedestrian enhancement will provide a benefit, it doesn't overcome the problem identified in relation to the access onto New Street and the coloured surfacing and signs do not either.

There is a requirement to provide visibility splays of 2.4m x 80m to the west and 2.4m x 95m to the east and this would be available within the Highway land or land you control. It does not appear that this can be achieved within the Highway land since the visibility splay crosses a wide verge that is privately owned and not Highway. The current layout as shown including 30 new dwellings accessed onto New Street with the creation of a sub-standard new access is unacceptable from our perspective.

Section 106 Planning Obligations: It would be anticipated that a development of 30 houses would yield the minimum pupil requirements:

- Primary school age range (5 - 11 years) - 6 pupil places required (£12,181 per pupil)
- There are sufficient places at the catchment high school

Pre-school provision - In this area there are 7 providers with a surplus of 84 places. No contribution required.

£6480 is to be spent at the local catchment library in Stradbroke for improvements and enhancements to the library services and facilities. £1530 is sought for improvement, expansion or new provision of waste disposal facilities.

A total contribution of £81,096 is sought for the development.

Environmental Health (Land Contamination): The Geosphere report submitted with the application provides a comprehensive assessment of the potential contamination to significantly impact on the proposed development. Given the history of the site it is not considered necessary to require a condition regarding further intrusive works.

Environment Agency: This application falls outside our remit as a statutory planning consultee.

MSDC Strategic Housing: Strategic Housing has no objection to the proposal. The council will seek 35% of the total provision of housing (10 dwellings) to be secured for affordable housing.

Suffolk Fire and Rescue: Suffolk Fire and Rescue advise on the building regulation requirements of this development. The nearest fire hydrant is over 265m from the site and Suffolk Fire and Rescue therefore recommend that proper consideration be given to the provision of an automatic fire sprinkler system.

SCC Archaeological Services: This proposal lies in an area of archaeological interest, in a topographical location that is favourable for early occupation of all

period. A geophysical survey carried out for this site detected a number of anomalies which are likely to be archaeological in nature. As a result, there is a high potential for the discovery of hitherto unknown important features and deposits of archaeological interest at this location. Any groundworks associated with the proposed development has the potential to cause significant damage or destruction to any underlying heritage assets. Two conditions are therefore recommended.

Suffolk County Landscape Officer: The site is an open agricultural grassland field adjacent to the built up area of the village. The south western boundary is open and follows the line of a cross field footpath; however the northern, eastern and southern boundaries are marked by hedgerows and trees. The proposal will be a permanent change to land use and land cover with the loss of open grassland replaced by the built environment. However this loss will not have a significant impact on the character of the landscape. Recommend conditions regarding landscaping, lighting and materials.

Suffolk Wildlife Trust: Suffolk Wildlife Trust recommends a bat survey to the trees on the north boundary is conducted prior to determination of the application in order to inform the decision. Any loss of trees or hedgerow should be compensated for within the design of the proposed development. The recommendations made within the ecological survey report should be implemented in full via a condition of planning consent.

County Ecologist: The ecological report identifies impacts on Protected and Priority species and habitats. These are hedgerows, bat, reptiles, hedgehogs and breeding birds. Detailed conditions should be included to mitigate, compensate and control the impacts, the hedgerow along New Street cannot be retained and this hedgerow needs to be surveyed and assessed for bat roosts prior to determination of the application.

Public Rights of Way: Public Footpath 66 is recorded adjacent to the proposed development area. Public Rights of Way have no objection to the proposed development.

Anglian Water: There is capacity for the foul sewage and wastewater treatment. The surface water strategy/flood risk assessment relevant to Anglian Water is unacceptable and a condition requiring a drainage strategy covering the issues should be agreed.

Environmental Health (Other matter): The Environmental Health Officer recommends a condition requiring a noise assessment of the existing business to demonstrate that the existing business will not likely cause nuisance to occupiers of the proposed new dwellings. Conditions are also recommended relating to construction hours and lighting.

Heritage: The Heritage Team considers that the proposal would cause no harm to a designated heritage asset because it would not result in material harm to the setting of the listed Priory Farmhouse.

Natural England: Natural England has no comments to make on this application.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Letters of objection:

- Trees along New Street give privacy for the area of Rivetts Barn and Carpenters Yard.
- Traffic speeds along this road despite the speed limit. Often vehicles are on the wrong side of the road when coming around the bend towards Fressingfield.
- Impact to wildlife. Bats, Birds, and Barn Owls use this site for feeding.
- Land acts as a buffer-zone from the chemically sprayed crop fields so wildlife and wild plants can exist.
- Unacceptable proposal which is unsuited to Fressingfield
- No footpath is available on this part of the village
- Light pollution
- Traffic would exit on to a blind bend.
- This is a rural area which is gradually being turned into a semi-rural area.
- Length of New Street between Priory Crescent and Carpenters Yard is not safe for vulnerable road users and pedestrians particularly during dark evenings.
- New road would serve Weybread Woodcraft generating greater HCV traffic. New Street does not have capacity to cope with large numbers of additional HCV movement.
- Scale of development not in-keeping with the idea of a rural village.
- Impact on public services such as drainage and water supply.
- Scout facility will be used by large number of children in excess of 100 everyday including weekends. This will generate unacceptable noise and nuisance. Not suitable for a residential area.
- Over-shadow nearby properties.
- Loss of prime agricultural land.
- Over-development creating a detrimental westward sprawl.
- Scout HQ is more for a Scout Activity Centre.
- Increase traffic in the area and congestion.
- If dwellings are two-storey they will harm neighbour amenity in terms of loss of light, loss of privacy and over-shadowing.
- Doctors will be over-loaded
- The development of the scout hut is needed but am concerned about the number of properties to go alongside.
- All of New Street is dangerous and once passed Priory Road the speed limit is ignored.
- Infrastructure of the village is no capable of taking this amount of traffic
- Other developments proposed in Fressingfield and this scheme should not be considered in isolation.
- There are several brownfield sites in or near Fressingfield which should be considered first
- If permission is granted landscaping should soften the visual and noise impact of the existing bus lanes from Carpenters Yard.
- Need to consider improvements to bus service, footpath maintenance

and sewage drainage.

- Development should be located in towns where they can provide education at all levels, career paths and places of work.
- Development should relate to the identified housing need.
- New Street is narrow and it is difficult for two cars to pass each other let alone allow safe pedestrian access.

Support

- Secure a fantastic youth provision for Fressingfield and the surrounding area but will also go some way to meet the housing demand.
- Valuable recreational facility
- Remove traffic from Priory Road

Following re-consultation :

Letters of objection

- The traffic data confirms vehicles are exceeding the posted speed limits of 30mph. It is impossible to reconcile the data with a solution now submitted that proposes a coloured road surface treatment for pedestrians as their only protection from moving vehicles.
- Will remove the whole strip of hedgerow to the New Street frontage
- Coloured footway strip is worthless. Where there is no proper pavement convention dictates that a pedestrian should walk facing oncoming traffic and it is dangerous to do otherwise.
- Visitors' delivery vans, tradesmen etc. may park ad hoc on this proposed footway strip.

ASSESSMENT

8. Policy background

The application site is situated adjacent to the settlement boundary for Fressingfield as defined by Inset Map No. 36 of the Mid Suffolk Local Plan (1998). The site is therefore considered within open countryside as identified by Policy CS1 "Settlement Hierarchy" of the Mid Suffolk Core Strategy DPD (2008). Policy CS2 "Development in the Countryside and Countryside Villages" of the Core Strategy details that countryside development will be restricted to defined categories. This includes affordable housing on rural exception sites.

Fressingfield is defined (Policy CS1 of the Core Strategy) as a 'Primary Village'. These are villages capable of limited growth for Local Area Market Housing. That said the local authority does not have a five year land supply. Paragraph 49 of the National Planning Policy Framework (NPPF) states;

"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."

Consequently policies CS1 and CS2 should not be considered up-to-date. Permission should therefore be granted unless there is demonstrable harm. Paragraph 14 of the NPPF reads,

"where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"

The NPPF requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle. The NPPF (paragraph 7) defines three dimensions to sustainable development- the economic role, social role and environmental role. These roles however should not be considered in isolation. Paragraph 8 of the NPPF identifies that environmental, social and economic gains should be sought jointly. Therefore the Core Strategy Focus Review 2012 (post NPPF) policy FC1 seeks to secure development that improves the economic, social and environmental conditions in the area. The proposal therefore must be determined in regards to sustainable development as defined by the NPPF.

Sustainable Development

The application site abuts the settlement boundary of Fressingfield and is connected by New Street and Priory Road to the services and facilities of this designated primary village. Consequently the proposed housing would support the local facilities and services required by the residential use. The residential use will provide affordable units which will improve the vitality and diversity of the village. Furthermore the inclusion of a recreational field will provide additional community facilities and benefits to the village.

The scheme is therefore considered to provide economic and social gains as required by policy FC1 of the Core Strategy Focus Review and the NPPF. However the NPPF paragraph 6 details that the policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. Consequently the proposal must accord with the NPPF as a whole to be considered sustainable development.

The proposal seeks to provide a new footway link along Priory Road which joins New Street. A new footway is also proposed along New Street. However due to the limited verge, the footway can only extend along the frontage of the application site. After this a coloured surface treatment would be applied to the road indicating the pedestrian route. This would only extend to Priory Crescent.

The provision of this coloured surface to a narrow, unlit, rural and busy road would not be sufficient to mitigate the risk to pedestrian or cyclist safety. Despite the new footway link along Priory Road occupants or users of the site would still need to walk along New Street for more than 300m without a footway provision to reach the local shop and doctor's surgery. The development therefore would not ensure that there is safe and suitable access for all people. This is a critical requirement of paragraph 32 of the NPPF.

Paragraphs 31 and 34 of the NPPF details that decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised and secure the viable infrastructure necessary to support sustainable development.

Paragraph 72 of the NPPF also details that developments should promote accessible developments, containing clear and legible pedestrian routes. Plans should exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities (Paragraph 35 of the NPPF).

It is proposed to construct a new footway along Priory Road. However the new footway is narrow (1.25m in places) and would remain unlit. Also this does not prevent the need for pedestrian to walk along New Street to reach the shop and medical centre. Given the layout proposed, with the 30 houses situated to the northern part of the site with access from New Street, it is likely that the desire line will be for people to walk directly from the site onto New Street to access the medical centre, church and the shop.

The lack of suitable pedestrian links and the inability to provide safe and secure access for all would lead to a reliance on the motor vehicle. The car would form the safest option for transportation. Therefore the proposal is not considered to accord with the NPPF (paragraphs 31, 34, 35 and 72) in promoting sustainable transport modes, giving priority to pedestrian and promote accessibility. Therefore the development is not considered sustainable development as set out in the NPPF when taken as a whole.

Highways

Paragraph 32 of the NPPF states that development should provide safe and suitable access to the site can be achieved for all people. Policy T10 of the Mid Suffolk Local Plan 1998 also provides that development will be considered in regards to the provision of safe access to and egress from the site.

The Highways Authority does not support the application. The visibility splay to the new road falls across land outside of the applicant's ownership and control. As a result the applicant is not able to provide or keep the splay clear in the future. Therefore the proposal would not achieve safe vehicular access and would contrary to policy T10 of the Mid Suffolk Local Plan and paragraph 32 of the NPPF.

As set out above given the lack of village footway links makes the development will increase highway dangers due to the increased number of pedestrians having to walk in the road.

The development therefore cannot ensure safe and secure layouts which minimise conflicts between traffic and pedestrians as required by Policy T10 of the Mid Suffolk Local Plan and paragraph 32 of the NPPF.

Biodiversity

A Phase I Habitat Survey was submitted with the application. The report concludes that the site survey did not reveal any outstanding ecological issues which need to be address by further survey. The proposed development in its current form would not impact significantly on any protected species or habitat. Suffolk Wildlife Trust and the County Ecologist raise no objection to this proposal and recommend enhancement and mitigation measures be agreed through condition.

As the development will result in the loss of hedgerow to the north and as recommended by the County Ecologist and Suffolk Wildlife Trust; a further survey for bats was conducted. This found no evidence of roosting bats. Subsequently it is unlikely the development will harm any protected species and the use of enhancement and mitigation measures will improve the ecological value of the site.

Impact on neighbour amenity

The Scout Hut is located over 60m from the properties on Priory Crescent and the outbuilding is approximately 20m away. The hut will be available for occasional use by schools as an outdoor centre likely to be only 30 pupils at one time and between the 9.30 to 3pm. The scout meetings take place during 6pm to 9pm on term times with an average of 20 young people and 5 adults. The use of the building and grounds would be available for weekends (30 people) including residential elements. Residential elements include sleeping-over in the hall and camping.

It is recognised that the use of this site would increase noise activities in the area. However given the time of use, the type of activities, the distance from neighbouring properties and the amount of users, the development is not considered to create unacceptable harm to neighbour amenity.

The housing plan provided is indicative. The scale, appearance and layout would be dealt with under a further application for reserved matters. The proposal would need to be designed as not to harm adjacent neighbour's amenity in terms of loss of light, over-looking and over-shadowing. This would be controlled by the further application. It is deemed that there is sufficient space to allow an acceptable scheme to be designed.

A noise assessment has been requested by the Environmental Health Officer regarding the existing business. This will again inform the final layout and design of the residential development as to allow for acceptable living conditions for new residents.

Impact on landscape

The site relates well to the existing built environment given the surrounding residential properties. Provided adequate design, landscaping and scale of the residential development the proposal would not significantly harm the character and appearance of this countryside location. Consequently the development is not considered to cause harm to the character and appearance of the locality.

Due to the relationship of both the chapel and residential development with neighbouring properties (orientation and distance) the development is not unacceptably affect neighbour amenity in terms of noise, loss of light or overshadowing. Due to the alteration of the Chapels form the development is on-balance not considered over-bearing and of unacceptable harm.

Finally a Flood Risk Assessment was included with the application which details the measures to control surface water. A drainage condition would secure the appropriate strategy.

The above matters are not considered unacceptable in terms of harm as to warrant additional reasons for refusal.

Conclusion

The proposal cannot provide safe and secure pedestrian links from the application site to the services and facilities of Fressingfield. This would lead to pedestrians walking along a narrow, unlit and busy rural road. Additionally the proposed visibility splays to the new road extend across land outside of the Highways Authority and applicant's ownership or control. It is not demonstrated that these splays can therefore be achieved for safe entry and exit of the new estate road. The proposal does not therefore provide safe and secure access for all people as required by paragraph 32 of the National Planning Policy Framework. The development furthermore does not prioritise the pedestrian. The proposal is not deemed to accord with policy T10 of the Mid Suffolk Local Plan or paragraphs 31, 32, 34, 35 and 72 of the NPPF.

RECOMMENDATION

That Full Planning Permission be refused for the following reasons:

That Full and Outline Planning Permission be Refused for the following reason:

1. The development does not provide adequate pedestrian links to the services and facilities in Fressingfield. The development would lead to an increase in pedestrian activity within the road resulting in greater conflict between pedestrians and traffic. The proposal does not provide suitable and safe pedestrian links to local services and facilities, The development does not provide or promote viable infrastructure necessary for the development, or prioritise pedestrian access and as such does not contribute to the achievement of sustainable development. The proposal is deemed contrary to policy T10 of the Mid Suffolk Local Plan 1998, policies FC1 and FC1.1 of the Core Strategy Focused Review 2012 and paragraphs 6, 31, 32, 34, 35 and 72 of the NPPF.

2. Part of the visibility splay required for the new road entrance and exit are not within the Highway Authority's or applicant's ownership or control. Their provision and future retention cannot be secured and on that basis the development cannot deliver safe and secure access as required by Policy T10 of the Mid Suffolk Local Plan and paragraph 32 of the NPPF.

At such time Committee determine the application without a Planning Obligation being secured the Corporate Management/Development Management be authorised to refuse full planning permission for reason(s) in resolution (A) including the

following reason for refusal:-

3. Inadequate provision of open space and/or infrastructure contrary to policy CS6 or the Core Strategy 2008 without the requisite S106 obligation or CIL being in place.

Philip Isbell
Corporate Manager - Development Management

Rebecca Biggs
Planning Officer

APPENDIX A - PLANNING POLICIES**1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

Cor3 - CS3 Reduce Contributions to Climate Change
Cor5 - CS5 Mid Suffolks Environment
Cor6 - CS6 Services and Infrastructure
Cor2 - CS2 Development in the Countryside & Countryside Villages
Cor1 - CS1 Settlement Hierarchy
CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT
CSFR-FC2 - PROVISION AND DISTRIBUTION OF HOUSING

2. Mid Suffolk Local Plan

RT1 - SPORTS AND RECREATION FACILITIES FOR LOCAL COMMUNITIES
RT12 - FOOTPATHS AND BRIDLEWAYS
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
CL8 - PROTECTING WILDLIFE HABITATS
GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
H11 - RESIDENTIAL CARAVANS AND OTHER MOBILE HOMES
H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
RT4 - AMENITY OPEN SPACE AND PLAY AREAS WITHIN RESIDENTIAL DEV'T
H5 - AFFORDABLE HOUSING ON RURAL EXCEPTION SITES
H4 - PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT
T9 - PARKING STANDARDS

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Page 88

Letters of representation have been received from a total of **22** interested parties.

The following people **objected** to the application

[REDACTED]

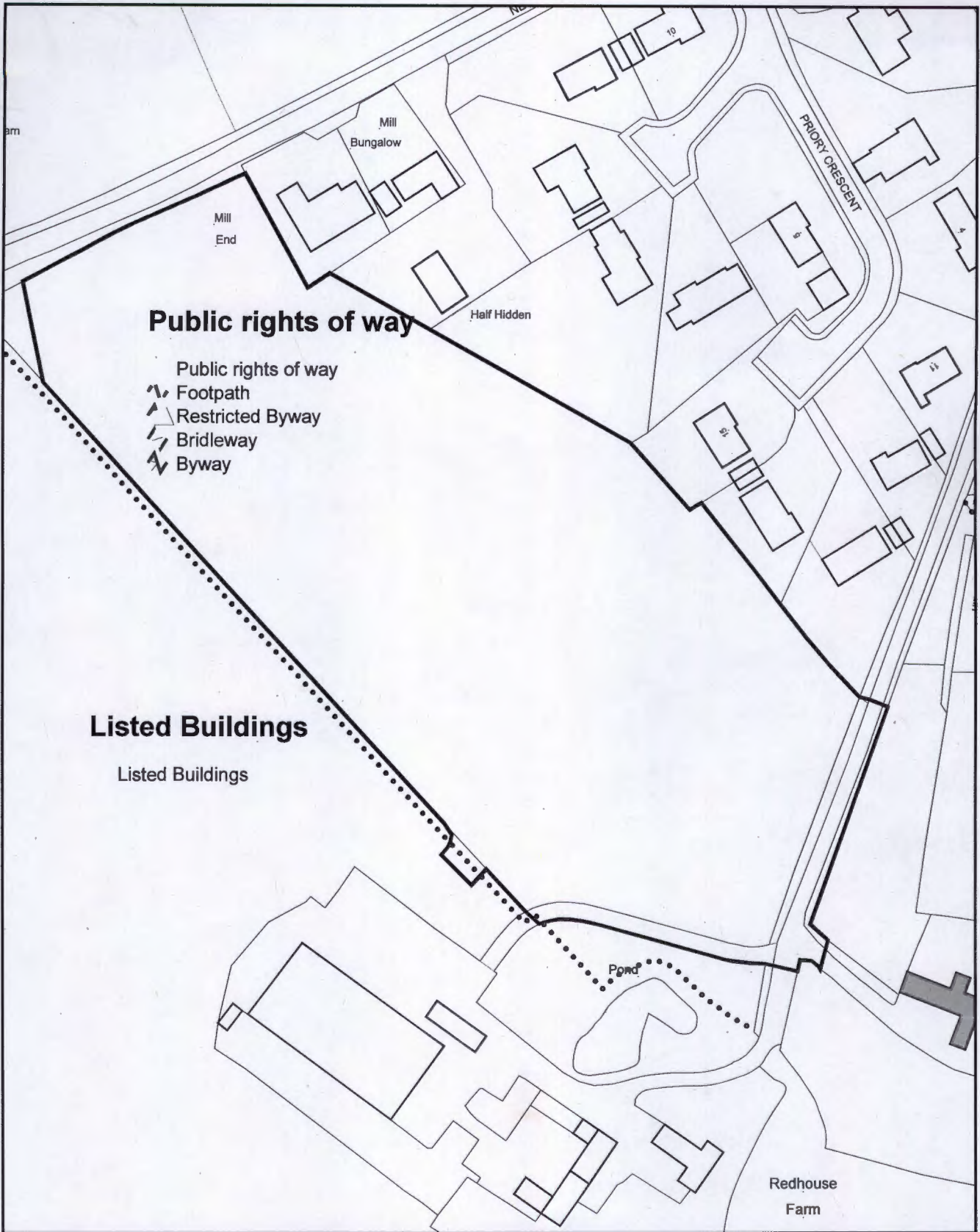
The following people **supported** the application:

[REDACTED]

The following people **commented** on the application:

[REDACTED]

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Title: Committee Constraints Map

Reference: 2285/15

Site: Land and Buildings Red House Farm
Priory Road Fressingfield IP21 5PH

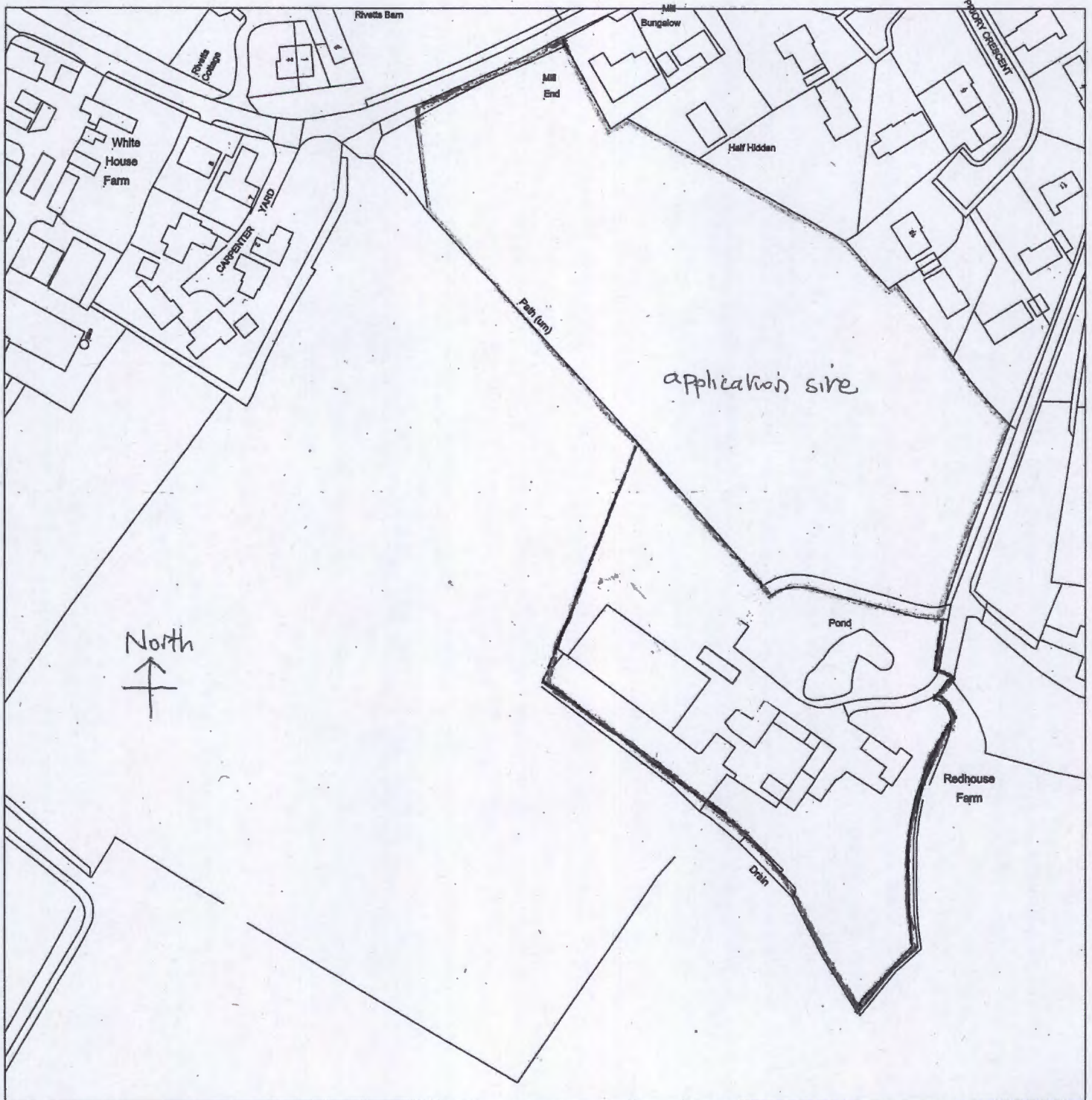


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500



SCALE 1:1250

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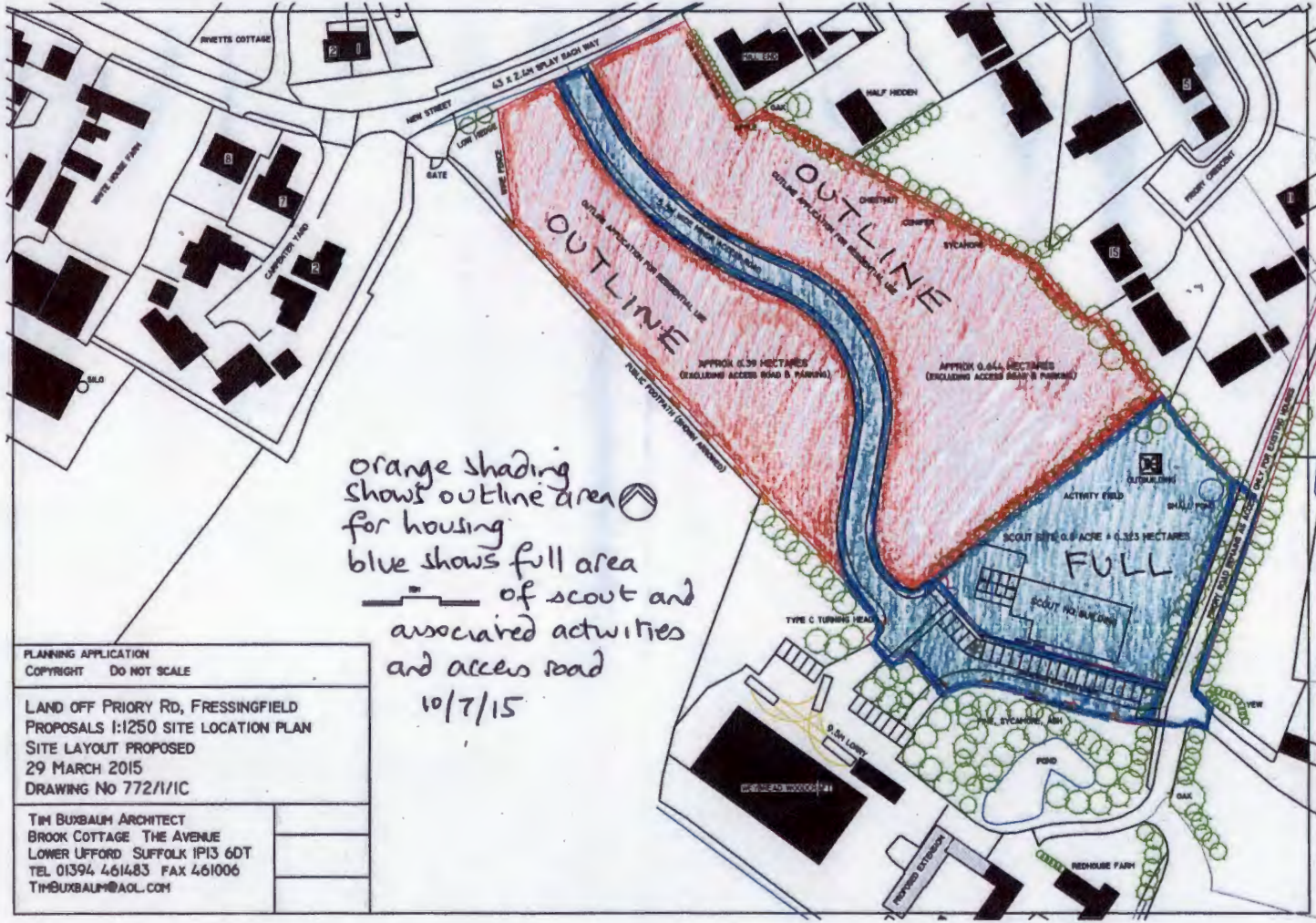


Rev 20/12/15

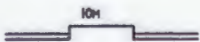
~~18/1/15~~ Land & Buildings at Red House Farm, Priory Rd, Fressingfield IP21 5PH

ref. 2285/15

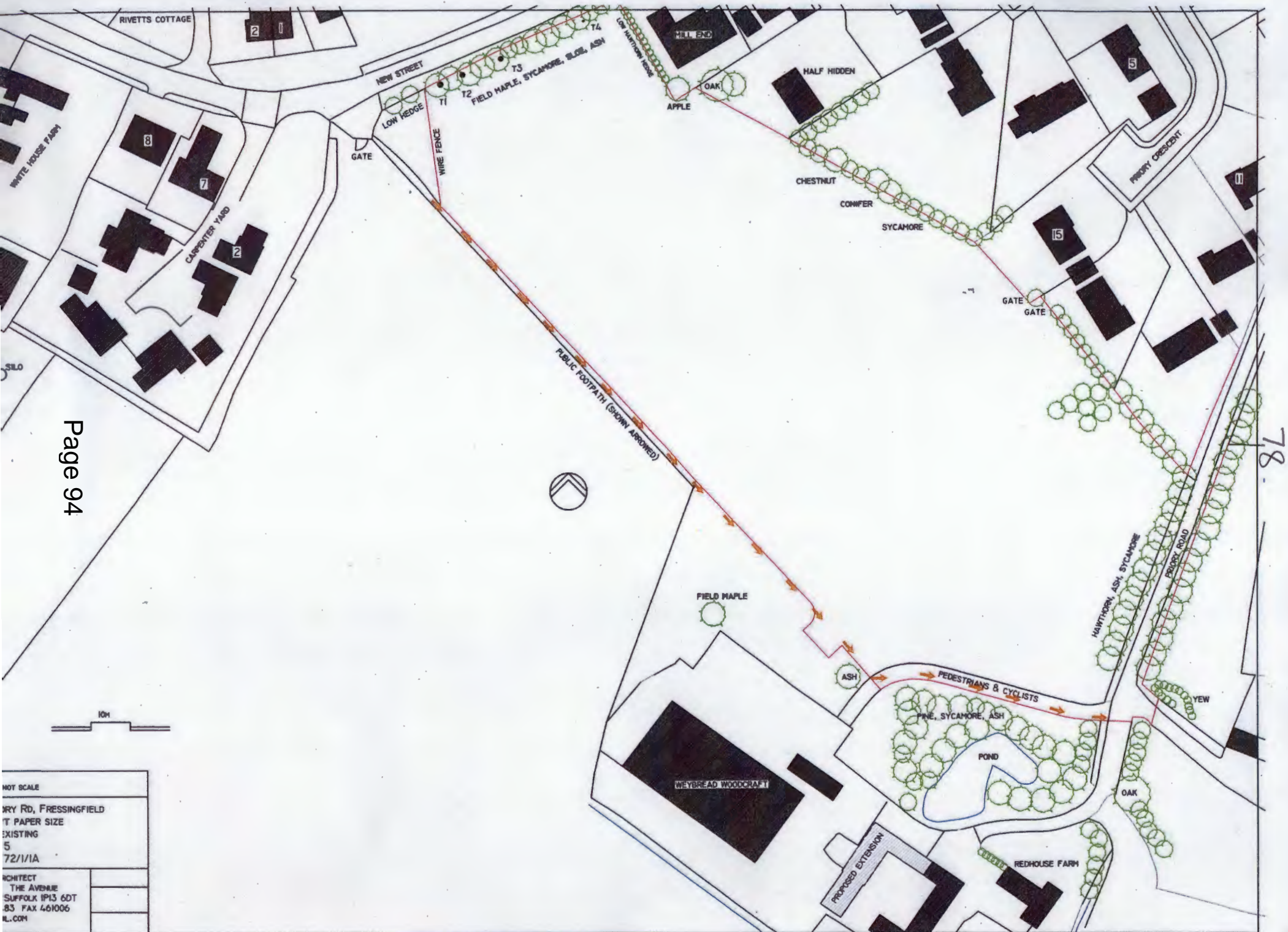
Site location plan 1-1250 @ A3



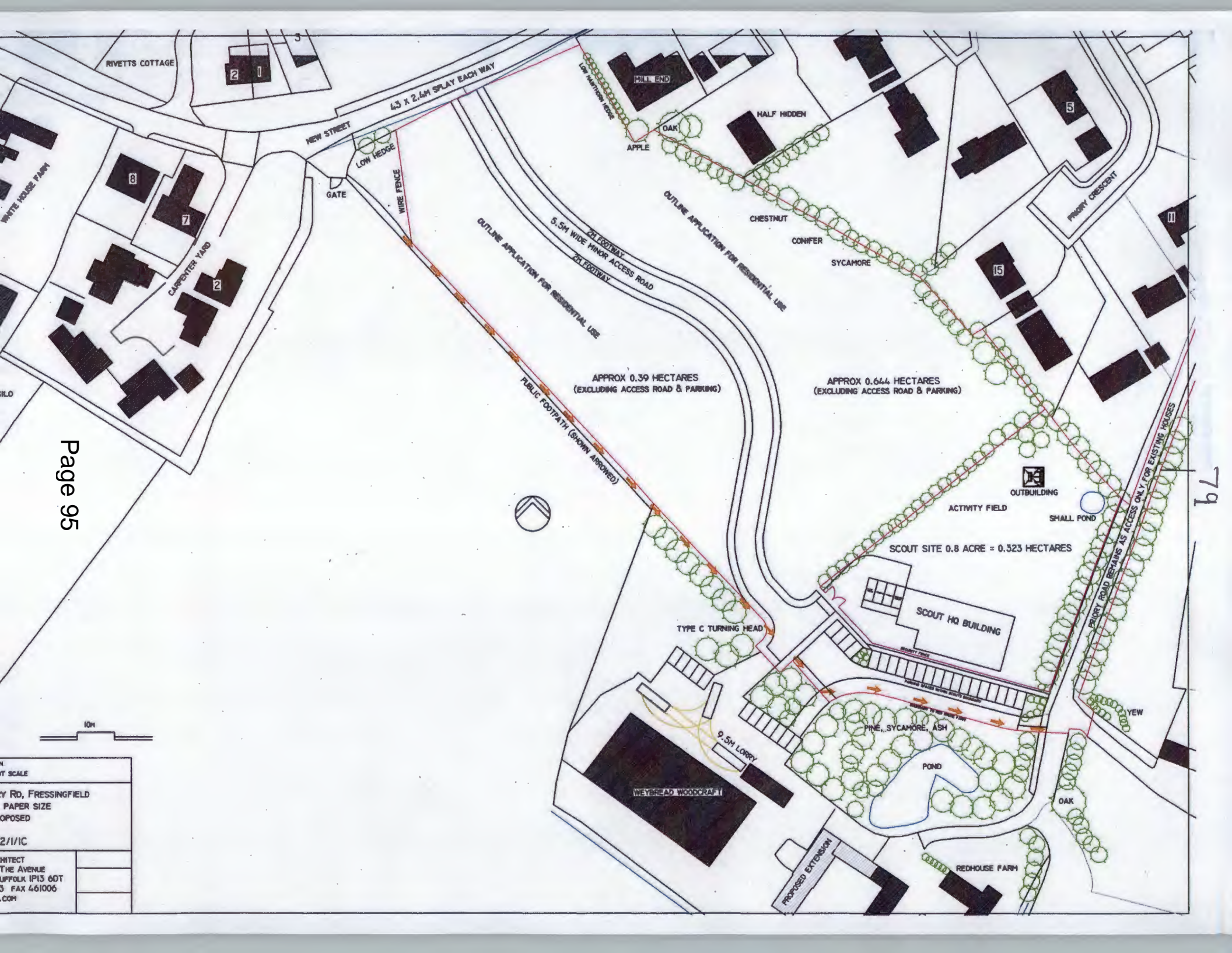
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NOT SCALE
WRY RD, FRESSINGFIELD
A4 T PAPER SIZE
EXISTING
5
72/1/1A
ARCHITECT
THE AVENUE
SUFFOLK IP13 6DT
83 FAX 461006
L.COM



78



AT SCALE
 Y RD, FRESSINGFIELD
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 THE AVENUE
 UFFOLK IP13 6OT
 3 FAX 461006
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APPLICATION
DO NOT SCALE

F PRIORY RD, FRESSINGFIELD
D SCOUT HUT AND OUTBUILDING

CH 2015 SCALE 1:250@A3
No 772/1/1D

ALUM ARCHITECT
OTTAGE THE AVENUE
FORD SUFFOLK IP13 6DT
4 461483 / 0771 408 9786
ALUM@AOL.COM



OUTBUILDING



SMALL POND

ACTIVITY FIELD

SCOUT HQ BUILDING



SECURITY FENCE

PARKING SPACES WITHIN SCOUTS BOUNDARY

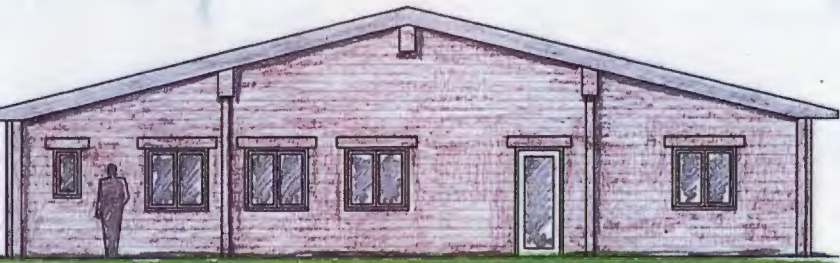
BOUNDARY TO RED HOUSE FARM

PRIORY ROAD REMAINS AS ACCESS ONLY FOR EXISTING HOUSES

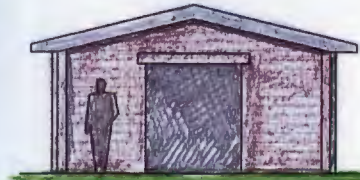
Page 97

TYPE C TURNING HEAD

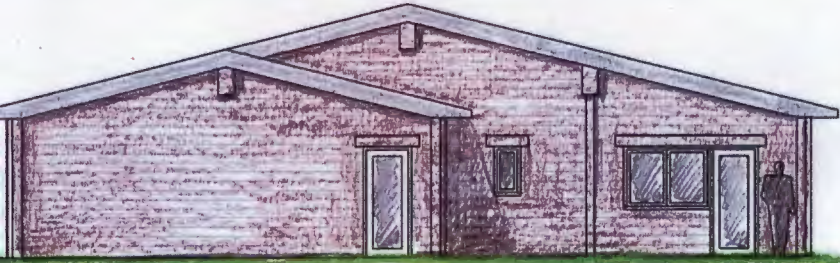
18



ELEVATION



OUTBUILDING (TOILETS & SHOWERS)



ELEVATION



OUTBUILDING (TOILETS & SHOWERS)



Page 98



PARKING FOR MINIBUS & TRAILER



SOUTH ELEVATION



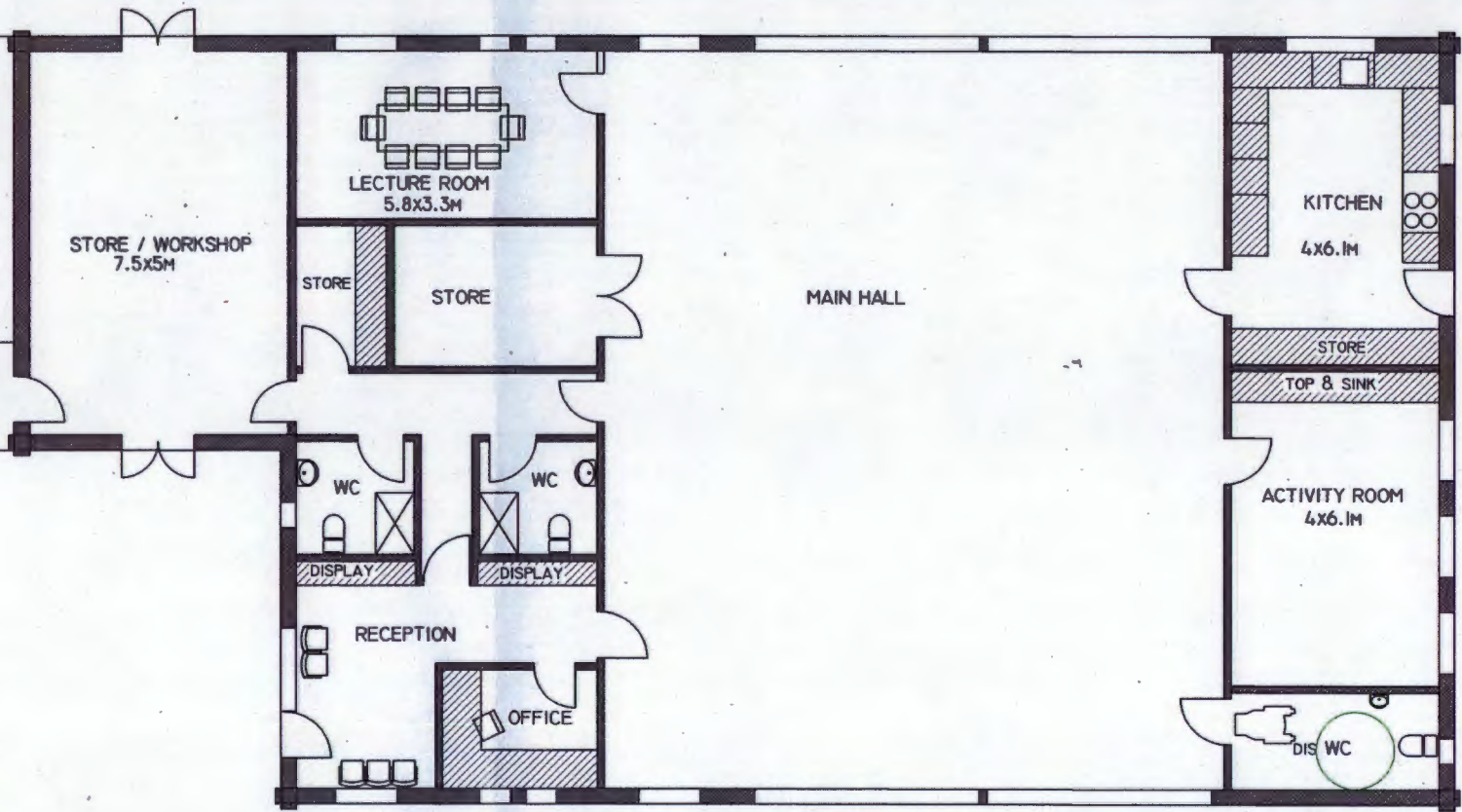
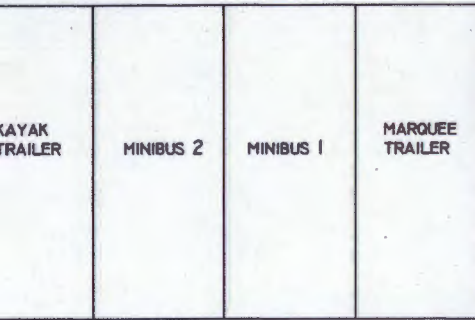
NORTH ELEVATION FACING FIELD

82

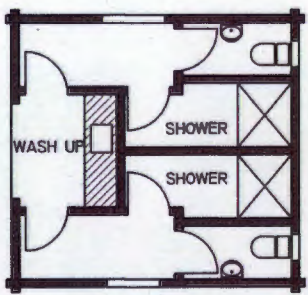
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LAND OFF PRIORY RD, FRESSINGFIELD
PROPOSED SCOUT HUT AND OUTBUILDING
5 FEB 2015 SCALE 1:100@A3
DRAWING No 772/SC/2

TIM BUBALM ARCHITECT
BROOK COTTAGE THE AVENUE
LOWER UFFORD SUFFOLK IP13 6DT
TEL 01394 461483 / 0771 408 9786
THEBUBALM@AOL.COM



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OUTBUILDING

MAIN BUILDING



83

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LAND OFF PRIORY RD, FRESSINGFIELD
PROPOSED SCOUT HUT AND OUTBUILDING
5 FEB 2015 SCALE 1:100@A3
DRAWING NO 772/SC/1

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TIBUXBAUM@AOL.COM







APPLICATION
Do NOT SCALE

OF PRIORY RD, FRESSINGFIELD
ALS - SITE LOCATION PLAN
YOUT PROPOSED - SCALE SUIT PAPER SIZE
CH 2015 UPDATED TO 18 SEPT 15
S No 772/1/1D

BAUM ARCHITECT
COTTAGE THE AVENUE
FFORD SUFFOLK IP13 6DT
4 461483 FAX 461006
AUM@AOL.COM

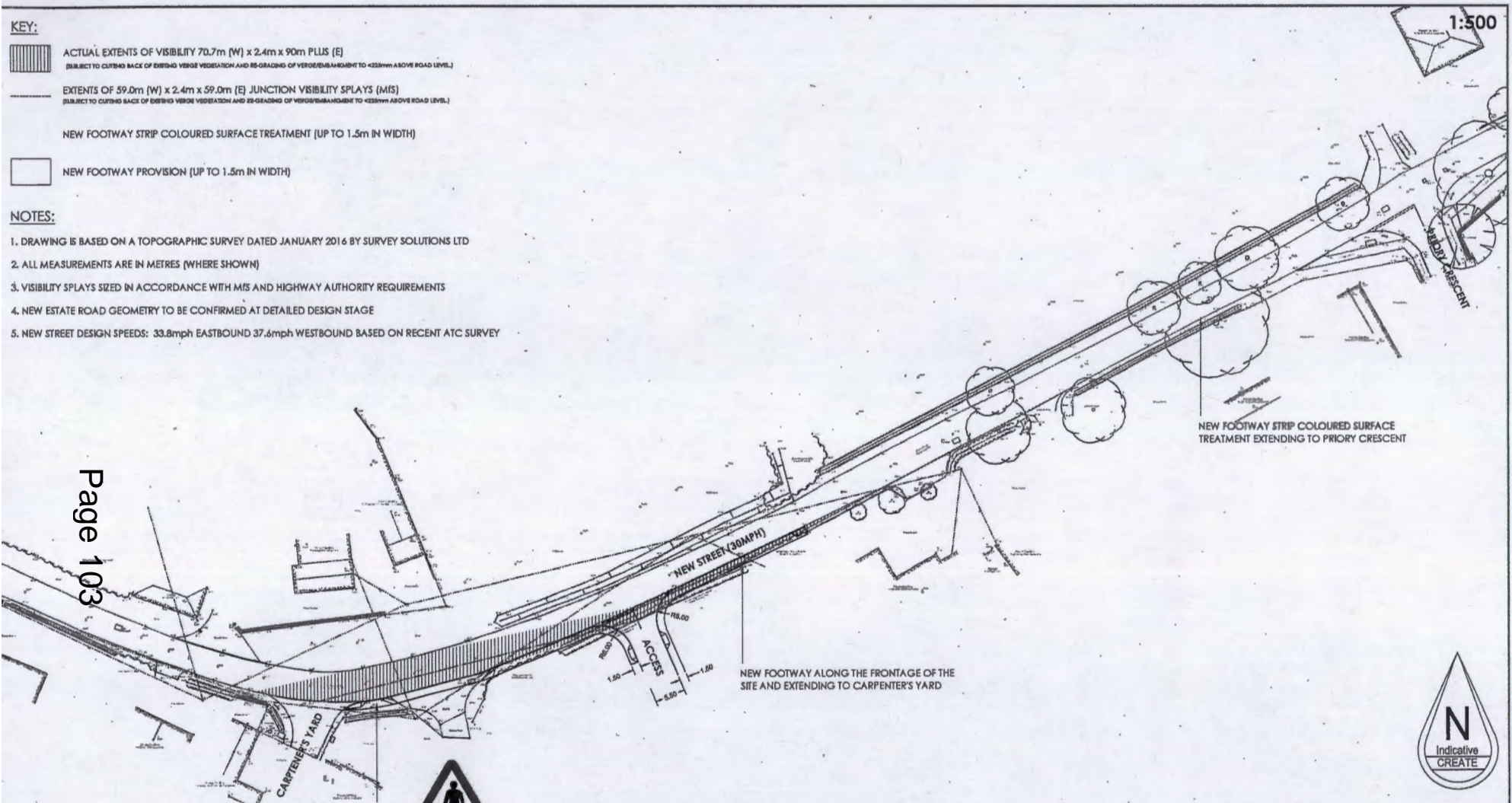
1:500

- KEY:**
-  ACTUAL EXTENTS OF VISIBILITY 70.7m (W) x 2.4m x 90m PLUS (E)
(SUBJECT TO CLIPPING BACK OF EXISTING VEGETATION AND RE-GRADING OF VERGE/EMBANKMENT TO $\leq 230\text{mm}$ ABOVE ROAD LEVEL.)
 -  EXTENTS OF 59.0m (W) x 2.4m x 59.0m (E) JUNCTION VISIBILITY SPLAYS (MIS)
(SUBJECT TO CLIPPING BACK OF EXISTING VEGETATION AND RE-GRADING OF VERGE/EMBANKMENT TO $\leq 230\text{mm}$ ABOVE ROAD LEVEL.)
 -  NEW FOOTWAY STRIP COLOURED SURFACE TREATMENT (UP TO 1.5m IN WIDTH)
 -  NEW FOOTWAY PROVISION (UP TO 1.5m IN WIDTH)

- NOTES:**
1. DRAWING IS BASED ON A TOPOGRAPHIC SURVEY DATED JANUARY 2016 BY SURVEY SOLUTIONS LTD
 2. ALL MEASUREMENTS ARE IN METRES (WHERE SHOWN)
 3. VISIBILITY SPLAYS SIZED IN ACCORDANCE WITH MIS AND HIGHWAY AUTHORITY REQUIREMENTS
 4. NEW ESTATE ROAD GEOMETRY TO BE CONFIRMED AT DETAILED DESIGN STAGE
 5. NEW STREET DESIGN SPEEDS: 33.8mph EASTBOUND 37.6mph WESTBOUND BASED ON RECENT ATC SURVEY

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NEW "PEDESTRIANS IN ROAD" WARNING SIGN, ACTUAL LOCATION TO BE AGREED AT DETAILED DESIGN STAGE




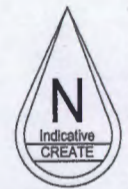
NEW FOOTWAY ALONG THE FRONTAGE OF THE SITE AND EXTENDING TO CARPENTER'S YARD

NEW FOOTWAY STRIP COLOURED SURFACE TREATMENT EXTENDING TO PRIORS CRESCENT

REV.	DATE	AMENDMENT DETAILS	DRAWN	APPROVED
A	09.03.14	ADJUST VISIBILITY SPLAYS AND WARNING SIGN LOCATION	MDA	JPC

Telephone: 0845 450 7908. Fax: 0845 409 4520

PROJECT RED HOUSE FARM FRESSINGFIELD	DATE 18.01.16	DRAWING STATUS INFORMATION	
	SCALE(S) 1:500	DESIGNED MDA	DRAWN MDA
DRAWING TITLE PROPOSED ACCESS NEW STREET	CHECKED JPC	APPROVED JPC	
	JOB No 1005	DRAWING No 03/001	REVISION A
CLIENT GEORGE BARRETT (FRESSINGFIELD)			
www.createconsultingengineers.co.uk			



DO NOT SCALE ORIGINAL SHEET SIZE - A2 Landscape



FRESSINGFIELD PARISH COUNCIL

Comments from: Clerk to the Council

Application Number: 2285/15

Proposal: Full Planning Permission – erection of new Scout Headquarters with associated facilities and new access road. Outline Planning Permission – erection of 30 new dwellings with all matters reserved (accept new road access to serve the properties)

Location: Land and buildings at Red House Farm, Priory Road, Fressingfield

As previously, the Committee was unanimous in its support for the Scout Headquarters, despite access and other issues affecting that part of the proposal (such as the poor siting of the lavatory block), but could not agree with the amount of housing proposed for the site. Very little had changed in this application since it was first put to the Parish Council and previous concerns appeared to be insufficiently addressed or considered it, therefore, had not much to add:

Traffic studies undertaken by Suffolk County Council's Highways Department indicated that traffic volumes and speeds were not conducive to such a likely increase in vehicle movements occasioned by 30 extra dwellings. New Street is a very narrow thoroughfare and such a large, prospective, increase in vehicle numbers was totally unacceptable. There were strong safety issues at busy periods if the development were to proceed. New Street has no pavements and the building of so many houses on this particular site would be putting an added danger in place, in addition to that posed for existing residents who walk along this road; they currently have to be extremely mindful of traffic (in itself, no bad thing) and the increase in vehicles that would be generated make the potential hazard unacceptably high.

30 dwelling would also put a huge strain on current services such as water and drainage.

The recent Housing Needs Survey had indicated a need for some affordable housing in the village but, nevertheless, this must be in an appropriate setting and a narrow road with no pavements is not the right place. In addition to the lack of pavements, on both sides of New Street, there is the issue of no verge wide enough for a pedestrian, less mobile or with pushchairs, or cyclist to escape the large lorries (as well as fast moving smaller vehicles) that use this road into and out of the village.

The number of properties proposed was excessive; fewer dwellings on the site would reduce the potential problems and may, possibly, be more acceptable to the Parish Council. Fressingfield Parish Council knows the village has to grow to survive but this growth must be properly controlled; it would be better to have smaller numbers of houses carefully sited.

Recommended refusal for the application was proposed and seconded and carried by the majority of members (one abstained)

Please note: REFUSAL recommended

SIGNED: Carol A Smy

Clerk to Fressingfield Parish Council

DATED: 18.02.16

FRESSINGFIELD PARISH COUNCIL

Comments from: Clerk to the Council

Application Number: 2285/15

Proposal: full planning permission – erection of new Scout Headquarters with associated facilities and new access road
Outline planning permission – erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties)

Location: land and buildings at Red House Farm, Priory Road, Fressingfield

This application was considered by the full Parish Council at its September meeting and in the wide-ranging discussion Councillors took into account the various points that had been put to them by local residents. The need for a replacement Scout Hut was not questioned and was supported (the current Goodwin Hall was agreed to be no longer large enough to house a growing organisation). However, the fact that the proposal was for a headquarters building was a cause for concern for some as this building would be used far more frequently than the current one thus leading to a major increase in traffic flow.

There was a question over the reduction in size of the plot for the Scout HQ compared to the plans available but a representative of MSDC had assured the Chairman of the PC that a recommendation could still be made.

The main problem foreseen with this proposal was the degree of traffic generated in a part of the village that cannot take it. New Street in Fressingfield is very narrow in parts and this development would feed all the increased vehicular movements into this particular road...there is nowhere else for it to go. The PC has petitioned long and hard over the years for a 20mph limit in the narrowest part of New Street on account of past and current traffic volume and has consistently been refused both by SCC and the Police. Any major increase in traffic would be detrimental to both safety and the amenity of the current residents of New Street. However, if the site were to be used for just the Scout Headquarters, and not housing, the increased traffic from that would be manageable and this would be a better site, from a parking viewpoint than the current location (Goodwin Hall). It must also be borne in mind that New Street does not have footpaths (and there is no space for them) so the safety of pedestrians and cyclists would be further in jeopardy.

Currently there are between 10 and 13 vehicles per day (Page 108) on the Weybread Woodcraft; were the residential properties to be built they could support well in excess of 45 vehicles – leading to up to 100 vehicle movements per day and this does not include the use of the Scout building. This is totally inappropriate for New Street. On the subject of the proposed housing it was agreed (as will be shown when the

in the village but this site is not necessarily the best place for so many units. Also, the need for one-bedroomed apartments was questioned. Were they to be intended for the elderly they would not be suitable as elderly people wishing to remain in the village need a second bedroom in the event of a live-in carer/overnight irregular care being required (this comment came from a former health professional).

Concerns had been raised by nearby residents about such a large development destroying the amenity of their properties. The properties that would be overlooked are bungalows.

Of the policies quoted main considerations are as follows:

H13 – it is impossible to say that the design of the development will be acceptable. The illustrated road layout does not indicate any reduction in traffic speeds. But the amenity of neighbouring residents would, in the opinion of some of them, be adversely affected by overlooking

H14 – this would appear to be complied with, however, note should be taken of the comments on one-bed apartments should these be intended for the elderly and members felt that the size of the development was over-large. Fewer houses would possibly more acceptable

H15 – there has been no mention in the plan of the impact on sewage/drainage and this been a difficulty in the village

H16 – see comment under H13

T10 – the proposal contravenes this policy in **all** respects when considering the impact on New Street

RT1 – the proposed Scout Headquarters is compliant with all aspects of this policy when taken alone, despite the anticipated increase in traffic flow. It is the impact of the housing proposal that compromises road safety

It was proposed and seconded that refusal be recommended for the application. 8 members agrees with the proposal, one abstained and one member took no part in the discussion or vote as he felt he had a personal interest.

Please note: REFUSAL recommended

SIGNED: *Carol A Smy*
Clerk to Fressingfield Parish Council
DATED: 17.09.15



Consultation Response Pro forma

1	Application Number	2285/15 Red House Farm, Fressingfield	
2	Date of Response	22.9.15	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to a designated heritage asset because it would not result in material harm to the setting of the listed Priory Farmhouse. 	
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 site is currently open farmland with Priory Farmhouse to the south east across Priory Road, and Red House Farm (unlisted) to the south west. To the west of Red House Farm is an industrial unit in a large utilitarian building. Priory Farmhouse stands back from the road with a well-treed immediate setting and its associated farmland beyond.</p> <p>The proposal is for a Scout building at the corner of the site, end-on to Priory Road with parking behind, and to the north-west of that (an Outline application) residential development.</p> <p>The part of the site around the Scout building would remain largely open, forming a further buffer between the listed farmhouse and the residential development.</p> <p>Neither part of the proposal would result in material harm to the setting of the listed farmhouse.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		

7	Recommended conditions	

Phil Watson Landscape Development Officer
Natural Environment Team

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264777
Fax: 01473 216889
Email: phil.watson@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Your Ref: 2285_15
Our Ref:
Date: 27/08/2015

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

Ms Rebacca Biggs
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Cc Mr David Pizzey Arboricultural Officer MSDC/BDC

Dear Rebecca,

Proposal: Full Planning Permission- Erection of new Scout Headquarters with associated facilities and new access road.

Outline Planning Permission- Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties).

Location: Land and Buildings at Red House Farm, Priory Road, Fressingfield, IP21 5PH

Based on the information provided by the applicant and a site visit carried out with the SCC Senior Ecologist Mrs Sue Hooton, on the 25th August, I offer the following comments.

The information provided by the applicant

The applicant has provided sufficient information in order that the landscape and visual effects of the proposal can be understood.

The site and Landscape

The site is an open agricultural grassland field adjacent to the built up area of the village. The south-western boundary is open and follows the line of a cross field footpath; however the northern, eastern and southern boundaries are marked by hedgerows and trees.

The wider landscape is typical of the Plateau Clayland Landscape Type (Suffolk LCA 2008/11). There are large arable fields surrounded by hedges with trees, a gently rolling landform, a dense pattern of roads and footpaths and a scattered settlement of hamlets and farmsteads outside the main village.

Likely landscape effects

1. The proposal will be a permanent change to land use and land cover with the loss of open grassland replaced by the built environment. However this loss will not have a significant impact on the character of the landscape.
2. Based on the information provided by the applicant it appears that the hedgerow and trees along the New Street boundary of the site will be removed. This is detrimental to a characteristic feature of this landscape and the adverse effects will be locally significant.
3. However, these impacts can be mitigated by a robust scheme of replacement native hedge planting, with trees, set back to accommodate the visibility splay.
4. Much of the boundary hedging and trees around the site are significant landscape assets. I suggest that a scheme of tree protection and perhaps an Arboricultural Method Statement may be required in order to safeguard the trees and hedgerows to be retained. This is a matter for Mr David Pizzey the Arboricultural Officer.

I also note that hedgerows, such as the one to be removed along New Street, are a Priority habitat and the submitted ecological report (6.3.3) identifies that *"it is likely that bats, along with other species, are utilising the pond area and the hedge lines for foraging and commuting. It is also possible that mature trees may contain roosting habitat for bats as many have suitable features"*. The implications of this finding are a matter for the ecological consultees.

Likely visual effects

1. Open views of the site are, or will be, available from both the public right of way and the road to the north of the site. Views of the site will be available from public viewpoints in the wider countryside. There is a need to ensure that the site is integrated into the wider landscape through the use of appropriate and robust boundary planting.
2. The proposal will also extend the adverse impacts of lighting into the surrounding landscape.

Other Matters

Mrs Sue Hooton the Senior Ecologist has reviewed the proposal and she has offered the following comments.

"The submitted ecological report identifies impacts on Protected, and Priority (NERC Act s41), species and habitats. These are hedgerows, bats, reptiles, hedgehogs and breeding birds.

Therefore, detailed conditions for both the full and outline proposals, based on BS42020:2013, will be necessary for any consent; to mitigate, compensate and control these impacts in order that the LPA can discharge its duties under s40 of the NERC Act 2006 and s17 of the Crime and Disorder Act (1998) where it is obliged in the exercise of all its various functions to do all that it can to prevent crime in its area.

Furthermore, since the hedgerow along the New Street Road frontage cannot be retained, this hedgerow, in particular the trees, must be surveyed and assessed for bat roost potential prior to determination of this application. A bat survey and assessment is required in order that the LPA can demonstrate compliance with its duties under the Conservation

of Habitats and Species Regulations 2010, in respect of the protection of European Protected Species"

Please contact Mrs Hooton if you wish to discuss the details of this matter and the conditions required; sue.hooton@suffolk.gov.uk.

The Full Application

Erection of a new Scout Headquarters with associated facilities and new access road.

Recommendations

This proposal is acceptable in landscape terms subject to the following conditions.

PRIOR TO COMMENCEMENT: DETAILS OF DESIGN AND MATERIALS

Details of the design and materials, of external walls, roofing, doors and windows shall be submitted to the Local Planning Authority, including colour, materials, finishes. Thereafter the development shall be carried out in accordance with the approved details.

PRIOR TO COMMENCEMENT: SOFT LANDSCAPING

No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

The submitted scheme must also include details of the proposed pond restoration scheme.

PRIOR TO COMMENCEMENT: HARD LANDSCAPING

No development shall commence until full details of a hard landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

In addition to having consideration for the landscape and visual impacts of external lighting, in consultation with the SCC Senior ecologist Mrs Sue Hooton this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees and including any new boundary planting. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

No external lighting shall be provided unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees shrubs or hedgerows within, or at the boundary of the site, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed from that development area/phase.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reasons

I have made these recommendations in order to reasonably minimise the adverse impacts of the development on the character of the landscape and local visual amenity having particular regard for Policy CS5.

The Outline Application

Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties).

Recommendation

This proposal is acceptable in landscape terms subject to the following conditions;

CONCURRENT WITH RESERVED MATTERS: DESIGN MATERIALS AND LAYOUT

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase details of design and materials shall be submitted to the Local Planning Authority, including colour, materials, finishes, signage, parking, boundary treatments (including the details of walls and fences for individual buildings), lighting, outdoor spaces, security principles and waste bin storage arrangements. Thereafter the development shall be carried out in accordance with the approved details.

PRIOR TO COMMENCEMENT: SOFT LANDSCAPING

No development shall commence within a development area or phase, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

The submitted scheme of soft landscaping scheme must provide;

- 1) A replacement native species hedgerow, including trees, along the New Street frontage set back to accommodate the required visibility splay.
- 2) A new native species hedgerow, including trees, along boundary adjacent to the public footpath on the south-western side of the site.

PRIOR TO COMMENCEMENT: HARD LANDSCAPING

No development shall commence within a development area or phase, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

In addition to having consideration for the landscape and visual impacts of external lighting, in consultation with the SCC Senior ecologist Mrs Sue Hooton this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees and including any new boundary planting. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

No external lighting shall be provided within a development area or phase unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowl or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowl or LED.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees shrubs or hedgerows within, or at the boundary of, the development area, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reasons

I have made these recommendations in order to reasonably minimise the adverse impacts of the development on the character of the landscape and local visual amenity having particular regard for Policy CS5.

Yours sincerely

Phil Watson
Landscape Development Officer

From: Nathan Pittam
Sent: 15 September 2015 17:42
To: Planning Admin
Subject: 2285/15/FUL. EH - Land Contamination.

2285/15/FUL. EH - Land Contamination.

Land and Buildings at Red House Farm, Priory Road, Fressingfield, EYE, Suffolk, IP21 5PH.

Full Planning Permission - Erection of new Scout Headquarters with associated facilities and new access road. Outline Planning Permission - Erection of 30 new dwellings with all matters reserved ...

Many thanks for your request for comments in relation to the above application. I have reviewed the application and supporting documents and can confirm that I have no objections to the proposed development. The Geosphere report submitted in support of the application provides a comprehensive assessment of the potential for contamination to significantly adversely impact on the proposed development. The report recommends further intrusive works to assess the likelihood of contamination being present on the site. Given the history of the site I do not think that it is likely that we could defend a position whereby we would require this to be done by means of condition but obviously if the developer wishes to adopt the belt and braces approach then they may wish to undertake these works outside of any planning permission that may be granted for the site.

As with all applications we would request that the applicant contacts us in the event of unexpected ground conditions being encountered during construction and that they are 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 742715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

DEVELOPMENT CONTROL

□ MID SUFFOLK DISTRICT
COUNCIL
ENVIRONMENTAL

Planning Consultation – Other Issues

Application Reference: 2285/15/FUL	Officer Allocated to: PJS
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Location of Proposed Development: Land and Buildings at Red House Farm, Priory Road, Fressingfield, IP21 5PH

Details: Full Planning Permission - Erection of new Scout Headquarters with associated facilities and new access road.

Outline Planning Permission - Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties).

Date Documents Received: 19.08.2015	Date Reply Required by Planning: 09.09.2015
--	--

Objections:

Recommendations/Comments:

Thank you for the opportunity to comment on the above application.

I note that the Design & Access Statement, of 24 June 2015 V2, refers to "an adjacent light industrial building" i.e. Weybread Woodcraft.

The applicant should demonstrate that noise from Weybread Woodcraft will not be likely to cause nuisance to occupiers of the proposed new dwellings. The usual way of doing this is to submit an assessment carried out in accordance with BS4142. I would, therefore, recommend the following condition:

- 1) Prior to the commencement of the development the applicant is required to submit an assessment carried out in accordance with BS 4142 to show that noise from machinery and equipment, including any ventilation and extraction equipment, from the industrial building will be unlikely to have an adverse impact on occupiers of the proposed new dwellings. The assessment shall include details of any mitigation measures to be implemented, for the approval of the Local Planning Authority.

Subject to the satisfactory submission of the above, I have no objections to the proposed development but would recommend appropriate conditions to mitigate against adverse impacts from lighting, also from noise during construction, as follow:

- 2) No means of external lighting shall be installed or attached to the Scout Headquarters except in accordance with details of an illumination scheme (to include luminaire types, position, height, aiming points, lighting levels and a polar illuminance diagram, based on the vertical plane to reflect impact on surrounding residents) which shall have been submitted to and approved in writing by the Local Planning Authority and shall be implemented and retained as approved. No external floodlighting shall be installed within the site.
- 3) The working hours during construction shall be restricted to 0730 hrs to 1800 hrs Mondays to Fridays and 0800 hrs and 1300 hrs on Saturdays. There shall be no working hours on Sundays or Bank Holidays.

Reason: To protect the occupiers of the neighbouring and proposed residential properties suffering loss of amenity or nuisance.

Advisory Note: You may also wish to restrict the number and frequency of Scout camping events, to protect

~~Rebecca Biggs~~

From: Andrew Pearce (SCC HIGHWAYS)
Sent: 11 March 2016 12:36
To: Mark Allen
Cc: Rebecca Biggs; Tim Buxbaum; 'George Barrett'; Jonathan Cage; Martin Egan
Subject: FW: MS/2285/15 Land and Buildings at Red House Farm, Priory Road, Fressingfield
Attachments: Highways Opinion Technical Note - Land and Buildings at Red House Farm, Priory Road v2.pdf

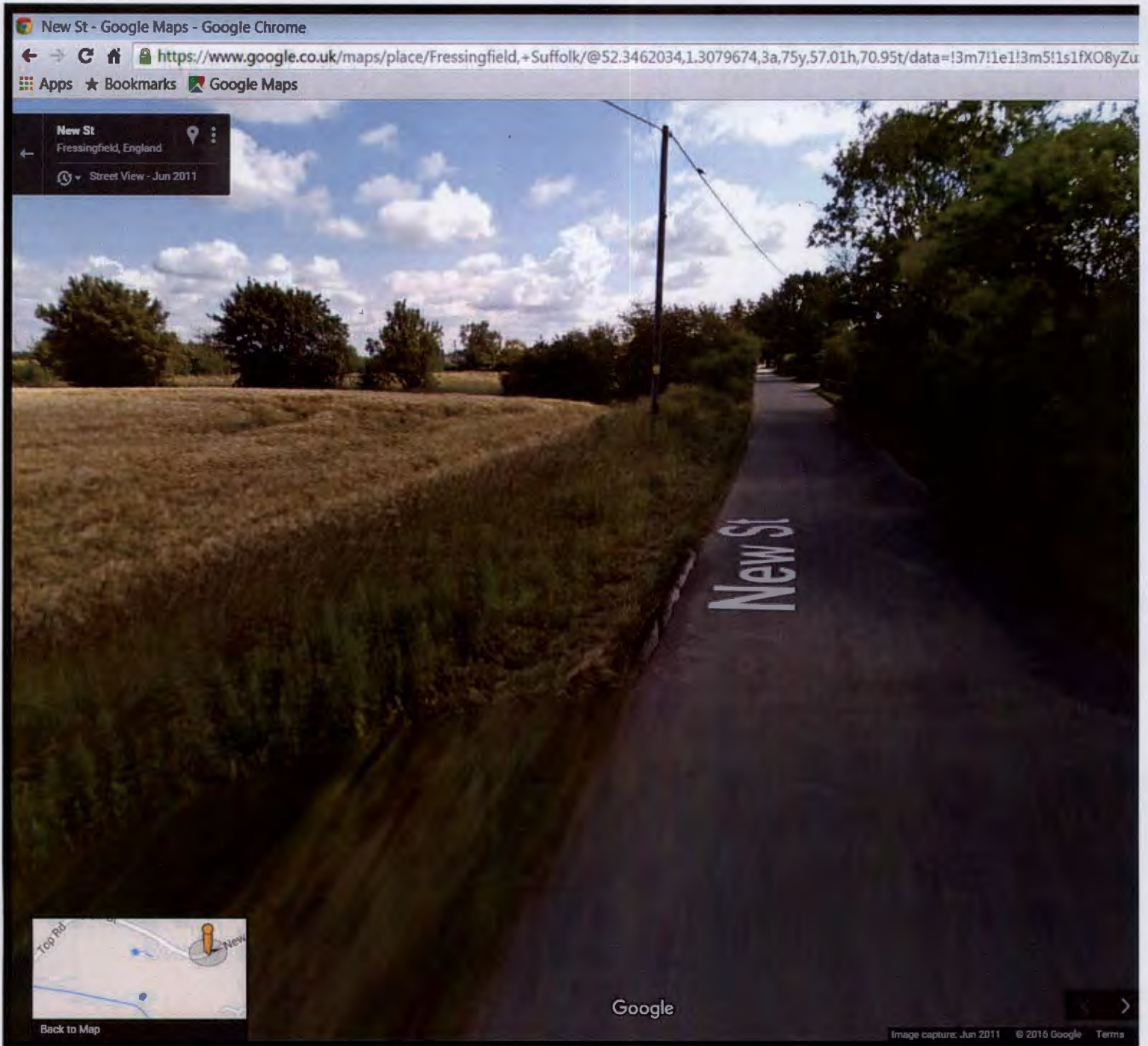
Dear Mark

Thank you sending me your revised technical note showing additional mitigation.

We are fundamentally against the proposed new access onto New Street because it does not appear to be possible to provide a proper footway connection on the side of the development to ensure a safe pedestrian link. Given the layout proposed, with the 30 houses situated to the northern part of the site with access from New Street, it is likely that the desire line will be for people to walk directly from the site onto New Street to access the medical centre, church and the shop. Although the proposed pedestrian enhancement will provide a benefit, it doesn't overcome the problem identified in relation to the access onto New Street and the coloured surfacing and signs do not either.

There are a couple of points in your Note that I don't agree with:

In our opinion New Street is clearly not a Manual for Streets environment due to the rural nature and lack of footways or pedestrian activity in the areas where the new access is proposed. The screenshot in the vicinity of the new access below shows this clearly. Therefore in order for SCC to consider the visibility splays acceptable they should be in accordance with DMRB based on the 85%ile surveyed speeds.



You have referred to DfT Circular 01/2013 and the compliance with the mean speed, but this document is intended for use when setting new speed limits and we don't normally refer to the mean speed in this context. There is a significant variance between the mean and 85th percentile speeds which indicates that speed compliance is an issue therefore I don't agree with the statement in Para 2.5. In terms of speed assessment we refer to DMRB TA 22/81 Vehicle Speed Measurement on All Purpose Roads where the 85th percentile is advised and this has historically been used for assessment of visibility splays. Based on this there is a requirement to provide visibility splays of 2.4m x 80m to the west and 2.4m x 95m to the east and this would be available within the Highway land or land you control. It does not appear that this can be achieved within the Highway land since the visibility splay crosses a wide verge that is privately owned and not Highway.

This development proposal has been linked to the provision of new scout premises. The current layout as shown including 30 new dwellings accessed onto New Street with the creation of a sub-standard new access is unacceptable from our perspective. The Scout premises accessed from Priory Road would be acceptable on its own. But given the proposal to improve the pedestrian links on Priory Road, it may be possible to provide a smaller

development including the Scout premises without the need for a new access onto New Street. Priory Road is narrow and there may be a need to provide new passing places or change the surface of the road to create a shared surface design and possibly provide new street lighting. This would need further consideration and also the number of dwellings that could be safely accommodated. This would clearly require a new planning layout and I am not sure if this is something that your client would be willing to pursue at this stage.

Happy to discuss further.

Regards,

Andrew Pearce B.Eng (Hons) MCIHT
Senior Development Management Engineer (Central Area)
01473 265191

From: Mark Allen [mailto:Mark.Allen@createconsultingengineers.co.uk]
Sent: 10 March 2016 14:34
To: Andrew Pearce
Cc: Rebecca Biggs; Tim Buxbaum; 'George Barrett'; Jonathan Cage
Subject: MS/2285/15 Land and Buildings at Red House Farm, Priory Road, Fressingfield

Hello Andrew

Further to our recent correspondence on this project, please see our updated Technical Note attached.

In particular, please note to the updated New Street access drawing 1005/03/001A and new drawing 1005/03/003 showing a preliminary design for a significant pedestrian improvement along Priory Road.

I would be very grateful if you could review this latest information and confirm that the evidence provided enables your concerns to be overcome. On account of the planning timeframe we are working to, I would be very grateful if you could respond at your earliest convenience.

Please confirm receipt.

Many thanks

Mark

Mark Allen
Associate | Transport
Create Consulting Engineers Ltd

From: Mark Allen
Sent: 22 February 2016 10:04
To: 'Andrew Pearce'
Cc: 'rebecca.biggs@baberghmidsuffolk.gov.uk'; Tim Buxbaum; 'George Barrett'; Jonathan Cage
Subject: MS/2285/15 Land and Buildings at Red House Farm, Priory Road, Fressingfield

Hello Andrew

I hope this e-mail finds you well.

Our findings are that the main point of access onto New Street would meet the required design/visibility standards, there are no prevailing road safety issues on the local network and that the proposed development would offer improved pedestrian linkages to the North and South (New Street and Priory Road, respectively). Additionally, with respect to sustainable development, Fressingfield would offer future residents a wide range of local services and facilities.

I would be very grateful if you could review our report and confirm that the evidence provided enables those concerns outlined in your letter to be overcome.

Should you wish to discuss the above, by all means please call. We would also be happy to meet you on site, should you require.

Kind regards

Mark

Mark Allen
Associate | Transport

Create Consulting Engineers Ltd
15 Princes Street | Norwich | NR3 1AF
T 01603 877 010
M 07545 431 486

create
CONSULTING ENGINEERS LTD



Create Consulting Engineers Ltd is a registered company in England and Wales No. 6830694
Registered Office: 25 Church Close, South Walsham, Norwich, NR13 6DW

Your Ref: MS/2285/15
 Our Ref: 570\CON\0340\16
 Date: 19th February 2016
 Highways Enquiries to: martin.egan@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.
 Email: Planning.Control@babberghmidsuffolk.gov.uk

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

For the Attention of: Rebecca Biggs

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2285/15

PROPOSAL: Full Planning Permission- Erection of new Scout Headquarters with associated facilities and new access road. Outline Planning Permission- Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties). Revised Access Details.

LOCATION: Land and Buildings at Red House Farm, Priory Road, Fressingfield, IP21 5PH

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

DRAWING NUMBER 1005/03/001 DATED 18-01-2016.

I refer to the new submitted drawing which indicates a revised access onto New Street which is intended to serve the 30 new dwellings and new Scout Headquarters building. Unfortunately these details do not overcome the main highway issues and our Recommendation of Refusal dated 24th September 2015 is still applicable.

As previously stated in our responses it may be possible to achieve a satisfactory vehicular access to the application site through negotiation and submission of appropriate details but the main objection relates to the lack of safe pedestrian links between the site and the village.

The latest proposals do not overcome this problem and do not address the access difficulties via Priory Road. Again as previously mentioned, and reiterated in my email dated 14th October 2015, unfortunately I do not believe that the pedestrian safety issues are able to be overcome as there is not sufficient space available to provide sufficient new footways.

For these reasons I am not able to withdraw the recommendation of refusal.

As a footnote I would again confirm that the area of land hatched red is shown to cross a private area of land to the front of Rivetts Cottage and Rivetts Barn. This is not a highway verge, it is private land so is not available for visibility purposes or for locating any warning signs as suggested.

Yours faithfully,

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

111
Your Ref: MS/2285/15
Our Ref: 570\CON\2581\15
Date: 06 October 2015
Highways Enquiries to: martin.egan@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Rebecca Biggs

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2285/15**

PROPOSAL: Full Planning Permission - Erection of new Scout Headquarters with associated facilities and new access road. Outline Planning Permission - Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties).

LOCATION: Land and Buildings at Red House Farm, Priory Road, Fressingfield, IP21 5PH

Notice is hereby given that the County Council as Highways Authority recommends that permission be refused for the following reasons:

Recommendation for Refusal

The Highway Authority recommends that this application be refused on the grounds of safety and unsustainability:

Unfortunately neither the residential element nor the Scout Headquarters element of the application are able to achieve safe and suitable access to the site for all people and are not able to promote sustainable methods of travel to and from the site.

Residential Element

The new access onto New Street is not suitable as shown in terms of layout and junction visibility. Although these elements may be overcome with submission of revised details the principal issue is the lack of safe access for pedestrians.

The application site is located on the edge of the village and is served by New Street, a C class road with a 30mph speed limit. 30 dwellings will likely generate significant levels of pedestrian movements in order to access the village school, shop and other amenities. Although New Street has footways for part of its length the majority does not so pedestrians have to walk on the road. There is restricted

street lighting and restricted areas to allow pedestrians to step off the road in safety to allow traffic to pass.

The residential development will therefore result in an unacceptable increase in the amount of pedestrians having to walk in the road to the detriment of highway safety and contrary to the objectives of the NPPF. The lack of appropriate footway links will also encourage a likely increase in unsustainable methods of travel to and from the site.

Scout Headquarters Element

Similarly the scout hall will attract pedestrian, cycle and vehicular traffic with many trips being undertaken during the hours of darkness for parts of the year. It is noted that 37% (58 people) of members are from Fressingfield with the remaining 63% (97 people) travelling from parishes further afield. The supporting planning statement also indicates potential daytime use by schools and other organisations in order to raise additional funds.

Although the scout hall will have its vehicular access from New Street there will be pedestrian and cycle access via Priory Road. Inevitably there will be an increase in pedestrians having to walk along Priory Road with some also using New Street. The last stretch of Priory Road has no street lighting, is narrow, only being wide enough for one car with limited suitable space to step off the road safely.

It is likely that some patrons will be dropped off by car using the Priory Road approach which is not considered suitable for additional vehicular traffic. It may be seen as a more commodious route by some. In addition there is no street lighting or car turning areas at the end of Priory Road so probable congestion may occur at drop off and pick up times.

The NPPF identifies as a core principle that development should actively make the fullest use of public transport, walking and cycling and that development should be focused in locations where car travel is minimised. This location and the nature of the routes to the village amenities means that this development is not able to maximise the use of sustainable methods of transport and the resultant increase in pedestrians having to walk in the road will be detrimental to road safety.

It does not appear that any space exists in which to provide improved pedestrian access to the application site so it is unlikely that the above concerns can be overcome.

Yours faithfully,

Andrew Pearce
Senior Development Management Engineer
Strategic Development – Resource Management



The Archaeological Service

Economy, Skills and Environment
 9-10 The Churchyard, Shire Hall
 Bury St Edmunds
 Suffolk
 IP33 1RX

Philip Isbell
 Professional Lead Officer
 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: 2015_2285
 Date: 26 August 2015

For the Attention of Rebecca Biggs

Dear Mr Isbell

PLANNING APPLICATION 2285/15 – LAND AT RED HOUSE FARM, PRIORY ROAD, FRESSINGFIELD: ARCHAEOLOGY

This proposal lies in an area of archaeological interest, in a topographic location that is favourable for early occupation of all periods. A geophysical survey carried out for this site detected a number of anomalies which are likely to be archaeological in nature. As a result, there is a high potential for the discovery of hitherto unknown important features and deposits of archaeological interest at this location. Any groundworks associated with the proposed development has the potential to cause significant damage or destruction to any underlying heritage assets.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 141), 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.

The following two archaeological conditions, used together, are recommended:

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 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 investigation. In this case, an archaeological evaluation will be required to establish the potential of the site 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.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: Crewe LUP Hub (NE) [mailto:CreweLUPHub@naturalengland.org.uk]
Sent: 24 August 2015 09:39
To: Planning Admin
Subject: RE: Consultation on Planning Application 2285/15 Natural England Consultation Response

Application ref: 2285/15
Our Ref: 163368

Natural England has no comments to make on this application.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our **Impact Risk Zones** (available on Magic and as a downloadable dataset) prior to consultation with Natural England.

Kind regards

Clare Loughlin
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

tel 0300 060 3900
email consultations@naturalengland.org.uk



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

15/09/2015

Dear Rebecca,

RE: 2285/15 Full Planning Permission- Erection of new Scout Headquarters with associated facilities and new access road. Outline Planning Permission - Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties). Land and Buildings at Red House Farm, Priory Road, Fressingfield

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

We have read the ecological survey report (Anglian Ecology, Sep 2014) and we note the findings of the consultant. We also note the comments made by the Suffolk County Council senior ecologist.

It is noted from the proposed layout plan that the majority of the hedgerow and trees along the northern boundary of the site are proposed to be removed to create the vehicular access to the site. These trees were not surveyed for bats during the ecological survey, in accordance with the ecological consultant's recommendations such a survey should be carried out prior to the determination of this application in order to inform the decision. Any loss of trees or hedgerow should be compensated for within the design of the proposed development.

Notwithstanding the above, should planning permission be granted for development at this site we request that the recommendations made within the ecological survey report are implemented in full, via a condition of planning consent.

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

Yours sincerely

James Meyer
 Conservation Planner

Suffolk Wildlife Trust,
 Brooke House, Ashbocking,
 Ipswich, IP6 9JY
 Tel: 01473 890089

www.suffolkwildlifetrust.org

info@suffolkwildlifetrust.org

Suffolk Wildlife Trust is a
 registered charity
 no. 262777

Creating a Living Landscape for Suffolk

OFFICIAL



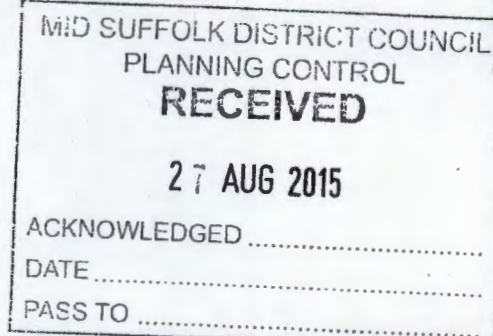
Suffolk Fire and Rescue Service

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: 2285/15
 Our Ref: FS/F180870
 Enquiries to: Angela Kempen
 Direct Line: 01473 260588
 E-mail: Fire.BusinessSupport@suffolk.gov.uk
 Web Address: <http://www.suffolk.gov.uk>

Date: 25/08/2015



Dear Sirs

Land and Buildings at Red House Farm, Priory Road, Fressingfield IP21 5PH
Planning Application No: 2285/15

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

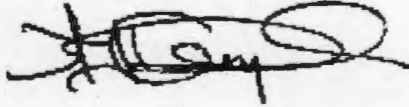
Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 265m from the proposed build site and we therefore recommend:

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 Tim Buxbaum, Tim Buxbaum Architect, Brook Cottage, The Avenue,
Lower Ufford, Woodbridge, Suffolk IP13 6DT

Enc: Sprinkler Information

From: PROW Planning
Sent: 16 September 2015 10:17
To: Planning Admin
Cc: Martin Egan; timbuxbaum@aol.com
Subject: RE: Consultation on Planning Application 2285/15

Good morning

I have just noticed I have made reference to the wrong public footpath.

The response should refer to Public Footpath 66. Apologies for any confusion.

Jackie

From: PROW Planning
Sent: 04 September 2015 14:44
To: 'planningadmin@midsuffolk.gov.uk'
Cc: 'timbuxbaum@aol.com'
Subject: RE: Consultation on Planning Application 2285/15

Our Ref: W121/036/ROW420/15

For The Attention of: Rebecca Biggs

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpath 36 is recorded adjacent to the proposed development area.

We have **no objection** to the proposed works.

Informative Notes: "Public Rights of Way Planning Application Response - Applicant Responsibility" and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

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

Regards

Jackie Gillis
Rights of Way Support Officer
Countryside Access Development Team Page 135
Rights of Way and Access

From: PROW Planning
Sent: 04 September 2015 14:44
To: Planning Admin
Cc: timbuxbaum@aol.com
Subject: RE: Consultation on Planning Application 2285/15

Our Ref: W121/036/ROW420/15

For The Attention of: Rebecca Biggs

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Regards

Jackie Gillis

Rights of Way Support Officer

Countryside Access Development Team

Rights of Way and Access

Resources Directorate, Suffolk County Council

Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

 (01473) 260811 |  jackie.gillis@suffolk.gov.uk |

 <http://publicrightsofway.onesuffolk.net/> | **Report A Public Right of Way Problem Here**

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

Sent: 19 August 2015 11:30

To: PROW Planning

Subject: Consultation on Planning Application 2285/15



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

AW Reference: 00008825
Local Planning Authority: Mid Suffolk District
Site: Priors Road, Fressingfield
Proposal: Business Unit (440 sqm)
Planning Application: 2285/15

Prepared by Anna Lansdown

Date 08 September 2015

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

ASSETS**Section 1 – Assets Affected**

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

WASTEWATER SERVICES**Section 2 – Wastewater Treatment**

- 2.1 The foul drainage from this development is in the catchment of Weybread 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 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

Section 5 – Trade Effluent

- 5.1 Not applicable.

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)**CONDITION**

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

124



Boyer

Date: 26/08/2015

Ref: 14.618

Rebecca Biggs
Planning Services
Mid Suffolk District Council
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Dear Rebecca,

Developer Contributions Requirements – 2285/15 – Land and buildings at Red House Farm, Priory Road, Fressingfield

I am writing on behalf of Suffolk County Council in relation to the above planning application for 30 dwellings in Fressingfield. Boyer has been instructed to assist in providing an assessment of the infrastructure requirements for this application on behalf of Suffolk County Council.

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

The contribution requirements set out in this letter are intended to be a starting point for discussion between Suffolk County Council and the Local Authority. These requirements should be used as the basis to establish the priorities that are going to be related to this specific site and proposal.

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

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

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



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

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

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

Community Infrastructure Levy

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). Mid Suffolk District Council 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 November 2014, 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, once adopted by Mid Suffolk District Council, 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 specific contribution requirements related to the proposed scheme are set out below:

1. Education

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

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

We would anticipate the following minimum pupil yields from a development of 30 dwellings (taking into account dwelling type and mix):

- Primary school age range, 5-11: 8 pupils. Cost per place is £12,181 (2015/16 costs)
- Secondary school age range, 11-16: 6 pupils. Cost per place is £18,355 (2015/16 costs)
- Secondary school age range, 16+: 1 pupils. Cost per place is £19,907 (2015/16 costs)

The local catchment schools are Fressingfield CEVCP School and Stradbroke High School. As a result of this and other development proposals currently being promoted in Fressingfield there is a need to provide funding for an additional 6 primary school places, totalling £73,086 (2015/16 costs). There are sufficient places available at the catchment high school.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS Index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to section 13 of this letter which sets out this information is time-limited to 6 months from the date of this letter.

2. Pre-school provision

It is the responsibility of SCC to ensure that there is sufficient provision under the Childcare Act 2006 and that this relates to section 8 of the NPPF. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year olds. The Government have also recently signalled the introduction of 30 hours free entitlement a week from September 2017. The Education Act (2011) introduced the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

In this area there are 7 providers with a surplus of 84 places. No contribution is therefore required for this development.

3. Play space provision

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

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

4. Transport

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

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

5. Rights of Way

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

As a result of the anticipated use of the public rights of way network and as part of developing the health agenda to encourage people to walk and cycle more, the Rights of Way service are reviewing their requirements and will advise at a later date if any contributions are required.

6. Libraries

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

Suffolk County Council requires a minimum standard of 30sqm of new library space per 1,000 population. Construction and initial fit-out cost of £3,000 per sqm for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x 3,000) £90,000 per 1,000 people or £90 per person for library space.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is $216 \times 30 = \text{£6,480}$. This would be spent at the local catchment library in Stradbroke and allows for improvements and enhancements to be made to library services and facilities.

7. Waste

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

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

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. A contribution of £51 per dwelling is sought for improvement, expansion or new provision of waste disposal facilities. For this development that would be a capital contribution of **£1,530**.

8. Supported Housing

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

9. Sustainable Drainage Systems

Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. 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. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

As of 6th April 2015, the sustainable drainage provisions within the Flood and Water Management Act 2010 have been implemented, and developers are required to seek drainage approval from the county council and/or its agent alongside planning consent. The cost of ongoing maintenance is to be part of the Section 106 negotiation.

10. Fire Service

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

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

11. Superfast broadband

Section 5 of the NPPF supports high quality communications infrastructure and highlights at paragraph 42 that high speed broadband plays a vital role in enhancing the provision of local

community facilities and services. SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.

12. Legal costs

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

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

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£2,436.20	£73,086
Education – Secondary	£0	£0
Education – Sixth Form	£0	£0
Pre-School Provision	£0	£0
Transport	£-	£-
Rights of Way	£-	£-
Libraries	£216	£6,480
Waste	£51	£1,530
Total	£2,730.20	£81,096

Table 1.1: Summary of Infrastructure Requirements

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

Yours sincerely

C. Pollard

Catherine Pollard
Senior Planner
Boyer Planning Ltd

Tel: 01206 769018

Email: catherinpollard@boyerplanning.co.uk

cc. Neil McManus, Suffolk County Council

BABERGH DISTRICT COUNCIL

TO: Rebecca Biggs

From: Sue Jackman – Housing Development Officer

Date: 17/09/2015

SUBJECT: 2285/15/FUL

Location: : Land and Buildings at Red House Farm, Priory Road, Fressingfield, IP21 5PH

Proposal: Proposal: Full Planning Permission- Erection of new Scout Headquarters with associated facilities and new access road.

Outline Planning Permission- Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties).

Consultation Response on Affordable Housing Requirement**Key Points****1. Background Information**

- Full Planning Permission- Erection of new Scout Headquarters with associated facilities and new access road.
- Outline Planning Permission- Erection of 30 new dwellings with all matters reserved (accept the new road access to serve the properties).
- This site is to be considered under the Mid Suffolk Local Plan altered policy, H4
- Therefore the council will be seeking 35% of the total provision of housing which is up to 10 dwellings.

2. Housing Need Information:

2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2012 confirms **a minimum need of 229 affordable homes per annum for the Mid Suffolk Area.**

2.2 The most recent version of the SHMA specifies an affordable housing mix equating to 41% for 1 bed units, 40% 2 bed units, 16% 3 bed units and 3% 4+ bed units. Actual delivery requested will reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.

2.3 The Council's Choice Based Lettings system currently has circa. 911

2.4 Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately owned family housing, into smaller privately owned apartments, bungalows and houses.

2.5 At August 2015 the Housing Register had 10 applicants registered for housing in Fressingfield and 8 of these had a local connection to the village.

Housing need is as follows:

4 x 1 bedroom dwellings

6 x 2 bedroom dwellings

2.8 It would also be appropriate for any open market apartments and smaller houses on the site to be designed and developed to Lifetime-Homes standards, making these attractive and appropriate for older people.

3. Affordable Housing Requirement for Fressingfield:

Affordable Housing Requirement	35 % of units = 10 affordable units
<p>Tenure Split:</p> <ul style="list-style-type: none"> • 75% Rent <p>25 % shared ownership</p>	<p>Affordable Rent requirement:</p> <p>75 % of units = 8 affordable units</p> <p>Tenure Split - 75% Rent / 25% Shared Ownership.</p> <p>Affordable Rent = 8 units:</p> <ul style="list-style-type: none"> • 2 x 1B 2P Flats • 4 x 2B 4P Houses • 2 x 2B Bungalows <p>All rented units will be let as Affordable Rent Tenancies</p> <p>Intermediate = Shared Ownership = 2</p> <ul style="list-style-type: none"> • 2 x 2B 4P Houses
Other requirements	<p>Properties must be built to current Homes and Communities Agency Design and Quality Standards and be to Lifetimes Homes standards.</p> <p>Page 147</p> <p>The council is granted 100% nomination rights to all the affordable units in perpetuity.</p>

	The Local Needs affordable homes will be restricted to local people in perpetuity
	The Shared Ownership properties must have a 75% staircasing bar, to ensure they are available to successive occupiers as affordable housing in perpetuity
	<p>The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free.</p> <p>The affordable units delivered on the local needs part of the site will need further consideration regarding any grant application to the HCA and a support for grant cannot be guaranteed in this instance. It is recommended that RP partners consider this matter carefully.</p>
	The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.
	Adequate parking provision is made for the affordable housing units
	It is preferred that the affordable units are transferred to one of Babergh's partner Registered Providers – please see www.babergh.gov.uk under Housing and affordable housing for full details.

This document should be considered in relation to the formal consultation response form completed on *****

Sue Jackman
Housing Development Officer

MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE A - 30 March 2016

AGENDA ITEM NO	4
APPLICATION NO	3622/15
PROPOSAL	<u>Proposed residential development consisting of 3No. four bedroom detached houses with detached garages and proposed access.</u>
SITE LOCATION	Land to rear of 1 and 2 Upper Meadow, Walsham le Willows, IP31 3AY
SITE AREA (Ha)	0.2928
APPLICANT	Mr Farrow
RECEIVED	October 7, 2015
EXPIRY DATE	December 16, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) the Head of Economy considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council and the extent and planning substance of comments received from third parties.

PRE-APPLICATION ADVICE

1. No pre-application advice was given by a planning officer

SITE AND SURROUNDINGS

2. This application relates to a rectangular parcel of land located at the southern end of Upper Meadow, Walsham le Willows. The site is accessed via an unmade private driveway which currently serves five dwellings.

HISTORY

3. The planning history relevant to the application site is:

3622/15	Proposed residential development consisting of 3No. four bedroom detached houses with detached garages and proposed access.	
0915/96/	ERECTION OF CHALET BUNGALOW AND GARAGE USING EXISTING VEHICULAR ACCESS.	Granted 19/11/1996
0409/96/	ERECTION OF ONE SINGLE STOREY DWELLING WITH DETACHED GARAGE	Granted 03/07/1996

0825/94/	USING EXISTING VEHICULAR ACCESS ERECTION OF CONSERVATORIES TO TWO SEPARATE DWELLINGS.	Granted 14/10/1994
0523/94/	ERECTION OF DETACHED SINGLE STOREY DWELLING WITH DETACHED DOUBLE GARAGE USING EXISTING VEHICULAR ACCESS (REVISION TO PART OF SCHEME PERMITTED BY 427/91).	Granted 26/07/1994
0522/94/	ERECTION OF DETACHED SINGLE STOREY DWELLING WITH DETACHED DOUBLE GARAGE USING EXISTING VEHICULAR ACCESS (REVISION TO PART OF SCHEME PERMITTED BY 427/91).	Granted 26/07/1994
0427/91/	SEVERANCE OF REAR GARDEN AND ERECTION OF FOUR DWELLINGS (3 X 2 STOREY; 1 X SINGLE STOREY) WITH GARAGE AND LAYOUT AND CONSTRUCTION OF NEW VEHICULAR ACCESS AND ACCESS ROAD.	Granted 11/07/1991
0189/90/OL	ERECTION OF 4 DETACHED HOUSES AND GARAGES AND CONSTRUCTION OF VEHICULAR ACCESS AND ACCESS ROAD	Granted 26/09/1990
0273/89/OL	ERECTION OF 4 DETACHED HOUSES ON APPROX .04HA & GARAGES & CONSTRUCTION OF VEHICULAR ACCESS AND ACCESS ROAD	Granted 09/10/1989
0152/87/OL	Residential development of approximately two acres of land and construction of estate road access,	Refused 13/07/1987
0152/87/OL	Erection of 18 dwellings with 10 garages and parking areas and construction of extended estate road, extension to Rother Self Build scheme	27/04/1987
0338/84	Use of meadow as adventure playground and construction of access	Granted 19/07/1984

PROPOSAL

4. Planning permission is sought for the erection of three detached four bedroom houses with detached garages, utilising the existing vehicular access.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Walsham-Le-Willows Parish Clerk**

- The Parish Council strongly objects to this application on the following grounds:
- The proposal is outside the settlement boundary.
- There is no significant need for additional housing of this type which would warrant building beyond the settlement boundary.
- The current access is not really adequate for the existing dwellings and intensification of access is a very serious problem.

Suffolk County Council - Highways

- County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:
- Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. TL-3606-15-1B 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.
- Condition: The use shall not commence until the area(s) within the site shown on TL-3606-15-1B for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes. Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.
- Condition: The vehicular access hereby permitted shall be a minimum width of 4.5 metres for a minimum distance of 10 metres. Reason: To ensure vehicles can enter and leave the site in a safe manner.

MSDC - Environmental Health - Land Contamination

- no objection to the application but 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.

MSDC - Tree Officer

- no objection to this proposal subject to it being undertaken in accordance with the arboricultural report recommendations. The small number of trees proposed for removal are either of limited amenity value and/or poor condition and should not be considered a constraint.

Suffolk County Council, Archaeology Conservation Team

- This application lies in an area of high archaeological interest recorded in the County Historic Environment Record. Roman and medieval features were recorded during archaeological investigations to the north-east (WLV 095) and scatters of Roman and medieval finds have also been located within the vicinity (WLV 002, 010 and 078). As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at this location.
- Any groundworks causing significant ground disturbance have potential to damage any archaeological deposit that exists. There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. In accordance with paragraph 141 of the National Planning Policy Framework, any permission granted should be the subject of a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.
- Recommend conditions requiring site investigation

Command Support Team, Suffolk Fire and Rescue Service HQ

- no objections
- development must meet requirements of Building Regulations

LOCAL AND THIRD PARTY REPRESENTATIONS

7.
 - do not see that granting permission for these 3 houses will solve the housing problem in Walsham.
 - proposal contrary to Local Plan as outside of the Settlement Boundary and is not a site specific allocation
 - no requirement for more detached 4 bedroom house in Walsham le Willows, there is need for more affordable housing
 - additional traffic on single track gravel drive
 - site has for more than 23 years been left as a wild meadow and a haven for wildlife, not previously developed. Acts as a buffer between existing housing and adjacent farmland
 - applicant does not own the access, it is in joint ownership with owners of existing dwellings in Upper Meadow
 - applicant has no right to alter the width of the access or alter the visibility splay
 - access inadequate to serve additional dwellings
 - other sites available in the village to accommodate new dwellings

ASSESSMENT

8. In assessing this application the key criteria are as follows:
 - Principle of Development
 - Site History
 - Sustainability

- Planning obligations
- Highway matters
- Design and Layout
- Residential amenity
- Landscape impact
- Biodiversity
- Environmental impact

Principle of Development

The application site is situated adjacent to the boundary of the Housing Settlement boundary for Walsham le Willows as defined by the Mid Suffolk Local Plan (1998). The site is therefore considered within open countryside as identified by Policy CS1 "Settlement Hierarchy" of the Mid Suffolk Core Strategy DPD (2008). Policy CS2 "Development in the Countryside and Countryside Villages" of the Core Strategy details that countryside development will be restricted to defined categories. Walsham le Willows is defined (Policy CS1 of the Core Strategy) as a Primary Village. A Primary village is defined as a being a village capable of limited growth where local need has been established.

Currently, the Local Authority does not have a five year land supply. Paragraph 49 of the National Planning Policy Framework (NPPF) states;

"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."

Consequently policies CS1 and CS2 should not be considered to be up-to-date. On this basis residential development on the site should be considered on its own merits.

Paragraph 14 of the NPPF states,

"where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"

The NPPF nevertheless requires that development be sustainable and that adverse impacts do not outweigh the benefits. The NPPF (paragraph 7) defines three dimensions to sustainable development- the economic role, social role and environmental role. These roles should not be considered in isolation. Paragraph 8 of the NPPF identifies that environmental, social and economic gains should be sought jointly. Therefore the Core Strategy Focus Review 2012 (post NPPF) policy FC1 and FC1.1 seeks to secure development that improves the economic, social and environmental conditions in the area and proposal must conserve and enhance local character.

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

The proposal therefore must be determined with regard to sustainable

development as defined by the NPPF.

Site History

The application site is positioned at the end of Upper Meadow which is a cul-de-sac currently serving four detached dwellings which were granted planning permission in 1989, on land to the rear of Cherry Tree house which fronts onto Finningham Road. At the time the time of developing the four dwellings an access was retained into the application site between two of the dwellings. No planning permission was granted for residential development of the site at the time, but a legal agreement was entered into which granted a legal right of access over the access drive to serve three dwellings on the application site.

Sustainability

The site is positioned abutting to the defined settlement boundary located approximately 800m from the centre of Walsham le Willows which is designated as a Primary Village. It is a site located at the end of a cu-de-sac development closely related to the built form of the village. It is considered that the location of the site makes it accessible to local services which include a shop, public house, and Primary School. Access to the centre of the village would be along Finningham Road within a 30mph speed limit. Although there is no public footpath at the point where Upper Meadow links to Finningham Road the location of the proposal is considered to be sustainable and generally in keeping with the objectives of the NPPF and Local Plan and as such it is considered that residential development of the site can be supported in this case.

Planning Obligations (Affordable Housing, Infrastructure)

The proposal for three new dwellings located on a site which exceeds 0.17ha in site area. The site has an area of 2.9ha. This triggers the requirement for affordable housing under Policy H4 (as amended) of the Local Plan. Agreement has been reached in consultation with the Strategic Housing Officer and Viability Officer that a commuted sum of £54,933 shall be paid towards affordable housing. A Section 106 obligation is required for this.

Highway Safety (Parking, Access, Layout)

Vehicular access into the site is via an existing private driveway serving existing dwellings in Upper Meadow. The applicant does not have ownership of this driveway but has a legal right of way over the access to serve three dwellings on the application site. This right of way was established with a legal agreement in April 1991. The Highway Authority initially objected to the proposal to use the access driveway, as it was considered to be substandard. However, following submission of confirmation from the applicant that an access with of 4.5m over a distance of 10m can be achieved with associated visibility splays, without encroaching on land which the applicant does not have a right of access over, the objection was withdrawn. The Highway Authority has stipulated that a minimum 4.5m width of access over a distance of 10m should be provided with provision of visibility splays at the junction with Finningham Road. On this basis it is considered that there are no highway objections to the proposal.

Design and Layout

Policy H13 of the Mid Suffolk Local Plan details that new housing development will 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.

The layout of the site is in the form of three detached houses with detached garage evenly spaced across the site. The scale of the dwellings proposed is compatible with the existing dwellings in Upper Meadow.

Residential Amenity

The NPPF (paragraphs 17 and 56) and policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. This is further detailed in policies GP1 and H13 of the Mid Suffolk Local Plan. There are existing residential properties adjacent to the site which would be spaced at a distance of approximately 25m which is appropriate privacy distance for front facing windows. The positioning of the proposed dwellings avoids direct 'window to window' overlooking. It is considered that the development would not cause unacceptable harm to neighbour amenity in terms of loss of light, overlooking or overshadowing. All construction traffic would have to access the site using the existing private access drive. This would have the potential to disturb existing residents. It is considered that a construction management plan detailing times for construction and other matters would be appropriate to minimise impact of construction on residential amenity. It is considered that there would be no adverse impact upon the residential amenity of existing residents resulting from the development.

Landscape Impact and Trees

The site is currently has established trees and boundary hedgerow. An arboricultural assessment which identifies the removal of some trees on the site and appropriate protection and management of those to be retained, in addition to new planting. The tree officer has raised no objections to the arboricultural recommendations.

Biodiversity

Concern has been expressed by local residents with regard to the possibility of there being wildlife on the site. In response to this, there are no records of protected wildlife species being recorded on the site or in the immediate locality, and there is no potential habitat on site such as a pond. The site comprises overgrown grass, with boundary trees. There was no requirement for a biodiversity assessment to be undertaken. It is considered that the development would have no adverse impact upon protected species of wildlife.

Environmental Issues (Land Contamination)

The Land Contamination officer has raised no objection to the proposal.

Conclusion

The proposed development is considered to be a sustainable development being well related to Walsham-le-Walsham a primary village with local services. The proposed development is considered to be consistent with the existing

neighbouring development and would not cause unacceptable harm in relation to material planning issues.

RECOMMENDATION

(1) That the Corporate Manager - Development Management be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act 1990 to provide:

- **financial contribution of £54,933 towards off site affordable housing**

and the following conditions:

1. Time limit
2. Development in accordance with approved plans
3. Details of facing and roofing material to be agreed
4. Access to be improved in accordance with requirements of the Highway Authority
5. Visibility splays to be provided in accordance with requirements of the Highway Authority
6. Parking and manoeuvring area to be provided
7. Archaeological investigation to be undertaken and findings discharged
8. Construction management plan to be agreed and implemented
9. Recommendations of the arboricultural report to be implemented

(2) In the event that the applicant fails to provide an executed Section 106 planning obligation to the satisfaction of the Corporate Manager- Development Management by 10th April 2016 that the Corporate Manager be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 planning obligation and the Council's CIL charging schedule subject to the following conditions:

1. Time limit
2. Development in accordance with approved plans
3. Details of facing and roofing material to be agreed
4. Access to be improved in accordance with requirements of the Highway Authority
5. Visibility splays to be provided in accordance with requirements of the Highway Authority
6. Parking and manoeuvring area to be provided
7. Archaeological investigation to be undertaken and findings discharged
8. Construction management plan to be agreed and implemented
9. Recommendations of the arboricultural report to be implemented

Philip Isbell
Corporate Manager - Development Management

Stephen Burgess
Planning Officer

APPENDIX A - PLANNING POLICIES

1. **Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

Cor5 - CS5 Mid Suffolks Environment
Cor1 - CS1 Settlement Hierarchy

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

- HB1 - PROTECTION OF HISTORIC BUILDINGS**
- HB8 - SAFEGUARDING THE CHARACTER OF CONSERVATION AREAS**
- HB9 - CONTROLLING DEMOLITION IN CONSERVATION AREAS**
- CL5 - PROTECTING EXISTING WOODLAND**
- GP1 - DESIGN AND LAYOUT OF DEVELOPMENT**
- H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT**
- H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS**
- H16 - PROTECTING EXISTING RESIDENTIAL AMENITY**

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of 6 interested parties.

The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

The following people **commented** on the application:

[REDACTED]

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Title: Committee Site Plan

Reference: 3622/15

Site: Land to rear of 1 and 2 Upper Meadow, Walsham le Willows, IP31 3AY



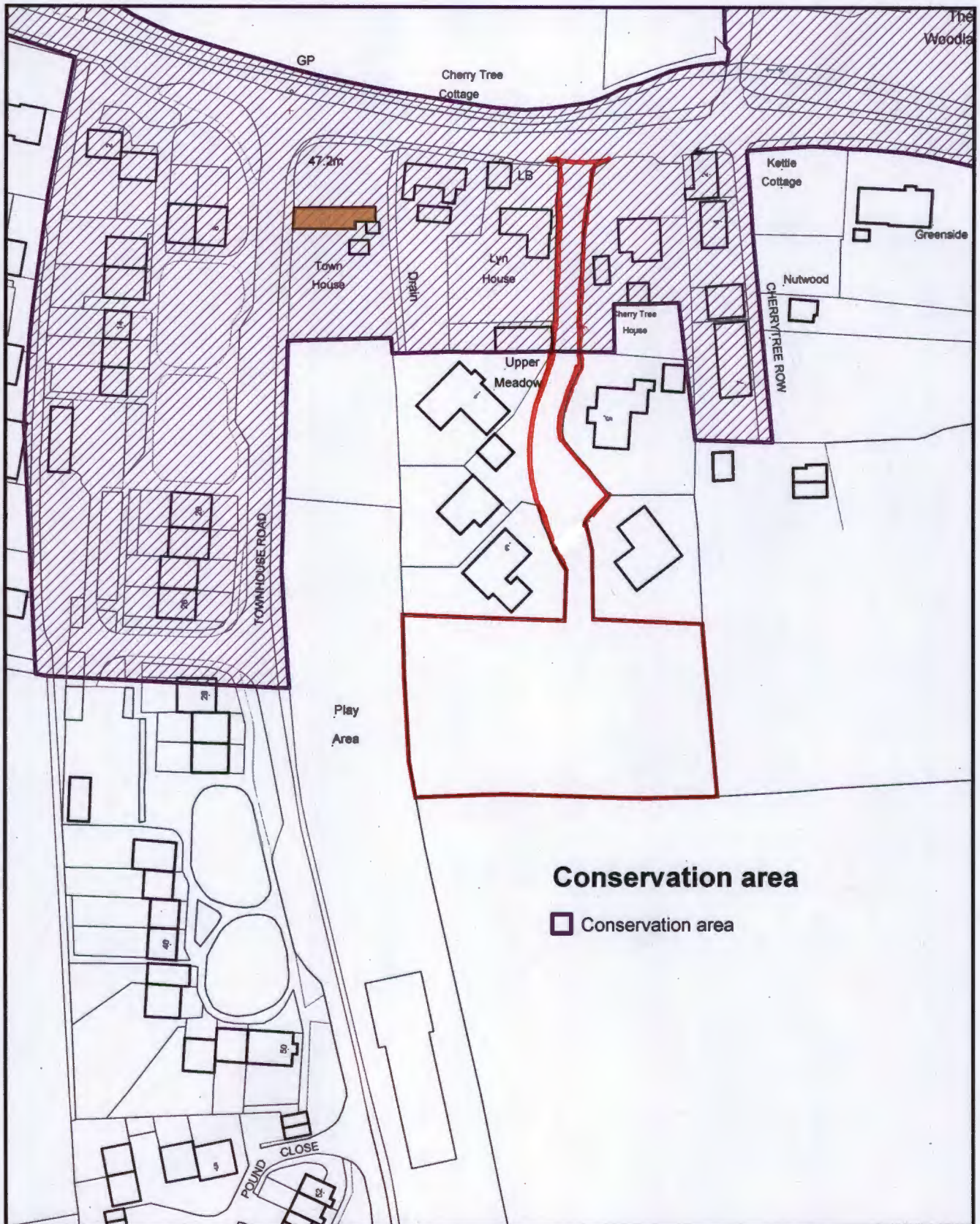
MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
Telephone: 01473 734500



SCALE 1:1250

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Title: Committee Constraints Map

Reference: 3622/15

Site: Land to rear of 1 and 2 Upper Meadow, Walsham le Willows, IP31 3AY

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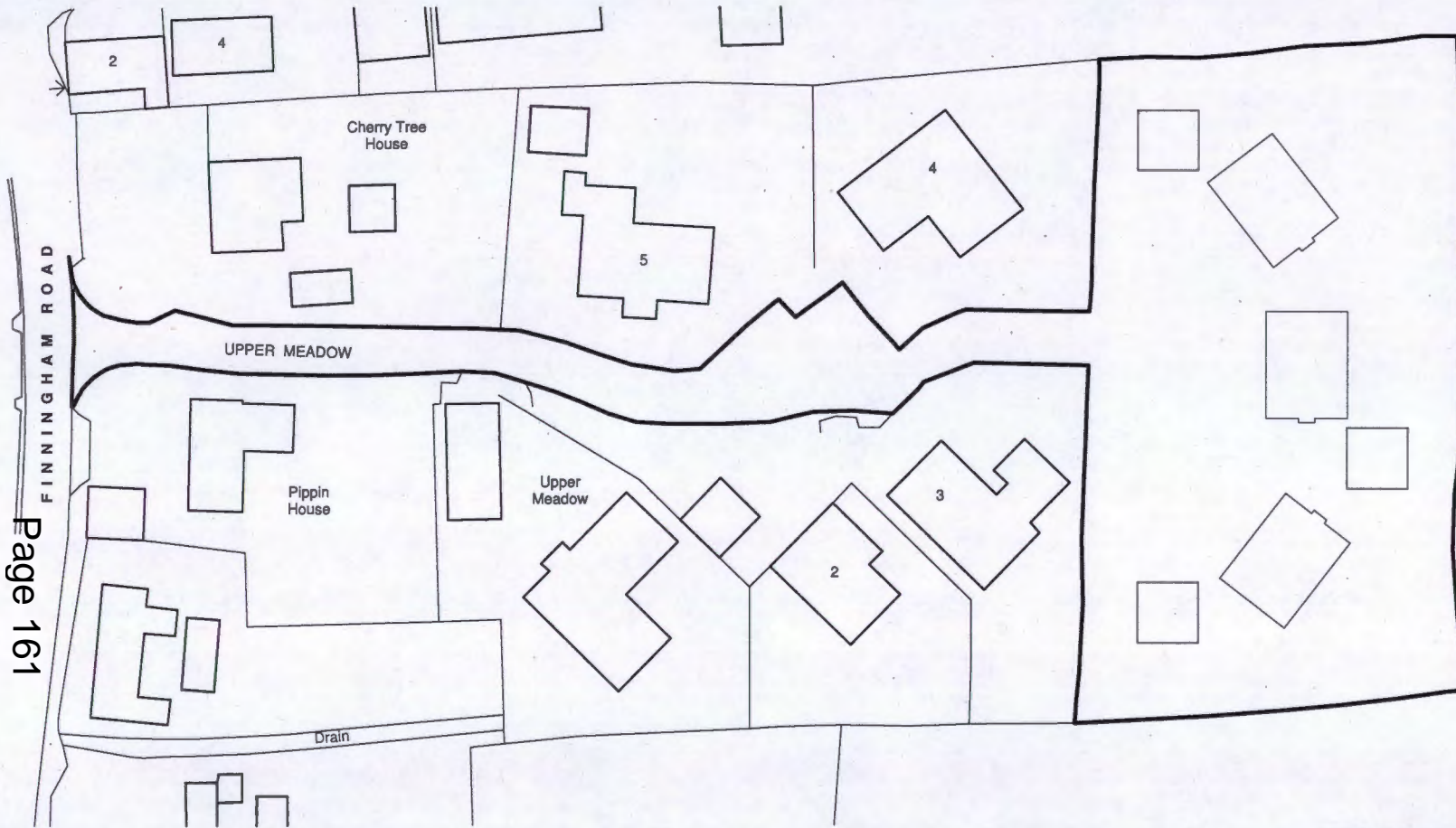
MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500



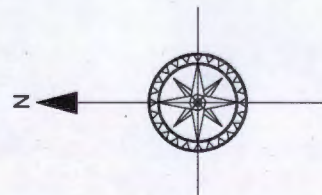
SCALE 1:1250

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Site Location Plan 1:500 @ A1

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Revision A 20.10.15 Red line alterations

PLANNING APPLICATION ISSUE

Proposed Residential Development
to the rear of Cherry Tree House, Finningham
Road, Welham Le Willows, Suffolk.
For Mr. R. Farrow
Date: Sept. 2015 Scale: 1:500 Dwg No. TL-3506-15-SA
Site Location Plan

Anglia Design

architects, surveyors
mail@angliadesign.co.uk www.angliadesign.co.uk

London Office: 30 Robin Hood, Newcourt Street, 8 John Wood, London N16 7AD
Tel: 020 7752 9028 Fax: 020 751 2004
Norwich Office: 11 Choring Gate, Norwich, Norfolk, NR2 4AX
Tel: 01603 666076 Fax: 01603 666076

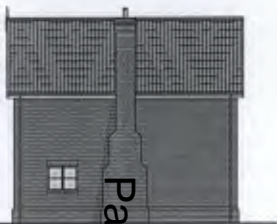
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DO NOT SCALE

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Proposed Front Elevation 1:100 @ A1



Proposed Side Elevation 1:100 @ A1



Proposed Rear Elevation 1:100 @ A1



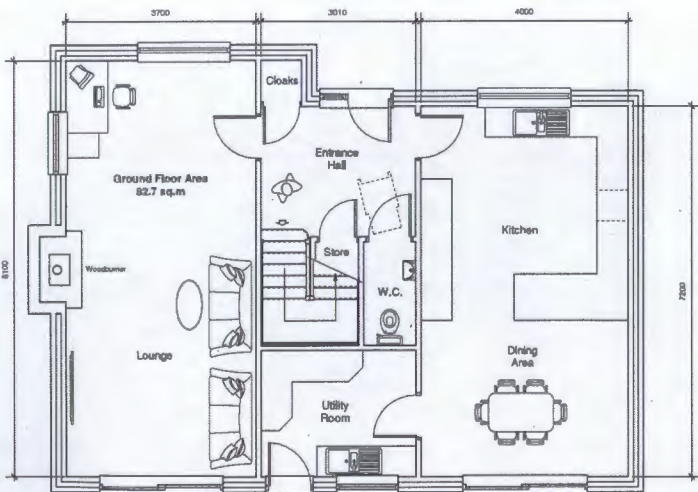
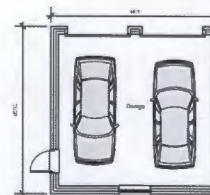
Proposed Front Elevation 1:100 @ A1



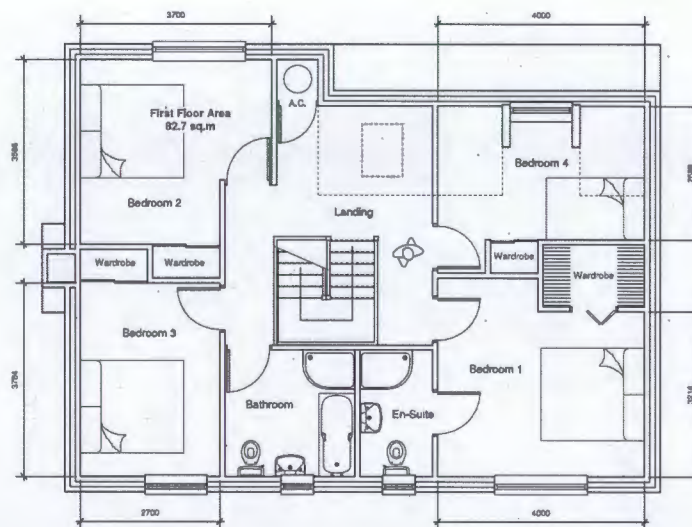
Proposed Side Elevation 1:100 @ A1



Proposed Garage 1:100 @ A1



Proposed Ground Floor Plan 1:50 @ A1

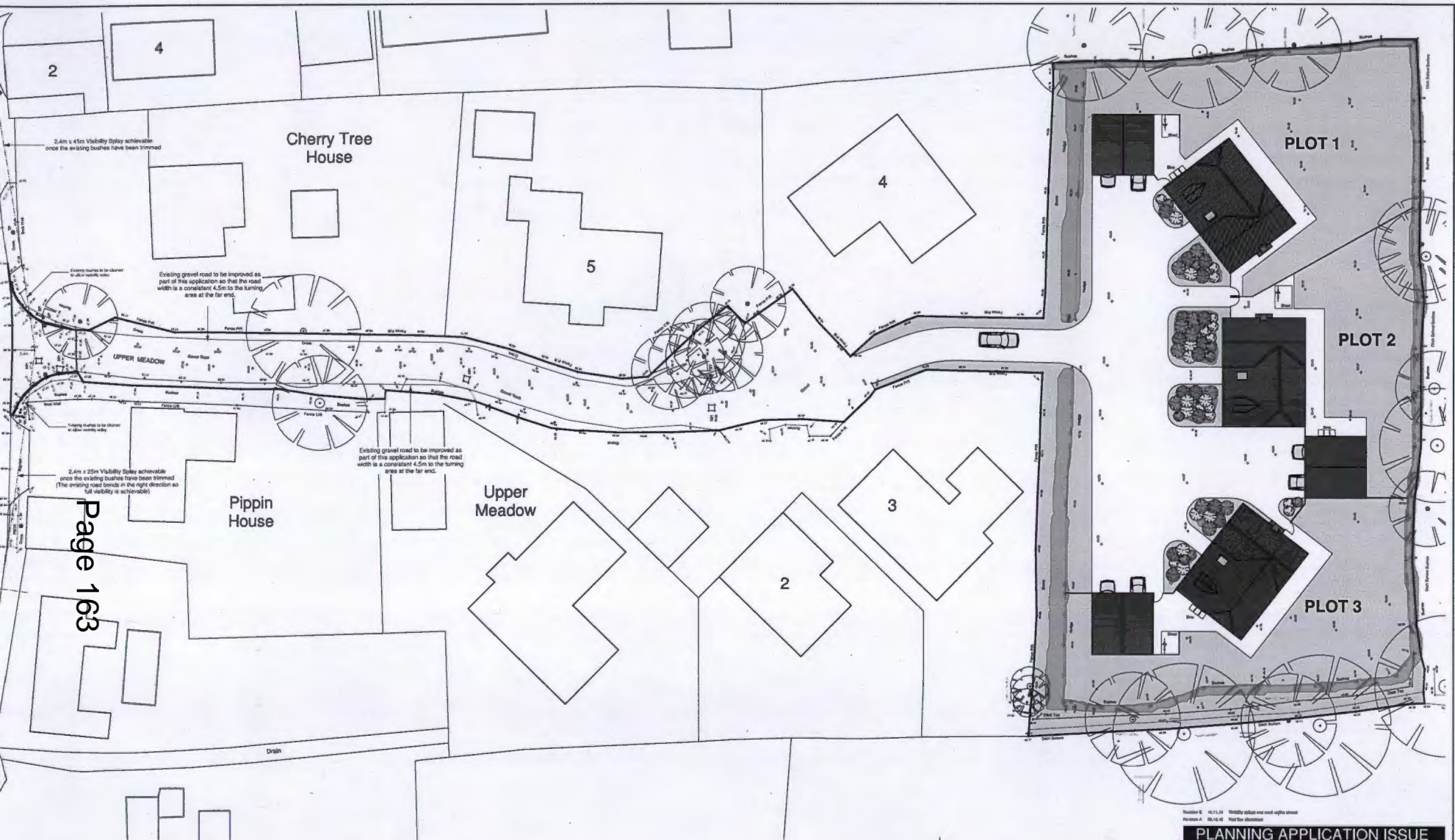


Proposed First Floor Plan 1:50 @ A1

PLANNING APPLICATION ISSUE

Proposed Residential Development to the rear of Cherry Tree House, Finningham Road, Walsham Le Willows, Suffolk. For Mr. R. Farrow
 Date: Sept. 2015 Scale: 1:100, 1:50 Dwg No. TL-3606-15-2A
Proposed House Type

Anglia Design
 architects, surveyors
 mail@angliadesign.co.uk www.angliadesign.co.uk
 London Office: 30 Roman House, 1 Leavelle Street, St. John's Wood, London W14 7AD
 Tel: 020 7522 8888 Fax: 020 7522 3034
 Norwich Office: 11 Chipping Close, Norwich, Norfolk, NR5 4JL
 Tel: 01603 555575 Fax: 01603 288248



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Proposed Site Layout Plan 1:200 @ A1

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Revision 0 03.11.15 Visibility splays and road width shown
Proposed 4 03.11.15 Final Site Plan

PLANNING APPLICATION ISSUE

Proposed Residential Development to the rear of Cherry Tree House, Finningham Road, Walsham Le Willows, Suffolk. For Mr. R. Farrow
 Date: Sept. 2015 Scale: 1:200 Dwg No. TL-3006-15-1B
Proposed Site Layout Plan

Anglia Design
 architects . surveyors
 mail@angliadesign.co.uk www.angliadesign.co.uk
 London Office 35 Rotton House, Harecourt Street, St Johns Wood, London N16 7AD
 Tel: 020 7729 0300 Fax: 0207 111 3904
 Norwich Office 11 Cheving Court, Norwich, Norfolk NR2 6PX
 Tel: 01603 699500 Fax: 01603 744630

Land to rear of 1 and 2 Upper Meadow, Walsham le Willows, IP31 3AYFrom: Averil Clancy
[mailto:clerk@walshampc.bbmax.co.uk]
Sent: 11 November 2015 10:58
To: Planning Admin
Subject: Planning Application No. 3622/15.

FOR THE ATTENTION OF STEPHEN BURGESS.

PLANNING APPLICATION NO. 3622/15.

Proposal: Proposed residential development consisting of 3No. four bedroom detached houses with detached garages and proposed access.

Location: Land to rear of 1 & 2 Upper Meadow, Walsham-le-Willows.

The Parish Council strongly objects to this application on the following grounds.

- 1). The proposal is outside the settlement boundary.
- 2). There is no significant need for additional housing of this type which would warrant building beyond the settlement boundary.
- 3). The current access is not really adequate for the existing dwellings and intensification of access is a very serious problem.

The Parish Council also notes that there are serious errors in the design and access statement regarding the actual placement of the site. There is no Long Street or Breckland Roofing in Walsham-le-Willows.

Averil Clancy
Clerk to Walsham le Willows Parish Council

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DEVELOPMENT CONTROL

□ MID SUFFOLK DISTRICT
COUNCIL
ENVIRONMENTAL

Planning Consultation – Land Contamination

Application Reference: 3622/15/FUL	Officer Allocated to: PJS
Location of Proposed Development: 2 Upper Meadow, Walsham le Willows, IP31 3AY	
Details: Proposed residential development consisting of 3No. four bedroom detached houses with detached garages and proposed access.	
Date Documents Received: 23.10.2015	Date Reply Required by Planning: 13.11.2015
Objections:	
Recommendations/Comments: Re. Land Contamination	
<p>Thank you for the opportunity to comment on the above application.</p> <p>We have no objection to the application but 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.</p>	
Signed: Philippa Stroud	Date: 27 October 2015

From: David Pizze
Sent: 03 November 2015 10:20
To: Stephen Burgess
Cc: Planning Admin
Subject: 3622/15 2 Upper Meadow, Walsham le Willows.

Stephen

I have no objection to this proposal subject to it being undertaken in accordance with the arboricultural report recommendations. The small number of trees proposed for removal are either of limited amenity value and/or poor condition and should not be considered a constraint.

David

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

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Your Ref: MS/3622/15
Our Ref: 570\CON\3327\15
Date: 24/02/2016
Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: Planning.Control@baberghmidsuffolk.gov.uk

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

For the Attention of: Stephen Burgess

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3622/15

PROPOSAL: Proposed residential development consisting of 3No. four bedroom detached houses with detached garages and proposed access
LOCATION: 2, Upper Meadow, Walsham le Willows, IP31 3AY

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 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. TL-3606-15-1B 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.

2 P 1

Condition: The use shall not commence until the area(s) within the site shown on TL-3606-15-1B for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

3 AL 9

Condition: The vehicular access hereby permitted shall be a minimum width of 4.5 metres for a minimum distance of 10 metres.

Reason: To ensure vehicles can enter and leave the site in a safe manner.

4 NOTE 02

Note 2: 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: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

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Your Ref: MS/3622/15
Our Ref: 570\CON\3327\15
Date: 10/11/2015
Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Stephen Burgess

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/3622/15**

PROPOSAL: Proposed residential development consisting of 3No. four bedroom detached houses with detached garages and proposed access
LOCATION: 2, Upper Meadow, Walsham le Willows, IP31 3AY

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

The existing access needs improvement before SCC can support the application. Following a site investigation, the proposed access has been found to be substandard in two aspects:

- Access width and driveway needs to be a minimum width of 4.5m to allow 2 vehicles to pass one another safely
- The visibility splays were found to be substandard in both directions; West Bound x=2.4m by y=12m and East Bound x=2.4m by y=20m

It is believed that these issues can be solved within the applicants ownership boundaries. Therefore, plans need to be revised for access/egress. If these plans are not submitted SCC will be recommending refusal under highway safety grounds.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management Page 169

9-10 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Philip Isbell
Corporate Manager – Development Management
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: 2015_3622
Date: 11 November 2015

For the Attention of Stephen Burgess

Dear Mr Isbell

**PLANNING APPLICATION 3622/15 – LAND TO REAR OF 1 AND 2 UPPER MEADOW,
WALSHAM LE WILLOWS: ARCHAEOLOGY**

This application lies in an area of high archaeological interest recorded in the County Historic Environment Record. Roman and medieval features were recorded during archaeological investigations to the north-east (WLW 095) and scatters of Roman and medieval finds have also been located within the vicinity (WLW 002, 010 and 078). As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at this location. Any groundworks causing significant ground disturbance have potential to damage any archaeological deposit that exists.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. In accordance with paragraph 141 of the National Planning Policy Framework, any permission granted should be the subject of a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.

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 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 investigation. In this case, an archaeological evaluation will be required to establish the potential of the site 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.

Please let me know if you require any clarification or further advice.

Yours sincerely

Rachael Abraham

Senior Archaeological Officer
Conservation Team



Suffolk Fire and Rescue Service

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

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

Your Ref: 15/3622/FUL
Our Ref: FS/F320911
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 10/11/2015

Dear Sirs

Land to the rear of Upper Meadow, Walsham le Willows, Suffolk, IP31 3AY
Planning Application No: 15/3622/FUL

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

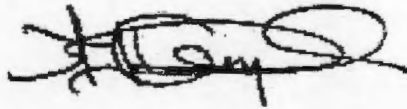
Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 140 metres from the proposed build site and we therefore recommend that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information enclosed with this letter).

OFFICIAL

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; Anglia Design LLP, Mr Tim Linstead, 11 Charing Cross, Norwich, Norfolk,
NR2 4AX

Enc; Sprinkler letter

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE A - 30 March 2016

AGENDA ITEM NO	5
APPLICATION NO	4188/15
PROPOSAL	Hybrid application comprising of: <ul style="list-style-type: none"> a) Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping). b) Full planning application for a proposed new training facility, workshop and parking area.
SITE LOCATION	J Breheny Contractors Ltd, Flordon Road, Creeting St Mary IP6 8NH
SITE AREA (Ha)	
APPLICANT	Mr T Stiff
RECEIVED	November 24, 2015
EXPIRY DATE	March 22, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

It is a "Major" application for:-

- a residential land allocation for 15 or over dwellings

PRE-APPLICATION ADVICE

1. Pre application advice was sought prior to the submission of the application. This was for a development similar to that sought under this application. Pre application advice was generally favourable.

SITE AND SURROUNDINGS

2. The application site relates to a site occupied by J Breheny Contractors Ltd. The site is in the Parish of Creeting St Mary, situated to the northeast of Needham Market, approximately 800 metres as the crow flies.

The site covers an area of 3.5 hectares, and is sited to the east of Flordon Road. Flordon Road leads southwards on to the B1078, with access to the A14 approximately 1.5 miles to the southeast.

There is an existing vehicular access off Flordon Road serving the premises. The southern part of the site comprises a car parking area in front of an office block which is the headquarters for the business. To the rear (east) of this office building are a number of portacabins and hard standing. The area to the north of the access is a large area of hardstanding with buildings used as a depot for the machinery and equipment used in the operation of J Breheny.

There is a vegetation belt along the eastern boundary of the site along Flordon Road. The land rises upwards from Flordon Road towards the A14 trunk road.

To the north and south of the site are a handful of residential properties. Further to the east is the A14, with an intervening earth bund. To the west is land associated with Alder Carr Farm. This part of Flordon Road has a 30 mph speed limit.

To the northern site boundary is Sandy Lane Bridle Path that links Creeting Hills to Needham Market. Beyond this footpath is a two storey house with a goods yard located to the rear of the property.

There is a listed building to the northwest of the site.

For planning purposes the site is outside any retained settlement boundary as defined by the Mid Suffolk Local Plan (1998) and Core Strategy DPD (2008) and as such is regarded as countryside.

HISTORY

3. The planning history relevant to the application site is:

2576/06	Extension to the existing building to form new offices (To replace temporary portacabin type structures currently used on site).	Granted 03/01/2007
0659/99/	Erection of a 25m mast with 3 dual polar antenna and 2 no. 600mm microwave dishes and ancillary equipment cabinets.	Refused 22/06/2001
0008/98/A	Erection of 2 no. 1.6m high brick walls for display of externally illuminated name boards at entrance to site.	29/06/1998
0347/98/	Retention of 3 no. lamp standards.	Granted 12/03/1999
0202/96/	Erection of one and two storey extensions to existing offices	Granted 31/05/1996
0547/88/OL	Residential development including the erection of 4 detached chalet bungalows and 12 starter units, with construction of new vehicular access and estate road.	Refused 09/05/1989
0032/88	Erection of office block to serve engineering contractors depot - revision to scheme permitted under 827/87	Granted 22/02/1988
0827/87	Erection of a two storey office building with cladding of existing buildings on site	Granted 07/10/1987
0655/87	Temporary office accommodation for a period of 2 years (pending approval and construction of purpose built offices),	Granted 10/09/1987
1123/86	Use of former sand and gravel workings as civil engineering contractors depot, with use of building for storage and vehicle and plant maintenance with earth mounding along site frontage.	Granted 20/03/1987
0097/85/OL	Erection of 12 dwellings and garages, with layout of access road and drive, with alteration to existing	Refused 08/08/1985

	vehicular access	
1004/84	Use of former sand store and associated building as printing works with ancillary offices and storage	Granted 18/02/1985
84/1004	Use of former sand store and associated building as printing works with ancillary offices and storage	18/02/1985
0017/83/OL	Erection of a garden storage building with weighbridge storage bins, grain drier and associated mechanical handling equipment. Use of existing quarry building as drain store	Refused 14/04/1983
0294/82	Site and restoration to agricultural use.	Refused 04/08/1982

PROPOSAL

4. This is a hybrid application which seeks:

- 1) Full planning permission for the erection of a training facility, a workshop and the creation a car park.
- 2) Outline planning permission for 52 dwellings.

The planning statement, which forms part of the application, states that the J Breheny Contractors Ltd Head Offices are currently located on the site with an adjoining plant yard. J Breheny Contractors are currently in the process of consolidating their UK wide operations and are creating a centralised plant yard remote from this site as this would create a more efficient and environmentally friendly logistic operation. The applicant is seeking to utilise the plant yard to release capital to invest in the next stage of the Breheny's business development.

The southern part of the site is to be retained as commercial with the northern part being proposed to be used as residential. The existing vehicular access of Flordon Road would be used to serve both elements of the overall site.

The details are the proposal are as follows:

Full Planning Permission:

Full planning permission is sought for the erection of a training building and workshop and associated car parking. The training facility is proposed train new recruits and in particular those under 18 as health and safety regulations now preclude on the job training for those of this age.

The training and workshop site is to be classroom based, delivering safety and professional development courses. There would also be a limited amount of car/van and small plant repairs and maintenance using the existing workshop facility.

The training building would be sited behind the existing office building (northeast), close to the southern boundary of the application site. It is rectangular in shape with a width of 17.657 metres and a depth of 13.435 metres. The accommodation provides a large entrance off which there is a large training room, 6 offices, kitchenette and toilet facilities. The building has an overall height of 5.5 metres. It would be constructed with red facing brick work and a profile metal roof sheeting.

The workshop building is proposed further in the northeast corner of the site, and would also be located close to the southern boundary of the site. It is rectangular in form, measuring 7.66 metres by 18 metres, with an overall height of 5.387 metres. It would be constructed with a brick plinth and corrugated sheeting for the walls and roof.

A new car park would be created with a total of 26 car parking spaces, provided primarily in a linear line with two other areas, each with four spaces to the north and east of the training building.

An existing car/van workshop and a tool/plant workshop would be retained.

A landscape belt is proposed to divide the commercial element of the site with the proposed residential element.

Outline Planning Permission:

The application seeks outline planning permission for residential development with all except the access reserved for subsequent approval. Those matters reserved for subsequent approval being siting, scale, appearance and landscaping.

A total of 52 dwellings are proposed for the site. An illustrative layout has been submitted within the application. This has shown a layout with an estate road accessed from the joint access road to the overall site, with cul-de-sac accessed off this central estate road. A mixture of house types are shown. The layout also identifies the retention of the vegetation, including trees along the Flordon Road frontage. An area of open space is also shown to form part of the overall layout of the site which covers an area of 0.16 hectares.

The density of the residential development equates to approximately 31 dwellings per hectare.

An earth bund is identified to be provided along the northern part of the site, with acoustic fencing.

The application proposes the provision of a footpath along Flordon Road with a crossing, then St Marys Garden to link to the existing footpath on St Marys Road to create a continuous link from the site to Needham Market.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **This is a summary of the consultation responses received. A copy of the full consultation responses are included within the agenda bundle:**

- **Creeting St Mary Parish Council:** Objects in its present form. A modified re-submission would be considered but it is felt that the proposal is not sustainable for the following reasons:
 - (1) Flordon Road is a country road which in places narrows to a single lane and is unable to sustain a major increase in vehicles. There are many current traffic with HGV near misses, speeding and disintegration of road surface and verges which are regularly reported to SCC Highways.
 - (2) There is serious concern regarding the ability of the AW sewage network to meet an increase in waste disposal; local residents currently experience problems with raw sewage flooding gardens at times.
 - (3) Parking spaces on the proposed residential site appear to be insufficient for the number of properties proposed and there is a danger that over flow parking will impede traffic flow through the site or end up on Flordon Road.
 - (4) It is not reasonable to believe that residents will walk to access facilities in Needham Market which will lead to traffic build up at Coddendam Road and Hawkes Mil Street, areas which already suffer major traffic congestion.
 - (5) Both education and doctor's surgeries are current full so questions must arise how this problem will be resolved.
 - (6) The suggested footpath needs a lot more thought and research to ensure its viability - the suggested route appears to cross private land. The site will also need both foot and cycle access into Creeting St Mary to link the village, especially for children attending the local school.
 - (7) The density proposed is excessive for a rural parish and not in keeping with existing housing or the nature of the parish.

The Parish Council feels that unless it can be demonstrated that a solution can be found to the above issues raised then they would be unable to support any development at this site.

- **Needham Market Town Council:** Takes a neutral position in relation to this application although it has a number of concerns. on the development
 - In view of the propinquity of nearby residential development, it would not appear inappropriate to develop the site for residential property.
 - 52 proposed properties on the site though appears far too many and would represent overdevelopment.
 - Intensive development of the site will definitely lead to insufficient parking availability which will inevitably result in overflow parking on Flordon Road, which would be unacceptable.
 - The vast majority of existing residential property in near proximity is individual properties set on reasonable plots the development of the proposed site would be better if it reflected the nearby typical rural style existing development.
 - Flordon is not a main access road, it is a small country lane.
 - The distance some residents will be expected to walk for facilities in -Needham Market will not be practical for a lot of people.
 Some facilities in Needham Market are already significantly oversubscribed (particularly the GP surgery).

- **SCC Highways:** Based on additional information. The revised drawing of the new footway would provide an adequate scheme linking it to St Marys Road. The internal estate road could be made up to adoptable standard. As this is in outline the specific details can be agreed as part of the reserved matters application. Conditions advised relating to footway, means to discharge surface water, p

- **SCC Rights of Way:** The proposed development will have a direct impact on the local public rights of way (PROW) network. PROW are important for recreation, encouraging healthy lifestyles. The anticipated increased use of the PROW will require offsite improvement works. Financial contribution sought of £31,369.25 for the creation of public footpath to link Bridleway 32a to Public Footpath 54 and resurfacing of Public Footpath 34.
- **Heritage Team:** Considers the proposal would cause less than substantial harm to a designated heritage asset because it would erode the wider rural setting of the nearby listed building. The site is currently in commercial use, and lies in the countryside between the A14 at its east boundary and Flordon Road to its west. To the north of the site stand two detached dwellings in spacious plots, and across Floridian Road from these a pair of 1800s cottages and a Oak Hill Cottage a listed building of the 1500s. The site and these dwellings are on rising ground at the edge of the river plain, and sit among mature trees which limit views of them. The setting of the listed building has a secluded feeling, despite being raised above an open area of countryside, but includes the other dwellings and the northern end of the site. Given the existing use of the site, residential development could be expected to have a neutral impact on the setting of the listed building but the illustrative layout suggests that any arrangement of the proposed number of dwellings would result in a development very dense and urban character. This would change the setting of the listed building from a group of detached dwellings next to a discreet commercial site to a group of detached dwellings next to a detached parcel of urban housing, eroding the rural character of the buildings wider setting.
- **SCC Landscape Officer:** The applicant has provided a suitable visual and landscape appraisal of the site and its surrounding. The submitted material has demonstrated that the wider landscape effects are likely to be limited, given that the site is previously developed land, and the proposed will not result in a significant loss of characteristic landscape features. The proposal as presented will not have a significant adverse impact on the character or qualities of the Special Landscape Area.
- **SCC Senior Ecologist:** The likely impacts of the proposed development on biodiversity have been assessed in line with professional best practice. Recommends (1) conditions relating to external lighting, timing of any tree works outside the bird breeding season, hedgehog friendly fencing (2) Whilst sufficient surveys have now been carried out to assess the likely impacts of the proposed development on biodiversity, there is a need to review the assessment of likely impacts on the 2 roadside nature reserves before determination of both elements of this hybrid application (3) All the mitigation measures identified in the Mill House Ecology report (section 4) should be secured by an appropriate condition for implementation in full.
- **Historic England:** The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
- **Suffolk Fire and rescue:** Advisory comments. Planning condition on fire hydrants.

- **SCC Archeological Service:** The proposed development lies in an area of archaeological interest recorded in the County Historic Environment Record. However, in this instance, the site has been subject to very significant ground disturbance. It was a site of mineral extraction during the early 20th century, and has been further disturbed by construction of the A14 and its current industrial use. It is therefore highly unlikely that significant heritage assets with archaeological interest will survive to be affected by the proposed development, and SCCAS advise that no archeological mitigation is required.
- **MSDC Strategic Housing:** The development proposes 52 dwellings and 35% being affordable equating to 18 dwellings. The most recent Strategic Housing Market Assessment (2012) confirms a minimum need of 134 affordable homes per annum. A mix of affordable housing on the site would contribute to the local and wider housing needs of the district.
- **Infrastructure Contributions: The contributions sought are -**
 - * Rights of Way Network - £31,369.25
 - * Education (Primary) - £146,172
 - * Libraries - £11,232
 - * Waste - £2,652
- **Anglian Water:** The foul drainage from this development is in the catchment of Needham Market Water Recycling Centre that will have available capacity for these flows. The surface water strategy/flood risk assessment submitted relevant to Anglian Water is unacceptable. Therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority. Request a condition requiring a drainage strategy covering these issues to be agreed.
- **Stowmarket Ramblers:** No comments or observations to make.
- **Environmental Health (Land Contamination):** No objection to the proposed development, but would recommend a condition be attached regarding the submission of a contamination strategy.
- **Economic Development:** This application will enable an established local employer to improve their sustainability and the long term future of their head office in this location by using redundant brownfield land in a way that will benefit their business We would therefore support this application.
- **Environmental Health (noise):** In respect of the detailed application for a training and workshop facility do not have any adverse comments or objections. With regard to the outline application for the erection of 52 dwellings I note that a noise assessment of the impact from road traffic on the A14 and commercial activity (proposed new workshop etc) has
- **PROW:** Bridleway 32A is recorded adjacent to the proposed development area. Government Guidance considers that the effect of development on a public right of way is a material consideration and that public rights of way should be protected. No objection to the proposed works.
- **NHS:** The development will provide for additional healthcare provision. The existing GP practice does not have capacity to accommodate the additional

growth, approximately 125 occupants. Contribution of £17,140 sought.

- **Environmental Health (Noise):** (Based on additional information) This report appears to be a reasonable and robust assessment of the noise issues that impact on the development. With regard to the full planning application for a new training facility, workshop and parking area I do not have any comments or objection to the proposed development. In respect of the outline residential development, the acoustic report concludes that relevant internal and external noise criteria will be met, and will be suitable for future occupation without any adverse affects from noise on health and quality of lie. Recommend conditions on double glazing, passive ventilation and extended to attenuation bund.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.
- The infrastructure of Flordon Road cannot support the increase in traffic from the proposed 52 dwellings and the training facility.
 - The road is already used beyond its capacity in design terms between 7am to 9am and 4 pm to 6pm.
 - There are several points where Flordon Road narrows to single width.
 - The increase in traffic movements along Flordon Road would be prejudicial to highway safety.
 - Flordon Road has no safe pedestrian walkway.
 - Understand more housing is needed but the proposal seeks to cram housing onto this small site.
 - This is an inappropriate location.
 - There is no community benefit by the proposal.
 - This type of development is not in keeping with Creting St Mary.
 - More information is required on the training facility.
 - The proposed pedestrian footpath cannot be accommodated within the existing verges.
 - There are alot of contaminants on the site.
 - The sewage system in the locality in already inadequate, this would overburden the system.
 - There are already problems with articulated lorries struggling to use the local road network, the proposed development would introduce cars into the situation.
 - Lorries already mount the verges, what will stop them mounting the pavements.
 - There is no buses service or easy access to Needham Market by foot. There should be a duty of care to make pedestrians and cyclists as safe as possible.
 - Concerned insufficient infrastructure in terms of school places and accessing doctors.
 - Creting St Mary does not have a shop, doctors surgery, library, bank.
 - Flordon Road is susceptible to flooding.
 - Creting is only a small village and this is a large housing development which is not appropriate.
 - Creting St Mary is designated as a 'Secondary Village' in Policy CS1 of the Core Strategy.
 - The development would not be sustainable development.

- The only key facility located within the historic core to the village is the primary school. There is only one place available at this school. Bosmere Primary School is also running at capacity.
- The walking distances the Department for Transport Local Transport Note 1/04 recommends 400 metres (desirable), 800 metres (acceptable) and 1200 metres (maximum). The quality and continuity of the footpath connection and street lighting should also be included.
- There is no footpath along Flordon Road as there is not enough room and the footpath the developers has shown is on privately owned land.
- The plans show removal of established hedges and trees.
- There is the potential for light pollution as there is currently no street lighting in the village.
- There is no need evidenced for this development.

ASSESSMENT

8. The core planning considerations raised by this proposal are as follows:

- Principle of development
- Loss of Employment site
- Design and Appearance
- Highway Safety
- Landscape Impact
- Character
- Impact upon designated heritage assets
- Residential amenities
- Section 106 Planning Obligations
- Flooding and drainage

- Principle of development:

Training and workshop buildings:

This is an existing commercial premises, where Local Plan Policy E6 supports the erection of new buildings on such premises. The proposed buildings are intended to develop the Breheny business. On this basis there is no objection in principle to the commercial element of this application.

Residential Development:

The application site is situated outside of the closest settlement boundaries of Needham Market and Creeting St Mary as defined by Inset Map No's 22a (Creeting St Mary) and 55b (Needham Market) of the Mid Suffolk Local Plan (1998). The site is therefore considered within open countryside as identified by Policy CS1 "Settlement Hierarchy" of the Mid Suffolk Core Strategy DPD (2008). Policy CS2 "Development in the Countryside and Countryside Villages" of the Core Strategy details that countryside development will be restricted to defined categories. Needham Market is defined (Policy CS1 of the Core Strategy) as one of the three towns within the Mid Suffolk district, where the main focus of development is to be focused

At this time Mid Suffolk does not have a five year Housing Land Supply. The most recent published figures have demonstrated that there is a 3.3 year supply of Housing Land within the district. Relevant to this is Paragraph 49 of the National Planning Policy Framework (NPPF) which states;

"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." (para. 49)

Consequently policies CS1 and CS2 should not be considered to be up-to-date. On this basis residential development on the site should be considered on its own merits.

Paragraph 14 of the NPPF reads,

"where the development plan is absent, silent or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"

The NPPF nevertheless requires that development be sustainable and that adverse impacts do not outweigh the benefits. The NPPF (paragraph 7) defines three dimensions to sustainable development- the economic role, social role and environmental role. These roles should not be considered in isolation. Paragraph 8 of the NPPF identifies that environmental, social and economic gains should be sought jointly. Therefore the Core Strategy Focus Review 2012 (post NPPF) policy FC1 and FC1.1 seeks to secure development that improves the economic, social and environmental conditions in the area and proposal must conserve and enhance local character.

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

The proposal therefore must be determined with regard to sustainable development as defined by the NPPF .

- Sustainable Development:

The application site is within the Creting St Mary parish however it is reasonable to regard it as a satellite village to those services provided within Needham Market. The application site is located 800 metres from Needham Market (as the crow flies) where there is the Co-op, primary school, cafes, opticians, library and doctors surgery. There is also good public transport links with bus routes and the train station.

Officers accept that the site does not lie adjacent to any retained settlement boundary as defined within the Mid Suffolk Local Plan. However consideration is given to the fact the proposal seeks to reuse brownfield land. Furthermore the

proposed development has included the provision of a pedestrian footpath to provide a safe access for those occupying the residential development to link through to the services within Needham Market. The proposed footpath would run along the eastern side of Flordon Road and the northern side St Marys Garden linking to an existing footpath on the corner of St Marys Garden with St Marys Road.

This pedestrian footpath would, with the exception of one small part have a width of 1.5 metres. A small stretch along Flordon Road would have a width of 1 metre. With this footpath in place occupiers of the proposed development would have a distance of approximately 1.3 km to access the High Street of Needham Market with its variety of facilities. This footpath also provides a benefit to existing occupiers within the Creeting St Mary parish.

There have been concerns raised by Creeting St Mary Parish Council, Needham Market Town Council and within the letters of representation that this site is not sustainable. There has been reference made within one of the letters of representation that walking to access the facilities in Needham Market is not realistic. However, this distance between the application site and the High Street is not too dissimilar to that of residences already within the parish of Creeting St Mary and it is not unreasonable to expect the residents of the proposed development to walk into Needham Market, given the provision of a new pedestrian footway.

In this particular instance Officers are mindful that the site is brownfield land and the development will provide a pedestrian link to Needham Market, this footpath would also be available for existing residents within the locality. The lack of a five year Housing Land Supply also has to be factored into the planning considerations. Balancing all of these specific factors Officers consider that the development would, on balance, represent sustainable development.

Overall the proposal is considered to adhere to the principles of sustainable development, safeguarding the local character of Creeting St Mary and providing environmental, social and economic gains as required by policy FC1 and FC1.1 of the Focused Review and the overarching aims of the NPPF. Consequently the principle of this development is accepted subject to other material considerations.

- Loss of employment site:

The application site in its totality is currently used for employment. Those employed on the site are either operational staff or yard operatives and plant fitters. There is a total of 185 operational and support staff who use the office building (63 full time and 122 visiting basis). There are 19 fitters and yard operatives.

Local Plan Policy E6 seeks to ensure the retention of employment generating sites where possible. In this particular instance it is understood that the Breheny Contracting company are reorganising their nationwide operation. The proposed development will result in the loss of the 19 fitters and yard operatives on this site, these will have their employment continued although this is likely to be outside the Mid Suffolk district. However, the main office of the business is to remain and the training and workshop buildings will generate further

employment on the site although no numbers have been specified on this specific element.

The Councils Economic Development Department are in support of the application as they recognise that the proposal is to allow the retention of the head office of an established local company on the site. Whilst the loss of employment land is regrettable the proposal seeks to retain part of the site in a commercial use which will still provide for employment opportunities. It is also noted that the yard area generated the movement of large heavy movements along Flordon Road and the wider local road network. The reduction in such vehicular movements would be a benefit to the wider locality.

It is considered that there would not be an unacceptable loss of employment land as a result of the proposed development.

- Design and appearance:

Training building and workshop building:

Both the training and workshop building are to be sited behind the existing office building. This office building is substantial, whereas the workshop and training buildings are single storey with a maximum height of 5.5 metres. Both buildings have simple rectangular form and are proposed to be constructed in materials reflective of commercial developments. Given the position, siting and scale of the buildings they will be primarily screened from view with the office building being the prominent building on the site. Furthermore they will be read in conjunction with the established commercial building and the vegetation along Flordon Road is to be retained providing more screening of the development.

This part of the site is already hard surfaced and as such the provision of a formal car park does not fundamentally alter the nature of the development.

Overall this commercial development is considered to be of an appropriate scale, design, siting and use of materials and given its established commercial use it is not considered to be harmful to the prevailing character and appearance of the area.

Residential development:

The residential development part of this hybrid application is in outline and as such the layout, scale, appearance and materials are all reserved for subsequent approval.

There have been objections to the application on the basis that this would result in an urban estate development which is not appropriate to the village character of Creting St Mary. It is recognised that the density of the development is higher than that in the locality however at approximately 30 dwellings per hectare this is in line with the densities suggested in Core Strategy Policy CS9.

The current commercial activity of this site is not highly prominent in the street scene by reason of the landscape screening along Flordon Road. Should this commercial use remain it is unlikely, given development plan policies and the

objectives of the NPPF that we would resist further commercial building development on the site. This is a material consideration in assessing this application.

The illustrative layout plans have identified that a development can be achieved on the site whilst retaining the frontage vegetation that will assist in screening the development from Flordon Road. This screening is further secured by only one access into the site. The scale and layout of the development will be the subject of a further application but through careful design it is considered a sympathetic layout could be achieved. The use of high quality materials will assist in ensuring a good overall standard of design.

Officers are satisfied that a development on this site can be achieved without causing harm to the prevailing character of the area the retention of the frontage landscaping with a singular vehicular access and with the provision of public open space and proper attention to design and materials.

- Impact upon designated heritage asset:

The site is currently in commercial use, and lies in the countryside between the A14 at its east boundary and Flordon Road to its west. To the north of the site stand two detached dwellings in spacious plots, and across Flordon Road from these a pair of 1800s cottages and Oak Hill Cottage, a listed building of the 1500s. The site and these dwellings are on rising ground at the edge of the river plain, and sit among mature trees which limit views of them.

Development Plan Policies seek to ensure the setting of listed buildings are not harmed by development. The NPPF also seeks to ensure these designated heritage assets are not unacceptably harmed. The Heritage Team has advised that the listed building has a secluded feeling, despite being raised above an open area of countryside, but its setting does form part of an area which includes the other dwellings and the northern end of the application site.

The current commercial use of the site, by reason of the landscape screening along Flordon Road has a limited impact upon the setting of this listed building. The Heritage Team has advised that given this existing use a residential development could be expected to have a neutral impact on the setting of the listed building.

The proposed commercial element of the development is situated within the southern part of the site, behind an existing office building. Both the training and workshop buildings are low level. Given the separation distance and intervening buildings this element of the proposal would not adversely affect the setting of the designated heritage asset.

The Heritage Team has raised some concerns over the number of dwellings proposed, based on the illustrative layout as they consider the proposed number of dwellings would result in a development very dense and urban in character. The concern raised is that this would change the setting of the listed building eroding the rural character of its wider setting.

This part of the application is page 187 outline only and therefore the siting, scale and appearance are reserved for subsequent approval. The concerns raised by the

Heritage Team are acknowledged, however replicating the low density currently in the locality would not make this development financially viable. Consideration must also be given to the fact the development is seeking the retention of the landscaping along the frontage of Flordon Road. From a visual perspective a lower density of development is unlikely to be much different given it would primarily be the roof scape that is visible.

The proposed density of the development is approximately 30 dwellings per hectare which is in line with that advised by Core Strategy Policy CS9. The agent has noted the concerns of the Heritage Officer and whilst retaining the number of dwellings has provided a further illustrative layout which re sites the open space in the northern part of the site. This provides for a more open sense of space for this part of the development. It should be noted that this plan is only illustrative and as such does not form part of the application. For that reason it has not been the subject of a consultation exercise.

Paragraph 134 of the NPPF states where there is less than substantial harm if it can be demonstrated there is a wider public benefit the development can be supported. The Heritage Team has concluded that the development would represent less than substantial harm. In this instance Officers consider the provision of 52 dwellings, contributing to the Mid Suffolk Housing Land Supply provides a wider public benefit and outweighs the limited impact upon the setting of the listed building.

- Landscape Impact:

The application has included a Visual and Landscape Appraisal which has assessed the impacts of the development. This has concluded that the wider landscape impacts of the development would be limited, given the site is previously developed land, and would not result in the significant loss of characteristic landscape features.

Careful consideration when designing the layout of the development at the reserved matters stage will be required to ensure the retention of the landscaping and any new landscaping. It is considered that the maintenance and management of this screening could be secured in the long term by planning condition.

- Highways:

The existing vehicular access is proposed to serve both the existing office building, the new training and workshop building and the residential development.

There has been concern from the Parish Council and within letters of representation over the acceptability of Flordon Road to cope with the additional volume of traffic that would be generated given the nature of the road network. The existing commercial use of the site would itself generate a significant number of movements by commercial vehicles. The proposed development is likely to increase the daily movements of vehicles however these would be primarily private cars which would be more suitable to the local road network.

The Highway Authority were subject to pre application discussions and have raised no objection to the use of this access or local road network. Whilst the concerns of the Parish Council and local residents are acknowledged a refusal on this basis is not considered to be justifiable.

There has been concern raised over the pedestrian safety of those already using Flordon Road. The development seeks to provide a pedestrian footway which would provide a wider benefit to those both in the proposed residential development but also those already using Flordon Road. Amended plans have been received detailing this footpath which is to be adopted by the Highway Authority and they are content with its design. This would be secured through a Section 106 Planning Obligation. The provision of this footway forms part of the infrastructure to demonstrate that the development represents sustainable development.

Needham Market Town Council has raised concerns that the intensive development will lead to on-street parking on Flordon Road. Suffolk County Council adopted parking standards in 2014 which set requirements for both number and size dimensions on car parking space dependant on bedroom numbers. Any reserved matters application will need to ensure the development satisfies this requirements.

- Residential Amenities:

A noise report was submitted with the application as well as the identification of a noise attenuation bund with acoustic fencing in the northern corner of the site. From the site visit it was evident that this was the corner of the site where the noise from the A14 Trunk Road was most audible. Following advice from the Councils Environmental Health Department further information has been received which concludes that the residents of the proposed development would not be adversely affected by the proximity to the A14. Paragraph 17 of the NPPF makes it clear that the amenities of future occupants must also be considered when assessing proposed development.

The Environmental Health Officer has confirmed that on the basis of the additional information that has been received they are satisfied that the development can be suitably designed to ensure the occupants of the proposed residential development will have an acceptable level of amenity both internally and externally despite the proximity to the A14 and to the remaining commercial activity in the southern part of the site.

The noise mitigation measures sought will include that any first floor bedroom on the northern and eastern boundary of the site facing the A14 have acoustic double glazing and that there will be passive ventilation in those bedrooms. The layout plan identifies a 7 metre high bund and it is advised that this will need to be extended to the north. Planning conditions will need to be appended to secure these details are brought forward within the reserved matters application.

Any future occupants would of course be aware of the proximity the A14 and to the commercial activity neighbouring the site.

- Ecology:

An Ecological Appraisal formed part of the application which has provided survey and assessments of the likely impacts on Protected and Priority Species and Habitats. This survey has assessed the likely impacts of the proposed development in line with best practice and the assessments have been carried out by suitably qualified ecologists.

The County Council Senior Ecologist has reviewed the submitted ecological information. There is some concern of the deliverability of the proposal as some of the existing trees on site, that may be lost, have been categorised as Category 3 trees however these have no bat roosting potential. As these trees relate to the part of the development which seeks outline planning permission for residential development the layout of this part of the site is not part of the application and the trees in question may be able to be retained.

It is advised that any additional tree works should not result in additional ecological impacts provided that these works are carried out outside of the bird breeding season. This can be secured by planning condition.

The Senior Ecologist has also advised conditions relating to the timing of works, lighting and hedgehog friendly fencing which would ensure avoiding any unacceptable impact upon nesting birds, hedgehogs and bats. These conditions are in addition to the mitigation measures identified in the ecological report forming part of the application submission.

It has been raised by the Senior Ecologist that there are two Roadside Nature Reserves (No.s 143 and 157) and the assessment made that there would be no impacts on these from additional traffic is not substantiated. It is acknowledged that a request has been made by the ecologist for further information on the likely impact but consideration must be given to how reasonable this is. Roadside Nature Reserve No. 143 is Beacon Hill, Coddendam. This nature reserve is situated on the roundabout which is served off the A14, there is already a high volume of traffic already using this road network and for that reason it would not be reasonable to request further information for a development of this scale. There is also Roadside Nature Reserve No. 157 which is located along Flordon Road, to the southwest of the application site. Again this is also a well used road and given the scale of the development it would not be considered reasonable to request further information as any impacts would not form justifiable reason for refusal.

Overall it is considered the local planning authority has discharged its duty in protecting biodiversity interests.

- Drainage and Flooding:

The site is within Flood Zone 1 but as the site is over 1 hectare a Flood Risk Assessment has been submitted to identify how the surface water drainage can be dealt with within the site under a Sustainable Drainage System (SUDS). Anglian Water has raised a concern over the details of the surface water strategy/flood risk assessment but has advised that a condition requiring a drainage strategy is acceptable in overcoming this concern. In the absence of advice from SCC Flood and Resilience it is considered a planning condition is

reasonable to secure a suitable surface water drainage system for the site.

Anglian Water has been consulted on this application and has advised that the foul drainage from this development is in the catchment of Needham Market Water Recycling Centre that will have available capacity for these flows. Furthermore the sewerage system at present has the capacity via a gravity connection to the foul water sewer in Flordon Road.

It is acknowledged that there has been concern raised by the Parish Council and local residents over flooding and sewage connections however existing issues cannot be resolved by a planning application.

- Section 106 Planning Obligations:

This development attracts both financial and non financial contributions:

Financial:

- Education: It is expected that a development of 52 dwellings would equate to 12 primary school age pupils, 9 secondary school pupils and 2 sixteen plus pupils. The local catchment schools are Creting St Mary CVCP School and Needham Market CP School and Stowmarket Primary High School. Suffolk County Council have advised that there is sufficient school places at the catchment Secondary School. There is a need to fund a total of 12 primary school places. Each primary school place is £12,181. A total of £146,172 is required. This is in line with paragraphs 38 and 72 of the NPPF.
- Libraries: Suffolk County Council requires £90 per person for library space. Based on 2.4 persons per dwelling would require £216 per dwelling and a total of £11,232. This is line with Section 8 of the NPPF.
- A contribution is required for strategic waste disposal that would be generated by the development which includes household waste and recycling centres. A contribution of £2,652 is sought. This is in line with paragraph 162 of the NPPF.
- Rights of Way: The development will have a direct impact on the local public rights of way (PROW) network. The anticipated increased in use of the PROW network as a result of the development requires off site improvements. The creation of a public footpath to link bridleway 32a to Public Footpath 54 would provide a circular route. A contribution of £31,369.25 is sought for this work.
- NHS - A contribution of £17,140 is sought to assist in the improvements that would be needed to the existing GP practice to cope with the additional demand on this service.

Non-financial contributions:

- Altered Local Plan Policy H4 requires that a development requires 35% affordable housing. A total of 18 dwellings are to be provided on site with a mix and floor space in line with the advice of the Strategic Housing team.
- Open space contribution: For the development an open space area (minimum of 0.16 hectares) to be provided on the site and the provision of a play area/equipment.
- The provision of a public footpath from the application site to the corner of St

Marys Garden/St Marys Road.

• Conclusion:

Whilst the application site is outside of an settlement boundary, the proposed development can be considered to represent sustainable development particularly in view of the current Housing Land Supply situation. The re use of a brownfield site and the provision of a footpath for public use will render it "well connected" to facilities of Needham Market and secures other financial and non financial obligations via Section 106 Planning Obligation to make it acceptable.

The layout and design of the commercial development is considered consistent with the established commercial use of the site and is sympathetic to the countryside location. The number of dwellings proposed is considered acceptable and an acceptable layout and design can be secured for this site by a reserved matters submission.

The proposal would not cause unacceptable harm in relation to material planning issues. The development is considered to be in accordance with the relevant development plan policies and the objectives of the NPPF.

RECOMMENDATION

The application is currently out on public consultation (site notice and press notice) advertising the application as affecting the setting of a listed building as this did not form part of the original publicity for this application. This consultation expires on the 6th April 2016. Subject to no new material planning considerations being raised the following recommendation is sought.

(1) That the Professional Lead - Growth and Sustainable Planning be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:

- On site affordable housing (35%)
- Provision of public open space and play equipment and management
- Provision of and adoption of public footpath
- Contributions to Education, Libraries, Public Rights of Way, Health and Waste

(2) That, subject to the completion of the Planning Obligation in Resolution (1) above to the satisfaction of the Professional Lead - Planning and Growth be authorised to grant outline planning permission and full planning permission:

Full Planning Permission:

- Time limit
- Approved plans
- Details of materials
- Training centre use in connection with Brehenys only
- Parking and turning area to be provided for first use of either the training or workshop buildings

- Details of hard and soft landscaping and implementation
- Details of preventing surface water discharging on to the highway
- Hours of operation 07:30 to 18:00 (Monday to Friday; 8:00 to 18:00 on Saturdays and no working on Sundays or Bank Holidays).
- Details of external lighting
- Tree protection measures

Outline Planning Permission:

- Standard time limit
- Reserved matters
- Approved plans
- Phasing of development to be agreed in writing by the Ipa
- Concurrent with the submission of reserved matters - surface water management strategy;
- Concurrent with the submission of reserved matters - an Arboricultural Impact Assessment
- Details of materials to be agreed by the Ipa
- Concurrent with the submission of reserved matters application details of the new footway and kerbing shall be submitted to and approved in writing by the Ipa. The approved details to be laid out, constructed and functionally available for use prior to the occupation of the 1st dwelling.
- Concurrent with the submission of reserved matters details of the estate road, any other roads and parking and turning areas.
- Details showing means to prevent discharge surface water from the development on to the highway.
- Details of fire hydrants to be installed within the development.
- Details of hedgehog friendly fencing
- Timings of work - wildlife mitigation
- Details of lighting scheme (wildlife mitigation)
- Mitigation measures identified in Mill House Ecology Report to be implemented in full.
- A strategy for investigating land contamination, details of any remedial works required and those required to be implemented in full.
- Details of surface water drainage
- Details of a foul water strategy
- Removal of permitted development rights (extensions and outbuildings)
- Concurrent with the submission of reserved matters - details of the attenuation bund and acoustic barrier.
- Any first floor bedrooms on the northern and eastern boundary of the site facing the A14 to have acoustic double glazing with a minimum weighted sound reduction index of 35 dB Rw +Ctr or better.
- Details of passive ventilation to any first floor bedrooms for dwellings in the eastern and northern parts of the site
- Details of boundary treatments
- Details of waste bins and garden composting bin storage
- Tree protection including method statement and monitoring schedule
- Hard and soft landscaping scheme and implementation
- Levels
- External lighting
- Concurrent with the submission of reserved matter details of the play equipment to be provided on the open space

(3) In the event that the applicant fails to provide an executed Section 106 planning obligation on terms to the satisfaction of the Lead Officer - Growth and Sustainable

Planning by 10th April 2016 that the Lead Officer be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 planning obligation (for on-site contributions and obligations) and the Council's CIL charging schedule. To prevent duplication of developer contributions this is achieved by:-

[a] having regard to those matters which would have been planning obligations under Section 106 and which are details in the Council's CIL charging regulation 123 infrastructure list, to omit those from the requisite Section 106;

[b] To secure funding for those remaining infrastructure items removed from the Section 106 planning obligations under the CIL charging schedule, and;

[c] to secure those matters which are not infrastructure items by the requisite Section 106.

(4) That, subject to the completion of the Planning Obligation in Resolution (1) or CIL in Resolution (2) above to the satisfaction of the Lead Officer - Growth and Sustainable Planning, the Lead Officer be authorised to grant outline and full planning permission subject to the conditions listed in (2) above.

(5) That in the event of the Planning Obligation and/or CIL regulation referred to in Resolution (1 and 2) or (3 and 4) above not being secured the Lead Officer - Planning and Sustainable Planning be authorised to refuse full planning permission for reason(s) including:-

Inadequate provision of affordable housing, open space and/or infrastructure contrary to Policy CS6 of the Core Strategy 2008 and Altered Policy H4 without the requisite S106 obligation or CIL being in place.

Philip Isbell
Corporate Manager - Development Management

Lisa Evans
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

Cor1 - CS1 Settlement Hierarchy

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor5 - CS5 Mid Suffolks Environment

Cor6 - CS6 Services and Infrastructure

2. Mid Suffolk Local Plan

- GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
- HB13 - PROTECTING ANCIENT MONUMENTS
- CL8 - PROTECTING WILDLIFE HABITATS
- H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION
- RT12 - FOOTPATHS AND BRIDLEWAYS
- CL9 - RECOGNISED WILDLIFE AREAS
- H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
- T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
- E6 - RETENTION OF INDIVIDUAL INDUSTRIAL AND COMMERCIAL SITES
- H7 - RESTRICTING HOUSING DEVELOPMENT
- T9 - PARKING STANDARDS
- H4 - PROPORTION OF AFFORDABLE HOUSING IN NEW HOUSING DEVELOPMENT
- H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
- H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS
- H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
- E12 - GENERAL PRINCIPLES FOR LOCATION, DESIGN AND LAYOUT

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of 18 interested parties.

The following people **objected** to the application

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

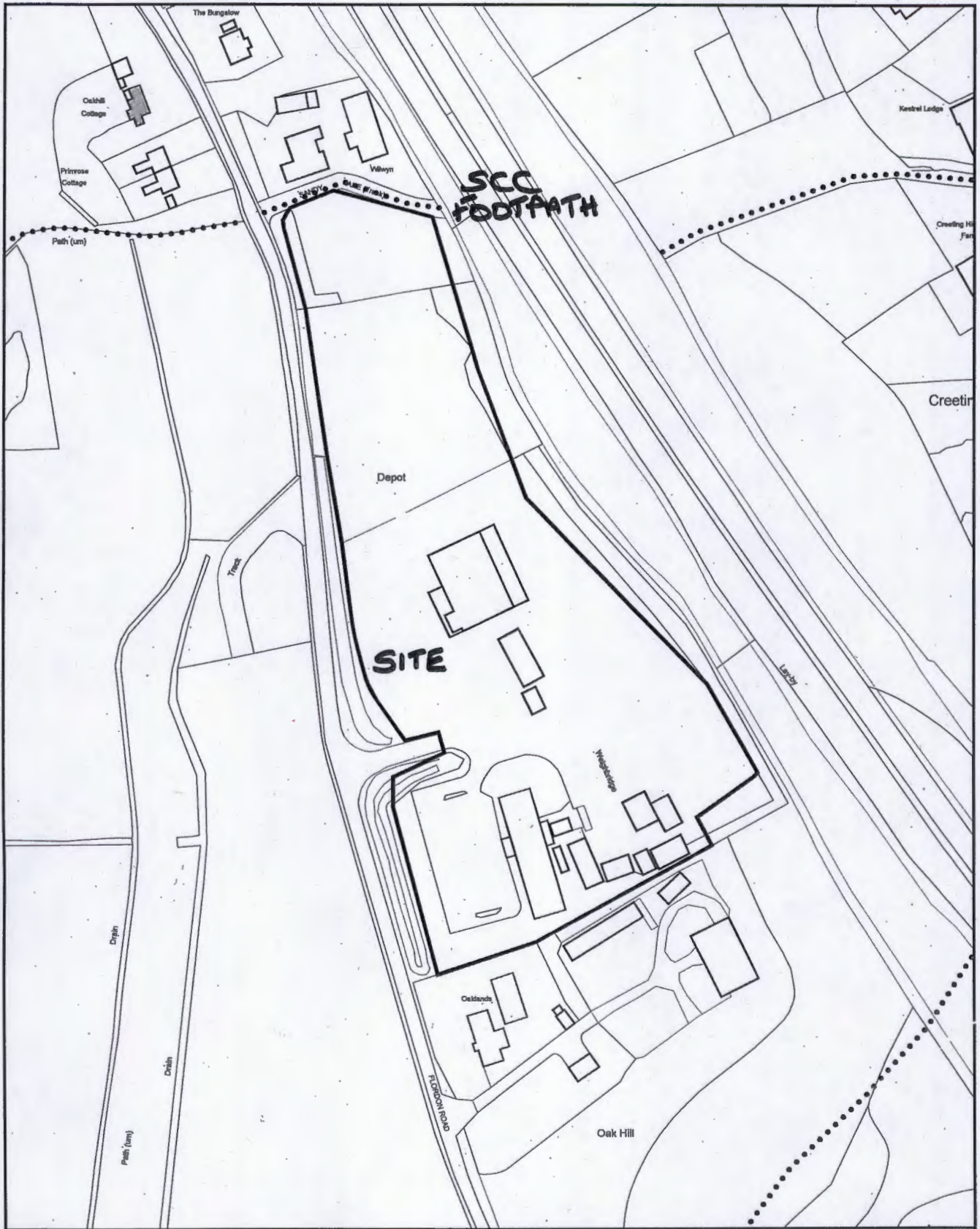
The following people **supported** the application:

The following people **commented** on the application:

[REDACTED]

[REDACTED]





Title: Committee Constraints

Reference: 4188/15

Site: J Breheny Contractors

Flordon Road Creeting St Mary Page 197



MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL

Telephone : 01449 724500



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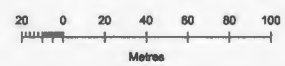
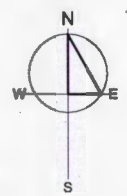
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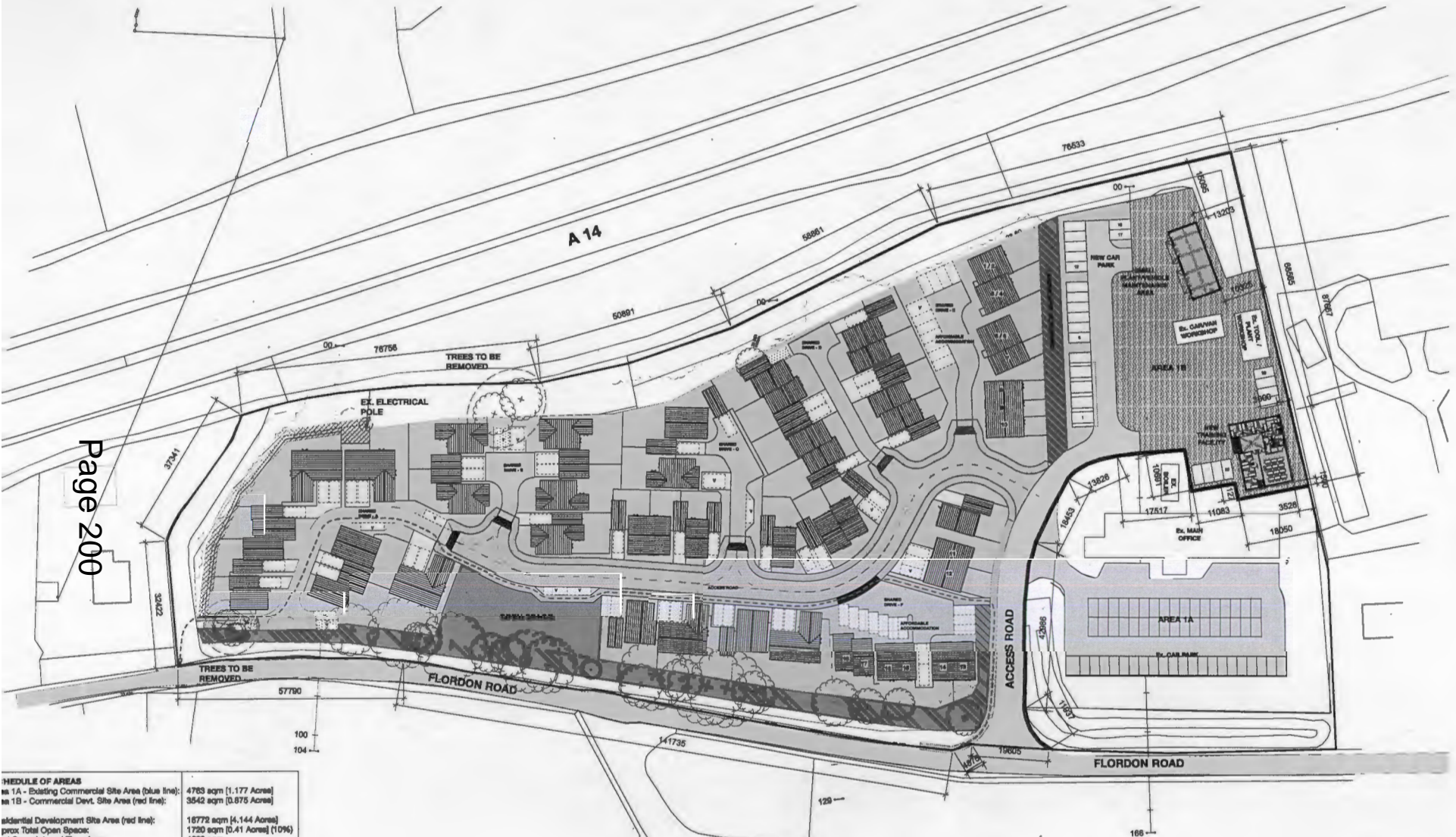
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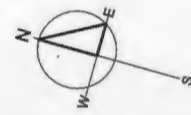


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SITE LOCATION PLAN		4927		
PROP. TRAINING & RESIDENTIAL DEVELOPMENT J. BREHENY WORKS SITE, FLORDON ROAD CREETING ST MARY, NEEDHAM MKT, IP6 8NH J. BREHENY GROUP		P_10_03	B	
		1:1250 @A1		
		Nov-15		
		ib		pb

 WINGER KIEWIT Chartered Architects <small>10007 PLAZA WILSON STREET SUITE 1000 WILSON BRIDGE</small> <small>Wilmington, Delaware 19880</small> <small>WingerKiewit.com</small>	 RIBA Chartered Planners
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SCHEDULE OF AREAS	
Area 1A - Existing Commercial Site Area (blue line):	4783 sqm [1.177 Acres]
Area 1B - Commercial Devt. Site Area (red line):	3542 sqm [0.875 Acres]
Additional Development Site Area (red line):	16772 sqm [4.144 Acres]
Approx. Total Open Spaces:	1730 sqm [0.41 Acres] (10%)
Total Gross Internal Floor Area:	4823 sqm
Affordable (plot no. 1-18)	
sqm 1 Bed Affordable Flats:	6 units
sqm 2 Bed Affordable Flats:	4 units
sqm 2 Bed Semi/Terraced Affordable House:	8 units
Total Number of Affordable Units:	18 units (34.62%)
Open Market (plot no. 19-23)	
sqm 2 Bed Semi Detached House:	6 units
sqm 3 Bed Semi Detached House:	13 units
sqm 4 Bed Detached House:	5 units
sqm 4 Bed Detached House:	4 units
sqm 2 Bed Bungalow:	6 units
Total Number of Open Market Units:	34 units
Total Number of Units:	52 units
Ratio of Visitor Parking Spaces:	1.5 spaces (0.29 per unit)



B Red line site boundary corrected. Affordable housing split updated 18/12/15
A Red line site boundary corrected

PROPOSED SITE PLAN	4927
PROP. TRAINING & RESIDENTIAL DEVELOPMENT	P_10_01
J. BREHNEY WORKS SITE, FLORDON ROAD	1:500 @A1
CREATING ST MARY, NEEDHAM MKT. IP8 6NH	Oct-16
J. Brehney Contractors Ltd	IS JB

WINGER KIERSTEAD
Chartered Architects

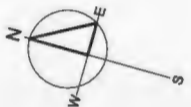
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RIBA
Chartered Institution

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SCHEDULE OF AREAS	
as 1A - Existing Commercial Site Area (blue line):	4783 sqm [1.177 Acres]
as 1B - Commercial Devt. Site Area (red line):	3542 sqm [0.875 Acres]
Residential Development Site Area (red line):	11872 sqm [4.144 Acres]
Proposed Total Open Space:	1720 sqm [0.41 Acres] (10%)
Total Gross Internal Floor Area:	4823 sqm
Affordable (plot no. 1-18)	
sqm 1 Bed Affordable Flats:	6 units
sqm 2 Bed Affordable Flats:	4 units
sqm 2 Bed Semi/Terraced Affordable House:	6 units
Total Number of Affordable Units:	16 units (34.62%)
Open Market (plot no. 19-83)	
sqm 2 Bed Semi Detached House:	6 units
sqm 3 Bed Semi Detached House:	13 units
sqm 4 Bed Detach. House:	4 units
sqm 4 Bed Detach. House:	4 units
sqm 2 Bed Bungalow:	6 units
Total Number of Open Market Units:	34 units
Overall Total Number of Units:	50 units
Number of Visitor Parking Spaces:	16 spaces (0.25 per unit)



C Open space replacement towards the north end of the site 15/03/16 JB JB
 B Red line site boundary corrected. Affordable housing split updated 13/03/16 JB JB
 A Red line site boundary corrected 09/03/16 JB JB

PROPOSED SITE PLAN	4927
PROP. TRAINING & RESIDENTIAL DEVELOPMENT	P_10_01
J. BREHANY WORKS SITE, FLORDON ROAD	1:500 @A1
CREATING ST MARY, NEEDHAM MKT. IP6 6BH	02-18
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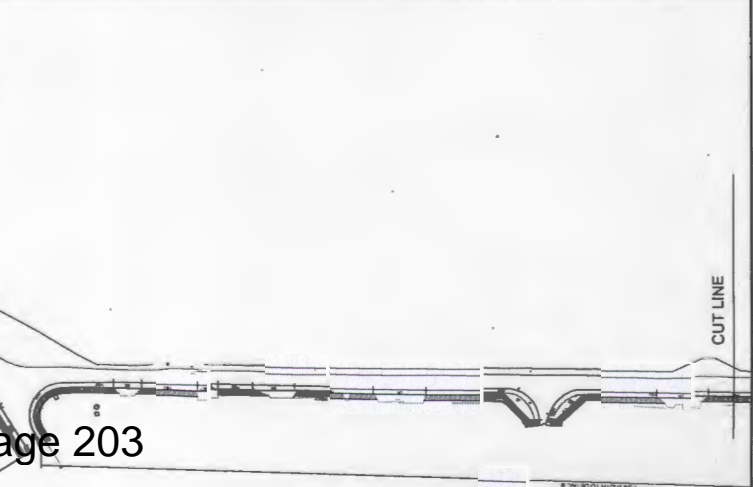
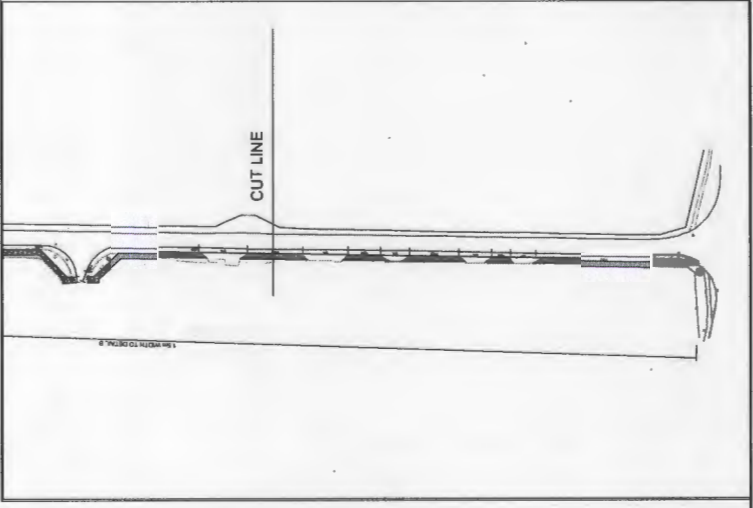
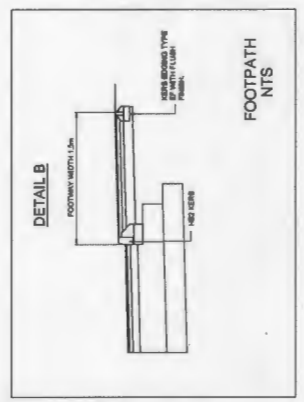
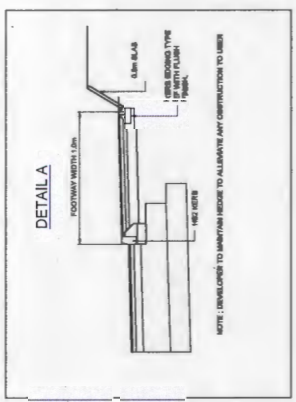
RIBA
Chartered Practice

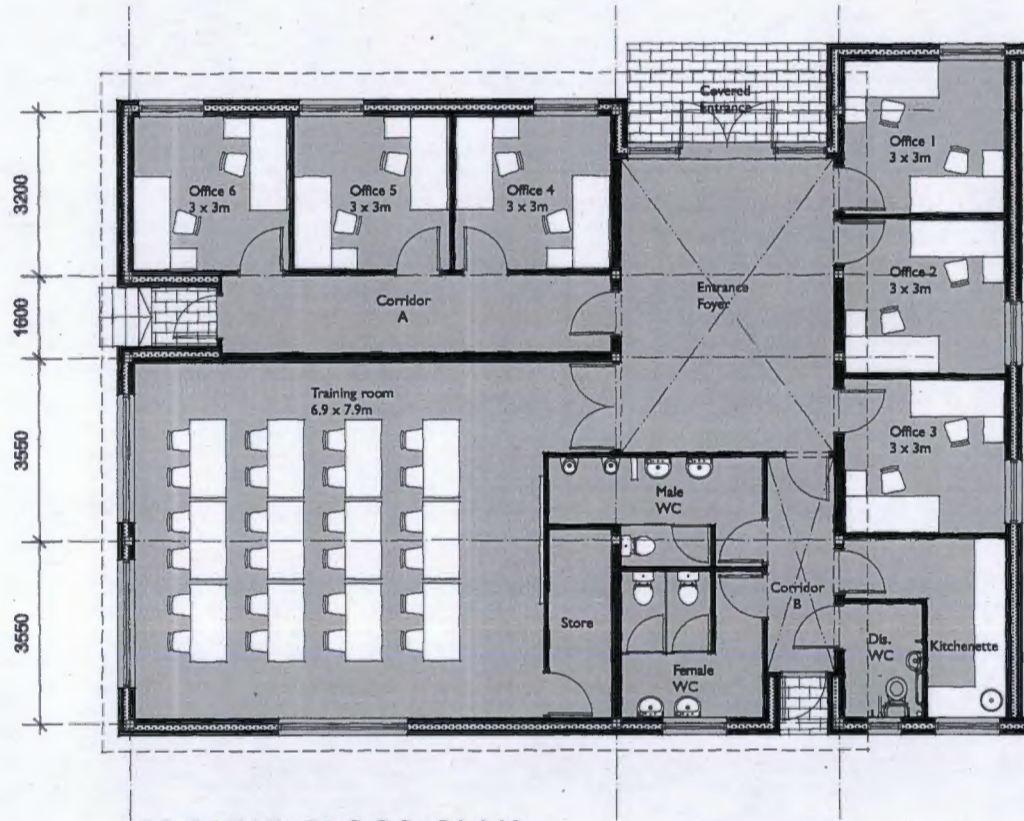
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NEW FOOTWAY
 NEW HEAVY DUTY FOOTWAY
 CONSTRUCTION TO BRISTOL COUNTY
 COUNCIL STANDARD SPECIFICATION

FOR INFORMATION


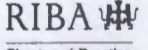
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MIDDHAM MARKET OFFICES	
PROPOSED FLORDON ROAD FOOTPATH	
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Checked	10/10/10
Approved	10/10/10
Project No.	SK0006
Revision	D
Original Date	10/10/10





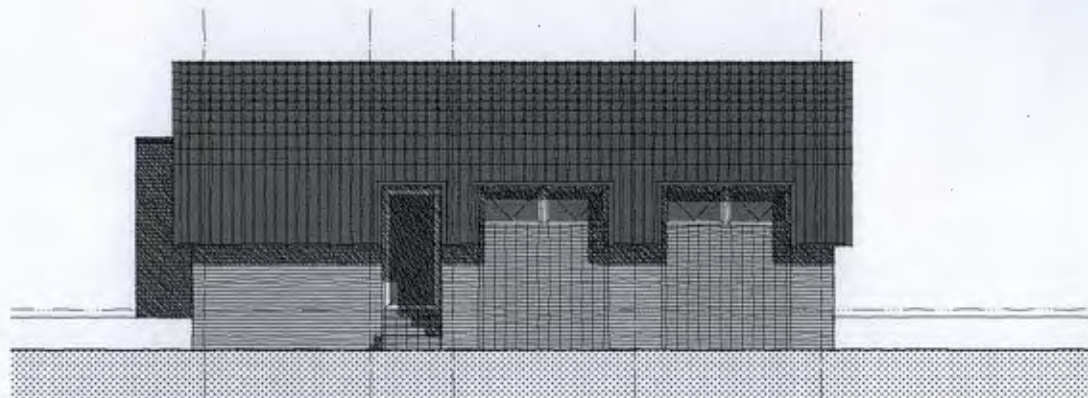
GROUND FLOOR PLAN
GIA - 191 sq.m

186

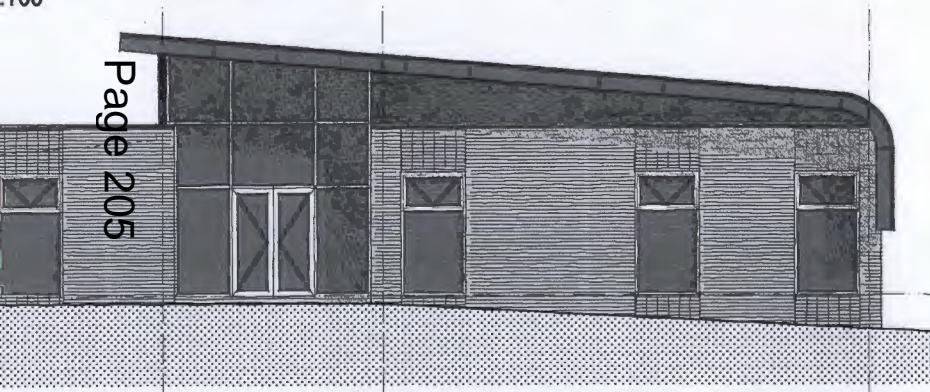
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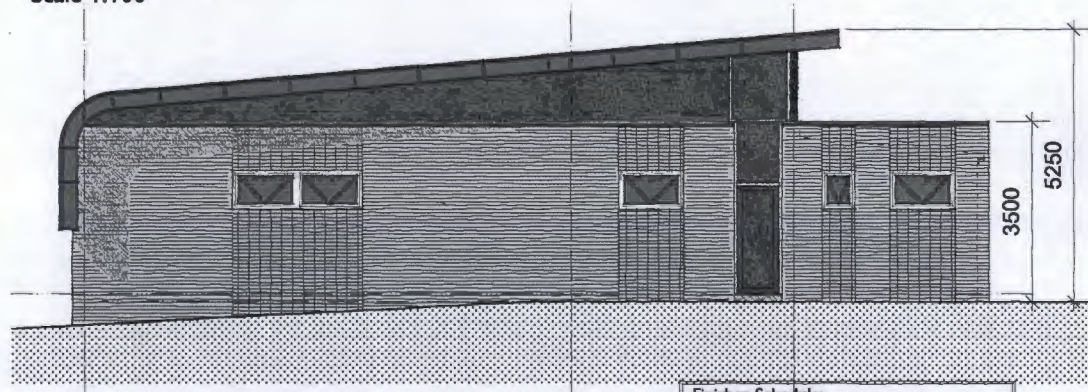
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WEST ELEVATION
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SOUTH ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



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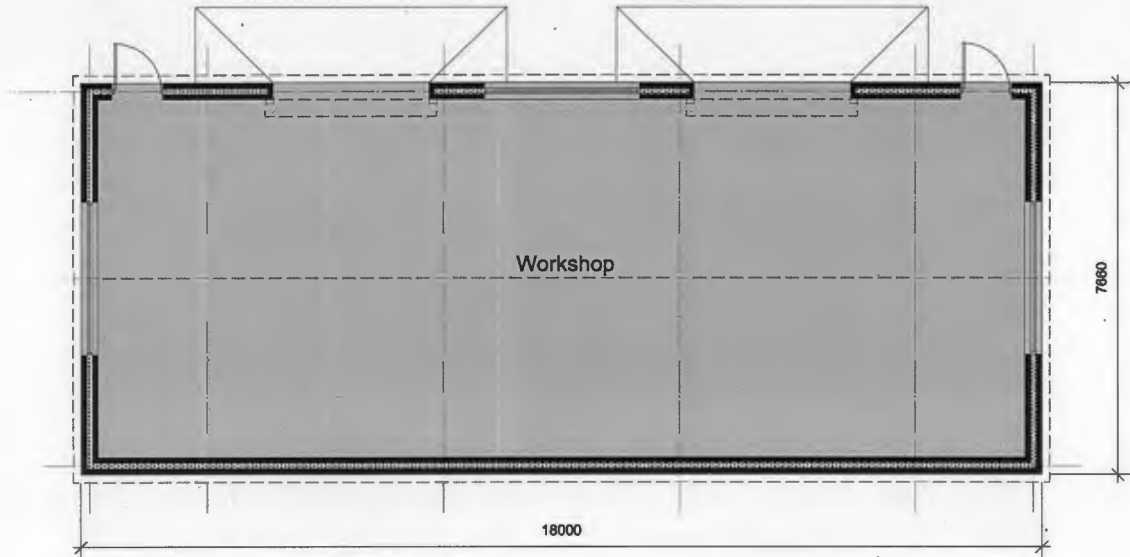
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Finishes Schedule:	
	Red Face Brick to match existing
	Profiles Metal roof sheeting to match existing

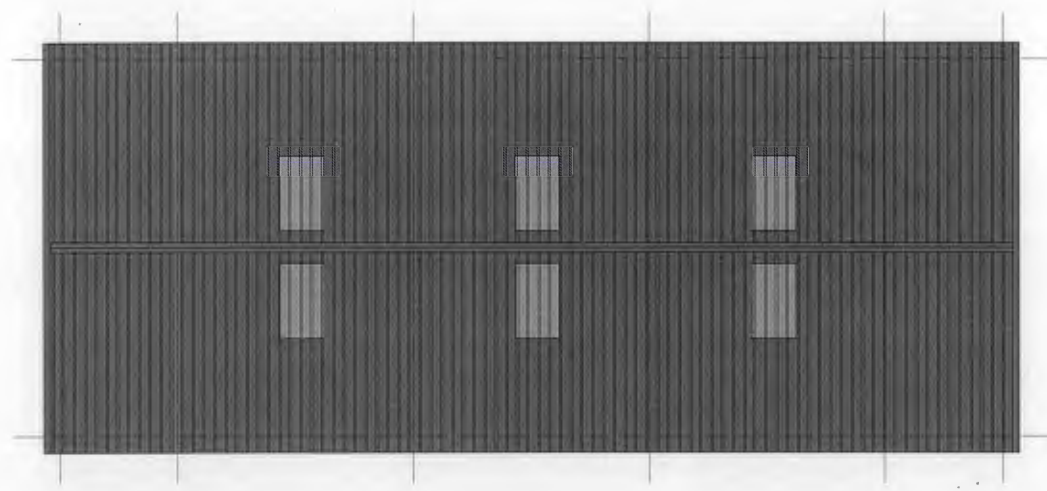
Dimensions corrected

15/12/15 tb pb

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						DATE Oct-15	DWGNO tb	CHECK pb	Copyright © Wincear Kievenaar Architects Limited Do not scale from drawings; work to figured dimensions only.		





GROUND FLOOR PLAN
GIA - 142 sq.m.



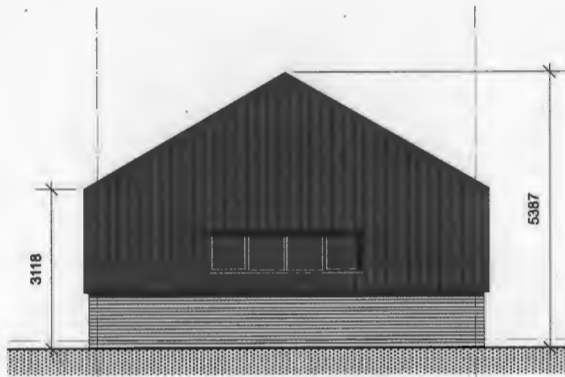
ROOF PLAN

Rooflights and window to north elevation added

02/12/15 tb pb

DESCRIPTION			DATE	DRAWN	CHECK	TITLE PROPOSED PLAN & ELEVATIONS			DWG NO 4927		 WINCEAR KIEVENAAR Chartered Architects MARKET PLACE HADLEIGH IPSWICH SUFFOLK IP7 5DN TD1473 827982 E:enquiries@wkcarchitects.co.uk			 RIBA Chartered Practice	
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CLIENT						DRAWN tb		CHECK pb							
PROPOSED NEW WORKSHOP BUILDING J. BREHENY WORKS SITE, FLORDON ROAD CREETING ST MARY, NEEDHAM MKT, IP6 8NH J. Breheny Contractors Ltd						DATE Oct-15									

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EAST ELEVATION
Scale 1:100



SOUTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale :100





NORTH ELEVATION
Scale 1:100

Finishes Schedule

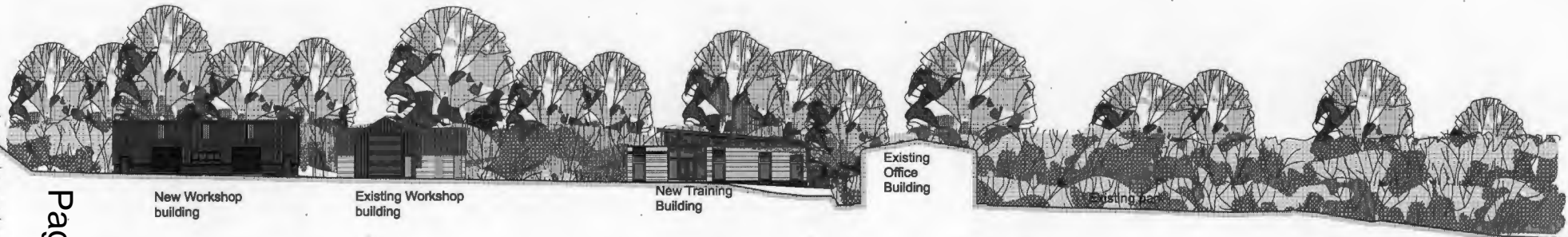
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DESCRIPTION			DATE	DRAWN	CHECK	TITLE	JOB NO.	 WINCER KIEVENAAR Chartered Architects MARKET PLACE HADLEIGH IPSWICH SUFFOLK IP7 5DN T01473 627982 E:enquiries@wkcarchitects.co.uk		 RIBA Chartered Practice	
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SCALE @ SIZE 1:100 @A3			DATE Oct-15			DRAWN tb			CHECK pb		Copyright © Wincer Kievenaar Architects Limited
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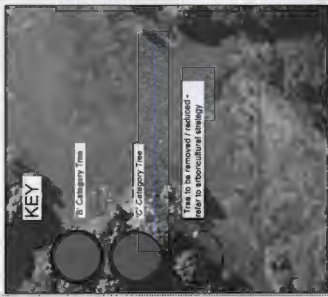
Flordon Road

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28.461	28.247	28.030	28.849	28.869	28.471	28.305	27.096	28.103	25.870	25.595	25.246	24.043	23.126		

190

PROPOSED	PLANNING PERMISSION	NEEDS/IMPACT
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CREETING ST MARY, NEEDHAM MKY, IP8 8HN	Oct-15	
J. Breheny Contractors Ltd	D	pb
 WIGBER KIEVENAAR Chartered Architects <small>MEMBER PLACE HOLDERS OFFICE OF THE ARCHITECTS</small> <small>Www.wigberkievenaar.com</small>		 RIBA Chartered Practice
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Revisions:

Land & Sculpture Design Partnership
 LANDSCAPE ARCHITECTURE • SCULPTURE • ARCHITECTURE

CLIENT: Bioherby
 SITE: Land at Pardon Road, Heatham Market
 DESIGNER: Bioherby, AJL and Architecture
 DRAWN BY: CA
 SCALE: 1:500 @ A1
 DATE: November 2015
 No.: LBDP 17207.01

OCTAGON HOUSE - THE WINTER RUN - HITCHAM - SPURCH - 197/7/1
 T: 01449 84273 • E: L&SD@l&sd.com



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4188/15



Creting St Mary Parish Council

Parish Council Members

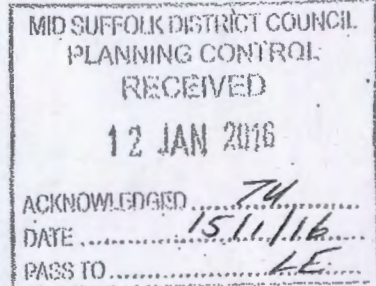
Chairman: Cllr N Hordingham
Cllr A McKelvie
Cllr N Smart
Cllr R Coton
Cllr P Scally
Cllr J Palmer

All correspondence to:
Clerk to the Parish Council
18 St Marys Road
Creting St Mary
Suffolk IP6 8LZ

Tel: [REDACTED]
e-mail: clerk.csmpc@yahoo.co.uk

12 January 2016

F.A.O. Lisa Evans
Planning Department
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk



Dear Lisa

Planning Application Ref: 4188/15 – Breheny Contractors Ltd.
Hybrid application comprising a) Outline Application for 52 dwellings, etc and b) Full planning application for a proposed new training facility, workshop and parking area.
Flordon Road, Creting St Mary, Ip6 8NH

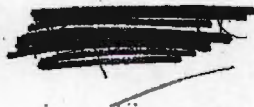
Thank you for allowing a 48 hours extension to respond to your invite to comment on the above application. Following a Public Meeting which attracted approximately 80 local residents and our council Planning Meeting please find our comments below.

Creting St Mary Parish Council objects to this proposal in its present form. A modified re-submission would be considered but it is felt that this proposal is not sustainable for the following reasons (see MSDC Core Strategies SO3, SO4, SO7, SO10 & SO13).

1. Flordon Road is a country road which in places narrows to a single lane and is unable to sustain a major increase in vehicles. There are many current traffic issues with HGV near misses, speeding and disintegration of road surface and verges which are regularly reported to SCC Highways.
2. There is serious concern regarding the ability of the AW sewage network to meet an increase in waste disposal; local residents currently experience problems with raw sewage flooding gardens at times.
3. Parking spaces on the proposed residential site appear to be insufficient for the number of properties proposed and there is a danger that over flow parking will impede traffic flow through the site or end up on Flordon Road.
4. It is not reasonable to believe that residents will walk to access facilities in Needham Market which will lead to traffic build up at Coddanham Road and Hawkes Mill Street, areas which already suffer major traffic congestion.
5. Both education and doctor's surgeries are current full so questions must arise how this problem will be resolved.
6. The suggested footpath needs a lot more thought and research to ensure it's viability – the suggested route appears to cross private land. The site will also need both foot and cycle acces into Creting St Mary to link the village, especially for children attending the local school.
7. The density proposed is excessive for a rural parish and not in keeping with existing housing or the nature of development of the parish.

The Parish Council feels that unless it can be demonstrated that a solution can be found to the above issues raised then they would be unable to support any development at this site.

Yours sincerely



Mrs A Squirrel
Parish Clerk

Consultee Comments for application 4188/15

Application Summary

Application Number: 4188/15

Address: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich, IP6 8NH

Proposal: Hybrid application comprising of: a) Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping). b) Full planning application for a proposed new training facility, workshop and parking area.

Case Officer: Lisa Evans

Consultee Details

Name: Mr kevin hunter

Address: town council office, school street, needham market IP6 8BB

Email: clerk@needhammarkettc.f9.co.uk

On Behalf Of: Needham Market Town Clerk

Comments

Needham Market Town Council takes a neutral position in relation to this application although it has a number of concerns. The Town Councils view is expressed below:

In view of the propinquity of nearby residential development, it would not appear inappropriate to develop the site proposed for new residential property.

52 proposed properties on the site though appears far too many and would represent overdevelopment

Intensive development of the site will definitely lead to insufficient parking availability which will inevitably result in overflow parking on Flordon Road, which would be unacceptable.

The vast majority of existing residential property in near proximity is individual properties set on reasonable size plots the development of the proposed site would be better if it reflected the nearby typical rural style existing development.

Flordon Road is not a main access road, it is a small country lane.

The distance some residents will be expected to walk for facilities in Needham Market will not be practical for a lot of people.

Some facilities in Needham Market are already significantly oversubscribed (particularly the GP Surgery).

The Town Council wishes to attend the Planning Committee at which the application is to be presented.



Consultation Response Pro forma

1	Application Number	4188/15 J Breheny Ltd, Creeting St Mary						
2	Date of Response	11.2.16						
3	Responding Officer	<table border="1"> <tr> <td data-bbox="646 428 1019 457">Name:</td> <td data-bbox="1019 428 1414 457">Paul Harrison</td> </tr> <tr> <td data-bbox="646 457 1019 487">Job Title:</td> <td data-bbox="1019 457 1414 487">Heritage Enabling Officer</td> </tr> <tr> <td data-bbox="646 487 1019 531">Responding on behalf of...</td> <td data-bbox="1019 487 1414 531">Heritage</td> </tr> </table>	Name:	Paul Harrison	Job Title:	Heritage Enabling Officer	Responding on behalf of...	Heritage
Name:	Paul Harrison							
Job Title:	Heritage Enabling Officer							
Responding on behalf of...	Heritage							
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	<ol style="list-style-type: none"> The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> less than substantial harm to a designated heritage asset because it would erode the wider rural setting of the nearby listed building. The Heritage Team recommends that the number of dwellings be revised so as to allow the development to relate better to its surroundings. 						
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 site is currently in commercial use, and lies in the countryside between the A14 at its east boundary and Flordon Road to its west. To the north of the site stand two detached dwellings in spacious plots, and across Flordon Road from these a pair of 1800s cottages and a Oak Hill Cottage a listed building of the 1500s. The site and these dwellings are on rising ground at the edge of the river plain, and sit among mature trees which limit views of them. The setting of the listed building has a secluded feeling, despite being raised above an open area of countryside, but includes the other dwellings and the northern end of the site.</p> <p>Given the existing use of the site, residential development could be expected to have a neutral impact on the setting of the listed building, but the illustrative layout suggests that any arrangement of the proposed number of dwellings would result in a development of very dense and urban character. This would change the setting of the listed building from a group of detached dwellings next to a discreet commercial site to a group of detached dwellings next to a detached parcel of urban housing, eroding the rural character of the building's wider setting.</p>						
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can	In the interests of protecting the setting of the listed building, the development at least at the northern end of the site should reflect the existing pattern of development at this point.						

	they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	

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Phil Watson Senior Landscape Officer
Natural Environment Team

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264777
Fax: 01473 216889
Email: phil.watson@suffolk.gov.uk
Web: http://www.suffolk.gov.uk

Your Ref: 4188_15
Our Ref:
Date: 02/03/2016

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

Ms Lisa Evans
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Lisa,

Proposal: Hybrid application comprising:

- a) Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping).
- b) Full planning application for a proposed new training facility, workshop and parking area.

Location: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich, IP6 8NH

Based on the information provided by the applicant and a site visit carried out, on the 5th January, I have provided you with detailed written comments. Subsequently however, the Landscape and Visual Assessment, as headlined out in the Design and Access Statement, has been submitted.

The information provided by the applicant

The applicant has provided a suitable visual and landscape appraisal of the site and its surroundings.

Additional Comments

The submitted material has demonstrated that the wider landscape effects are likely to be limited, given that the site is previously developed land, and the proposal will not result in a significant loss of characteristic landscape features. The proposal as presented will not

have a significant adverse impact on the character or qualities of the Special Landscape Area.

However it should be noted that the appraisal states;

"As long as the screening is maintained, there will be little effect on landscape character or on visual receptors from the development of the Site, despite its slightly elevated location. The management of the existing vegetation will be essential to ensure its long term ability to provide screening and enclosure"

Therefore, as I said in my previous comments, the new planting and mounding and the maintenance and restoration of existing plantings, are fundamental to the acceptability of the scheme.

I suggest that the LPA should be satisfied that the new and existing planting will be effectively maintained and managed in the long term given the sensitivity of the landscape to the south of the site. An s106 agreement may be required to secure this.

I have made these recommendations in order to reasonably minimise the adverse impacts of the development on the character of the landscape and local visual amenity having particular regard for Policy CS5 and saved policy CL2.

Yours sincerely

Phil Watson
Senior Landscape Officer

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Phil Watson Senior Landscape Officer
Natural Environment Team

Endeavour House (B2 F5 47)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264777
Fax: 01473 216889
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Web: <http://www.suffolk.gov.uk>

Your Ref: 4188_15
Our Ref:
Date: 06/01/2016

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Ms Lisa Evans
Planning Dept
Mid Suffolk District Council
131 High St
Needham Market
Suffolk
IP6 8DL

Dear Lisa,

Proposal: Hybrid application comprising:

- a) **Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping).**
- b) **Full planning application for a proposed new training facility, workshop and parking area.**

Location: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich, IP6 8NH

Based on the information provided by the applicant and a site visit carried out, on the 5th January, I offer the following comments.

1) The site and landscape

The site is a builder's yard and offices between the A14 and Florden Rd. Although the site is in a sensitive river valley location and within a Special Landscape Area, (saved policy CS2), it is almost entirely screen by a combination of mounding and semi and early mature tree planting.

2) The information provided by the applicant

Although both the design and Access Statement and the Planning Statement refer to a Landscape and Visual Impact Assessment I understand that this has not been provided.

However I gather it will be provided in due course and I would be pleased to review and comment on the submitted material.

3) Likely landscape effects

The wider landscape effects are likely to be limited, given that the site is previously developed land, and the proposal will not result in a significant loss of characteristic landscape features. The proposal as presented will not have a significant adverse impact on the character or qualities of the Special Landscape Area.

4) Likely visual effects

Subject to effective protection and maintenance of the boundary hedgerows and trees the visual effects of the proposal, both outline and full, are likely to be largely mitigated by the surrounding vegetation and mounding. The proposal, as presented and subject to conditions, will not have a significant impact on local visual amenity.

The planting and mounding are fundamental to the acceptability of the scheme and require appropriate safeguards and management, (see 7 below)

5) Other Issues

It is notable that based on the information provided the canopies of the trees along Florden Road appear likely to conflict with residential amenity. I suggest this is a matter for detailed discussion and review with the Arboricultural Officer Mr David Pizzey.

It should also be noted that should further tree works be included in the scheme to resolve this issue these may require ecological assessment and mitigation measures/ conditions such as timing of works.

Given the relatively remote location of the site it is not clear that proposed play space is sufficient or appropriate for the proposal site. It is also not clear at this stage what, if any management proposal or commuted sums are proposed in relation to this area. These are on which the open spaces team can provide detailed comments and advice.

6) Proposal: Full planning application for a proposed new training facility, workshop and parking area.

Recommendation

This proposal is acceptable in landscape terms subject to the following conditions;

PRIOR TO COMMENCEMENT: SOFT LANDSCAPING

No development shall commence, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant

sizes and proposed numbers/ densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

PRIOR TO COMMENCEMENT: HARD LANDSCAPING

No development shall commence, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

In addition to having consideration for the landscape and visual impacts of external lighting, in consultation with the SCC Senior ecologist Mrs Sue Hooton this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

No external lighting shall be provided unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be;

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees shrubs or hedgerows within, or at the boundary of, the development area, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within the development area have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reasons

I have made these recommendations in order to reasonably minimise the adverse impacts of the development on the character of the landscape and local visual amenity having particular regard for Policy CS5 and saved policy CL2.

7) Proposal: Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping).

It is welcome that the proposed planting and mounding on the boundary of this part of the site will remain accessible following construction of the houses. However, I suggest that proposals for the management and maintenance of these boundary areas outside the domestic gardens should be secured as part of this consent. This is required because the planting and mounding is fundamental to the acceptability of this proposal.

Recommendation

This proposal is acceptable in landscape terms subject to the following conditions;

CONCURRENT WITH RESERVED MATTERS: DESIGN MATERIALS AND LAYOUT

Concurrent with the submission of the Reserved Matters application(s), in any development area or phase details of design and materials shall be submitted to the Local Planning Authority, including colour, materials, finishes, signage, parking, boundary treatments (including the details of walls and fences for individual buildings), lighting,

outdoor spaces, security principles and waste bin storage arrangements. Thereafter the development shall be carried out in accordance with the approved details.

PRIOR TO COMMENCEMENT: SOFT LANDSCAPING

No development shall commence, in any area or phase until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft landscaping for that development area/phase, drawn to a scale of not less than 1:200. The soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control protection and maintenance and any tree works to be undertaken during the course of the development. Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

PRIOR TO COMMENCEMENT: HARD LANDSCAPING

No development shall commence, in any area or phase, until full details of a hard landscaping scheme for that area/phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels and contours showing earthworks and mounding; surfacing materials; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (for example furniture, refuse and/or other storage units, signs, lighting and similar features); proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features).

In addition to having consideration for the landscape and visual impacts of external lighting, in consultation with the SCC Senior ecologist Mrs Sue Hooton this condition also seeks to minimise the risk of disturbance to bats using the boundary hedgerows and trees. This condition is based on BS42020:2013 *Biodiversity Code of practice for planning and development*. (appendixD3.5)

PRIOR TO COMMENCEMENT: EXTERNAL LIGHTING

No external lighting shall be provided within any development area or phase unless details thereof have first been submitted to and approved in writing by the Local Planning Authority. Prior to commencement a detailed lighting scheme for areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting will be installed, (through technical specifications and the provision of appropriate lighting contour plans which shall include lux levels of the lighting to be provided), so that it can be; Page 221

- a) Clearly demonstrated that areas to be lit have reasonably minimised light pollution, through the use of minimum levels of lighting and features such as full cut off cowls or LED.
- b) Clearly demonstrated that the boundary vegetation to be retained, as well as that to be planted, will not be lit in such a way as to disturb or prevent bats using their territory or having access to their breeding sites and resting places or foraging areas, through the use of minimum levels of lighting and features such as full cut off cowls or LED.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme, and shall be maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

PRIOR TO COMMENCEMENT: TREE PROTECTION

Any trees shrubs or hedgerows within, or at the boundary of, the development area or phase, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

Within the fenced area no work shall take place; no materials shall be stored; no oil or other chemicals shall be stored or disposed of; no concrete, mortar or plaster shall be mixed; no fires shall be started; no service trenches shall be dug; no soil shall be removed or ground level changed at any time, without the prior written consent of the Local Planning Authority.

Reasons

I have made these recommendations in order to reasonably minimise the adverse impacts of the development on the character of the landscape and local visual amenity having particular regard for Policy CS5 and saved policy CL2.

Yours sincerely

Phil Watson
Senior Landscape Officer

MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: Lisa Evans - Development Control Team

FROM: David Harrold - Environmental Protection Team DATE: 8.2.2016

YOUR REF: 4188/15 – AMENDED PLANS

SUBJECT: J Breheny Contractors Ltd, Flordon Road, Creeting St. Mary.

Thank you for consulting me on the most recent acoustic report from Sharps Redmore dated 2 March 2016.

This report appears to be a reasonable and robust assessment of the noise issues that impact on the development.

With regard to the full planning application for a new training facility, workshop and parking area I do not have any comments or objection to the proposed development.

In respect of the outline residential development, the acoustic report concludes that relevant internal and external noise criteria will be met, and will be suitable for future occupation without any adverse effects from noise on health and quality of life.

Furthermore, in order to achieve these criteria the report recommends the following noise mitigation measures:

1. Any first floor bedrooms on the northern and eastern boundary of the site facing the A14 will require acoustic double glazing with a minimum weighted sound reduction index of 35 dB $R_w + C_{tr}$ or better.
2. Passive ventilation (such as air bricks or trickle ventilators) to any first floor bedrooms in 1 above must be of a good acoustic standard so as not to degrade the sound reduction performance of the façade as a whole.
3. The current 7 metre high bund is extended to the north of the site to provide effective attenuation at a notional 7 m height, through bund and/or a suitable acoustic barrier. The location and extent of the bund and or barrier being depicted by the architectural drawing: "Wincer Kievenaar. Titled Proposed Acoustic Barrier – Site Plan, JOB No.4927, DATE Feb-16"

I would, therefore, recommend that these mitigation measures are made conditional to the approval of any further detailed planning application or dealt with by way of reserved matters to be agreed by the local planning authority.

Reason: To protect the occupiers of the proposed dwellings from any adverse noise effects.

David Harrold MCIEH

Senior Environmental Health Officer

BABERGH/MID SUFFOLK DISTRICT COUNCIL**MEMORANDUM**

TO: Chief Planning Control Officer For the attention of: Planning

FROM: Nathan Pittam, Environmental Protection Team DATE: 23.12.15

YOUR REF: 4188/15/FUL. EH - Land Contamination.

SUBJECT: Hybrid application comprising of: a) Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping). b) Full ...

Address: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, IPSWICH, Suffolk, IP6 8NH.

Please find below my comments regarding contaminated land matters only.

The Environmental Protection Team has no objection to the proposed development, but would recommend that the following Planning Condition be attached to any planning permission:

Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

1. *A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
2. *Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
3. *A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
4. *Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
5. *Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice

"There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team."

Nathan Pittam
Senior Environmental Management Officer

Your Ref: MS/4188/15
 Our Ref: 570\CON\0784\16
 Date: 10/03/16
 Highways Enquiries to: andrew.pearce@suffolk.gov.uk

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

Email: Planning.Control@baberghmidsuffolk.gov.uk

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

For the Attention of: Lisa Evans

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4188/15

PROPOSAL: Hybrid application comprising of:

- a) **Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping).**
- b) **Full planning application for a proposed new training facility, workshop and parking area.**

LOCATION: J Breheny Contractors Ltd, Flordon Road, Creting St Mary, Ipswich, Suffolk, IP6 8NH

Further to my previous response on this application dated 12/01/16 additional information has been provided and I can advise on the Outline Application for 52 dwellings as follows.

The applicant has provided a revised drawing to show more details about the proposed new footway to link the outline housing site. Although there is part of the route where land constraints will mean that only a reduced width footway can be provided for a localised section, the overall improvement will mitigate the potential adverse impacts. The proposed new Flordon Road footpath and kerbing scheme as shown on Drawing SK/006 Rev D (uploaded onto the planning website on 7th March) overcomes my previous concerns and will provide an adequate scheme linking it to St Marys Road which improves the sustainability of this site making it acceptable in Highway terms.

There are also improvements to the Rights of Way network required which are given below.

It has been assumed that the internal layout within the site would not be adopted since it is proposed that the existing private access is used to serve the residential site. It would be possible to make changes to bring the private road up to adoptable standards, in which case it may be possible for the new estate roads to become adopted in due course provided the internal layout is acceptable. Since this is an outline application the specific details can be agreed as part of the reserved matters application in due course so I have not provided any specific comments in relation to these details at this stage. Comments on the

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 2

Condition: No part of the development shall be commenced until details of the proposed new footway and kerbing scheme in accordance with Drawing SK/006/ RevD have been submitted to and approved in writing by the Local Planning Authority. The approved footway and kerbing scheme shall be laid out and constructed in its entirety prior to the occupation of the property.

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 D 2

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the first occupation and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

3 P 2

Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] 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.

4 NOTE 02

Note 2: 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: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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.

5 NOTE 15

Note: The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

Section 106 request:

Public Rights of Way Response

The proposed development will have a direct impact on the local public rights of way (PROW) network, please refer to the map.

PROW are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism; leading west from the proposed development are routes leading to the long distance promoted Gipping Path, running between Stowmarket and Ipswich, as well as walking routes to Needham lakes and shops, services and the train station in Needham Market.



The anticipated increased use of the PROW network of as a result of the development will require the following offsite improvement works:

Creation of a public footpath to link Bridleway 32a to Public Footpath 54, which will provide a circular walking route:

- 360m length x min 1.5m width = 540m² @ £25/m² = £13,500.00
- Legal procedural costs: £4,000
- Landowner compensation costs: £337.50
- 3 days ground clearance works: £750.00

Estimates are based on the average market costs to provide a hoggin type surface.

The subtotal of these works is £25,712.50

Staff time (design & project management) @ 12% = £3,085.50

Contingency @ 10% = £2,571.25

Total s106 funding requested from this development = £31,369.25

We would be amenable to negotiate and discuss our requirements since it is possible that the applicant may be able to undertake some of these works rather than making a financial contribution.

The policy framework for these requirements is:

- The county council's rights of way improvement plan which, inter alia, highlights the importance of development in rural areas should give people the greatest opportunity to access the countryside by walking and cycling,
- The walking strategy, which seeks to ensure existing communities with a population over 500, and new developments over 10 dwellings have easy access to a one mile natural walk or 2ha of green space, within 500m of their home,
- The cycling strategy, which seeks to promote a transfer to cycling (and walking) for short distance trips, plan and design for the future with cycling in mind and create a safe and cycle friendly environment,
- The Joint Health and Wellbeing Strategy for Suffolk, outcome 2 of which states Suffolk residents should have access to a healthy environment and take responsibility for the own health and wellbeing,
- You will already be aware of course that, amongst other health and wellbeing objectives, policies set out under the NPPF; the following sections bear relevance to Public Rights of Way:

Section 3 - Supporting a prosperous rural economy

Para 28 - To promote a strong rural economy, local and neighbourhood plans should...support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

Section 4 - Promoting sustainable transport

Para 35 – refers to priority given to pedestrian and cycle movements, creating safe and secure routes to minimise conflicts between traffic and cyclists or pedestrians and to consider the needs of people with disabilities by all modes of transport.

Section 8 - Promoting healthy communities

Para 69 - Planning policies and decisions, in turn, should aim to achieve places which promote...safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

Para 73 - Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

Para 75 - Planning policies should protect and enhance public rights of way and local authorities should seek opportunities to provide better facilities for users, for example by adding links to the rights of way network.

Yours faithfully



The Archaeological Service

Economy, Skills and Environment
6 The Churchyard, Shire Hall
Bury St Edmunds
Suffolk
IP33 1RX

Philip Isbell
Professional Lead Officer
Planning Services
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich IP6 8DL

Enquiries to: Kate Batt
Direct Line: 01284 741227
Email: rachael.monk@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2015_4188
Date: 7th January, 2016

For the Attention of Lisa Evans

Dear Mr Isbell

PLANNING APPLICATION 4188/15 – J Breheny Contractors Ltd, Flordon Road, Creeting St Mary: ARCHAEOLOGY

The proposed development site lies in an area of archaeological interest recorded in the County Historic Environment Record. However, in this instance, the site has been subject to very significant ground disturbance. It was a site of mineral extraction during the early 20th century, and has been further disturbed by construction of the A14 and its current industrial use.

It is, therefore, highly unlikely that significant heritage assets with archaeological interest will survive to be affected by the proposed development, and SCCAS advise that no archaeological mitigation is required.

Please let me know if you require any clarification or further advice.

Yours sincerely

Kate Batt BSc (hons)

**Senior Archaeological Officer
Conservation Team**



Consultation Response Pro forma

1	Application Number	4188/15/FUL	
2	Date of Response	18/01/2016	
3	Responding Officer	Name:	Sue Jackman
		Job Title:	Housing Development Officer – Strategic Housing
		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.	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.	<p style="text-align: center;"><u>Consultation Response on Affordable Housing Requirement</u></p> <p><u>Key Points</u></p> <p>1. Background Information</p> <ul style="list-style-type: none"> • A development of 52 dwellings is proposed for this site • 35% affordable housing is proposed, equating to 18 dwellings <p>2. Housing Need Information:</p> <p>2.1 The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2012 confirms <u>a minimum need of 134 affordable homes per annum.</u></p>	

2.2 The most recent version of the SHMA specifies demand for new open market housing p141 states that % breakdown is;

Bed Nos	BDC	MSDC
1	18%	14%
2	29%	25%
3	46%	43%
4+	6%	19%

The most recent version of the SHMA specifies an affordable housing mix equating to:

Bed Nos	Percentage
1	41%
2	40%
3	16%
4+	3%

2.3 The affordable dwellings requested on this proposed development should take into account the above information and also reflect management practicalities and existing stock in the local area, together with local housing needs data and requirements.

2.4 The Council's Choice Based Lettings system currently has circa. 977 applicants registered for the Mid Suffolk area.

2.5 At January 2016 the Housing Register had 7 applicants registered for housing with a connection to Creting St Mary and 61 applicants registered with a connection to Needham Market,

		<p>which is closely connected to Creeting St Mary.</p> <p>1 bed need - 56% applicants</p> <p>2 bed need – 39% applicants</p> <p>3 bed need - 5% applicants</p> <p>2.7 The Council's 2014 Suffolk-wide Housing Needs Survey shows that there is a need for smaller homes both for younger people, who may be newly formed households, but also for older people who are already in the property owning market and require appropriate housing to downsize. This can take the form of one and two bedroom flats/apartments and two and three bedroom terraced and semi-detached houses.</p> <p>2.8 With an aging population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows. Developers should be considering apartments with a good specification and good size rooms to encourage downsizing amongst older people but with the space to live well and enable home working. This may include sheltered or Extra Care housing where appropriate. Broadband and satellite facilities as part of the design should be standard.</p> <p>3 Open Market Housing:</p> <p>A balanced mix of dwellings should be considered, suitable for all age groups, to include one and two bedroom flats/apartments and smaller two and three bedroom terraced and semi-detached houses, together with some larger semi-detached and detached dwellings.</p> <p>4. Affordable Housing Requirement:</p> <p>The mix of affordable housing proposed on the site also goes some way to meeting the local and wider housing need of the district. The greatest need is for one and two bedroom flats and houses, with a much lower need for 3 bedroom dwellings.</p>
--	--	--

The preferred affordable housing mix is detailed below:

Affordable Housing Requirement:

35 % of 52 units = 18 affordable units

Tenure Split - 75% Rent / 25% Shared Ownership.

Affordable Rent = 14 units:

- 4 x 1B 2P Flats at 50 sq. m.
- 6 x 2B 4P Houses at 79 sq. m.
-

All rented units will be let as Affordable Rent Tenancies

Intermediate = Shared Ownership = 4 units

- 4 x 2B 4P Houses at 79 sq. m.

Other requirements

Properties must be built to current Homes and Communities Agency Design and Quality Standards and be to Lifetimes Homes standards.

The council is granted 100% nomination rights to all the affordable units in perpetuity.

The Local Needs affordable homes will be restricted to local people in perpetuity

The Council will not support a bid for Homes & Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free.

The affordable units delivered on the local needs part of the site will need further consideration regarding any grant application to the HCA and a support for grant cannot be guaranteed in this instance. It is recommended that RP partners consider this matter carefully.

The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice.

		<p>On larger sites the affordable housing should not be placed in groups of more than 15 units.</p> <p>Adequate parking provision is made for the affordable housing units</p> <p>It is preferred that the affordable units are transferred to one of Babergh's partner Registered Providers – please see www.midsuffolk.gov.uk under Housing and affordable housing for full details</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>	N/A
7	Recommended conditions	N/A

From: BMSDC Economic Development
Sent: 05 January 2016 15:29
To: Planning Admin
Subject: RE: Consultation on Planning Application 4188/15

Good Afternoon,

This application will enable an established local employer to improve their sustainability and the long term future of their head office in this location by using redundant brownfield land in a way that will benefit their business. We would therefore, support this application .

Kind Regards

Clare
Economic Development Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724880 or 01473 825799
m: 07909611696
e: clare.boniface@baberghmidsuffolk.gov.uk
w: www.babergh.gov.uk www.midsuffolk.gov.uk

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

Mrs Sue Hooton Snr Ecologist
Natural Environment Team

Endeavour House (B2 F5 48)
Russell Road
IPSWICH

IP1 2BX
Suffolk
Tel: 01473 264784
Fax: 01473 216889
Email: sue.hooton@suffolk.gov.uk
Web: http://www.suffolk.gov.uk

Your Ref: 4188/15
Our Ref:
Date: 12/01/2016

Ms Lisa Evans
Planning Dept
Mid Suffolk District Council
Council Offices
131 High Street
Needham Market
IPSWICH
IP6 8DL

Dear Lisa

Proposal: Hybrid application comprising of

- a) **Outline application for 52 dwellings including access and associated works (matters to be reserve layout, scale, appearance and landscaping)**
- b) **Full planning application for a proposed new training facility, workshop and parking area**

Location: J Breheny Contractors Ltd, Flordon Road, Creting St Mary, Ipswich, IP6 8NH

Based on the ecological information provided by the applicant, I offer the following comments.

Likely Ecological Impacts

The likely impacts of the proposed development on biodiversity have been assessed in line with professional best practice; the surveys and assessments have been carried out by suitably qualified ecologists with the necessary skills and experience to conduct these types of assessments and appropriate reports submitted.

The Ecological Appraisal (Mill House Ecology, October 2015) provides survey and assessment of likely impacts on Protected and Priority Species and Habitats (described as Section 41 species).

The assumption that there will be no impacts from additional traffic on Flordon Road on the two nearby Roadside Nature Reserves (143 and 157, Creting St Mary also designated as County Wildlife Sites) has not been justified in the Ecological Appraisal (section 3.2.1).

Although there may be a conflict of deliverability of the proposal with trees in G6, these have been assessed as Category 3 trees with no bat roosting potential. If additional tree works is required, this should not result in additional ecological impacts, if these are undertaken *outside* the bird breeding season.

Potential for impacts on nesting birds and hedgehogs can easily be avoided by timing of works and hedgehog friendly fencing, secured by condition of any consent.

Recommendations

1. A condition for lighting design to minimise impacts on bats will be required to avoid deliberate disturbance to these European Protected Species and light sensitive biodiversity. A detailed scheme of external illumination that should ensure that any lighting on retained habitat is at a level no greater than 1 lux to adequately minimise the impact of the development on bats. The following model condition is taken from BS42020:2013 Biodiversity – Code of practice for planning and development :

PRE COMMENCEMENT: LIGHTING DESIGN SCHEME

"Prior to commencement, a lighting design scheme for biodiversity" shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

2. Whilst sufficient *surveys* have now been carried out to assess the likely impacts of the proposed development on biodiversity, there is a need to review the *assessment* of likely impacts on the 2 RNRs nearby before determination of both elements of this hybrid application.
3. All the mitigation measures identified in the Mill House Ecology report (section 4) should be secured by an appropriate method, such as condition, for implementation in full.

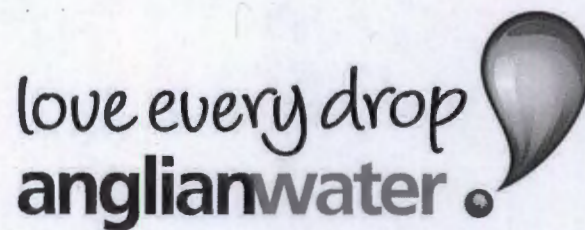
Reasons

1. The LPA needs to demonstrate its compliance with the requirements of Regulations 61 and 62 of the Habitats Regulations and in respect of European Protected Species.
2. The LPA needs to demonstrate it is meeting its biodiversity duty for Priority Habitats and Species as set out in s40 Natural Environment & Rural Communities Act (2006)
3. I have made these recommendations having particular regard for the NPPF para 193 and Policy CS5 the need for the LPA to have the "relevant, necessary and material" information to understand and determine the application.

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Yours sincerely

Sue Hooton
Senior Ecologist



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

AW Reference: 00011084
Local Planning Authority: Mid Suffolk District
Site: Flordon Road, Creeting St Mary, Creeting St.
Mary
Proposal: Creation of 52 x C3 Dwellings
Planning Application: 4188/15

Prepared by Mark Rhodes

Date 03 February 2016

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

ASSETS

Section 1 – Assets Affected

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

WASTEWATER SERVICES

Section 2 – Wastewater Treatment

- 2.1 The foul drainage from this development is in the catchment of Needham Market 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 via a gravity connection to the foul water sewer in Flordon Road. 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 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

We request a condition requiring a drainage strategy covering the issue(s) to be agreed.

Section 5 – Trade Effluent

- 5.1 Not applicable

Section 6 – Suggested Planning Conditions

Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

Surface Water Disposal (Section 4)**CONDITION**

No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding.

225



Historic England

EAST OF ENGLAND OFFICE

Ms Lisa Evans
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582721

Our ref: W: P00491934

4 January 2016

Dear Ms Evans

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015
J BREHENY CONTRACTORS LTD, FLORDON ROAD, CREETING ST MARY, IPSWICH, IP6 8NH
Application No 4188/15

Thank you for your letter of 23 December 2015 notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

Recommendation

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

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

Yours sincerely

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

MID SUFFOLK DISTRICT COUNCIL PLANNING CONTROL RECEIVED 06 JAN 2016 ACKNOWLEDGED
DATE
PASS TO... <i>LE</i>



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone: 01223 583719
HistoricEngland.org.uk

Page 243



From: RM PROW Planning
Sent: 11 January 2016 14:29
To: Planning Admin
Cc: trevor.blanchard@wkparchitects.co.uk; Andrew Pearce
Subject: RE: Consultation on Planning Application 4188/15

Our Ref: E208/032A/ROW697/15

For The Attention of: Lisa Evens

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Bridleway 32A is recorded adjacent to the proposed development area.

Government guidance considers that the effect of development on a public right of way is a material consideration (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected

We have **no objection** to the proposed works.

Informative Notes: “Public Rights of Way Planning Application Response - Applicant Responsibility” and a digital plot showing the definitive alignment of the route as near as can be ascertained; which is for information only and is not to be scaled from, is attached.

Regards

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

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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

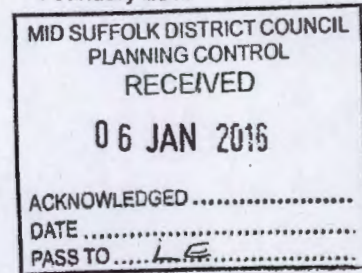
Your Ref: ENG/AK
Our Ref: Mrs A Kempen
Enquiries to: 01473 260486
Direct Line: Angela.Kempen@suffolk.gov.uk
E-mail: www.suffolk.gov.uk
Web Address

Date: 4 January 2015

Planning Ref: 4188/15

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Flordon Road, Creeting St Mary
DESCRIPTION: 52 Dwellings
NO: HYDRANTS POSSIBLY REQUIRED: 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.

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.

Continued/

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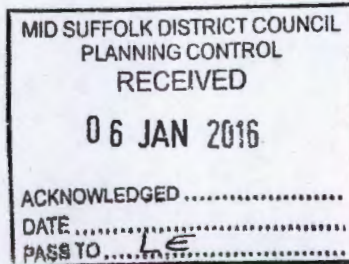


Suffolk Fire and Rescue Service

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: 4188/15
Our Ref: FS/F220851
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>



Date: 04/01/2016

Dear Sirs

J Breheny Contractors Ltd, Flordon Road, Creeting St Mary IP6 8NH
Planning Application No: 4188/15

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Authority recommends that fire hydrants be installed within this development. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

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

Enc: PDL1

Copy: Mr T Blanchard, Wincer Kievenaar Architects Ltd, Market Place, Hadleigh
IP7 5DN

Enc: Sprinkler information

OFFICIAL

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

Yours faithfully



Mrs A Kempen
Water Officer

Date: 20/01/2016

Ref: 14.618

Lisa Evans,
Planning Services,
Mid Suffolk District Council,
131 High Street,
Ipswich
IP6 8DL

15 De Grey Square
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Colchester
Essex
CO4 5YQ

T: 01206 769 018
F: 01206 564 746

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

Dear Lisa,

Developer Contributions Requirements – Ref: 4188/15 – Flordon Road, Creeting St Mary.

I am writing on behalf of Suffolk County Council in relation to the above planning application for 52 dwellings in Creeting St Mary. Boyer has been instructed to assist in providing an assessment of the infrastructure requirements for this application on behalf of Suffolk County Council.

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

The contribution requirements set out in this letter are intended to be a starting point for discussion between Suffolk County Council and the Local Authority. These requirements should be used as the basis to establish the priorities that are going to be related to this specific site and proposal.

Relevant Policy

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

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

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

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

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

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

Community Infrastructure Levy

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). Mid Suffolk District Council 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 November 2014, 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, once adopted by Mid Suffolk District Council, 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 specific contribution requirements related to the proposed scheme are set out below:

1. Education

Paragraph 72 of the NPPF states that *'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and*

collaborative approach to meeting this requirement; and to development that will widen choice in education.'

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

We would anticipate the following minimum pupil yields from a development of 52 dwellings (taking into account dwelling type and mix):

- Primary school age range, 5-11: 12 pupils. Cost per place is £12,181 (2015/16 costs)
- Secondary school age range, 11-16: 9 pupils. Cost per place is £18,355 (2015/16 costs)
- Secondary school age range, 16+: 2 pupils. Cost per place is £19,907 (2015/16 costs)

The local catchment schools are Creting St Mary CVCP School and Needham Market Bosmere CP School and Stowmarket High School. Although there is sufficient school places at the local catchment secondary school, funding is required for all 12 primary school places at a total cost of **£146,172**.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS Index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to section 13 of this letter which sets out this information is time-limited to 6 months from the date of this letter.

2. Pre-school provision

It is the responsibility of SCC to ensure that there is sufficient provision under the Childcare Act 2006 and that this relates to section 8 of the NPPF. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year olds. The Government have also recently signalled the introduction of 30 hours free entitlement a week from September 2017. The Education Act

(2011) introduced the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

In this area there is one early year's provider with capacity to meet the demand from this development.

3. Play space provision

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

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

4. Transport

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

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

5. Rights of Way

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

As a result of the anticipated use of the public rights of way network and as part of developing the health agenda to encourage people to walk and cycle more, the Rights of

Way service are reviewing their requirements and will advise at a later date if any contributions are required.

6. Libraries

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

Suffolk County Council requires a minimum standard of 30sqm of new library space per 1,000 population. Construction and initial fit-out cost of £3,000 per sqm for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x 3,000) £90,000 per 1,000 people or £90 per person for library space. Assuming an average of 2.4 persons per dwelling the requirement is $2.4 \times 90 = £216$ per dwelling.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is $216 \times 52 = £11,232$. This would be spent at the local catchment library in Needham Market (School Street) and allows for improvements and enhancements to be made to library services and facilities.

7. Waste

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

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

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. A contribution of £51 per dwelling is sought for improvement, expansion or new provision of waste disposal facilities. For this development that would be a capital contribution of **£2,652**.

8. Supported Housing

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

9. Sustainable Drainage Systems

Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. 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. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

As of 6th April 2015, the sustainable drainage provisions within the Flood and Water Management Act 2010 have been implemented, and developers are required to seek drainage approval from the county council and/or its agent alongside planning consent. The cost of ongoing maintenance is to be part of the Section 106 negotiation.

10. Fire Service

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

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

11. Superfast broadband

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

12. Legal costs

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

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

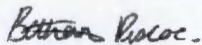
14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£2,811	£146,172
Education – Secondary	£0	£0
Education – Sixth Form	£0	£0
Pre-School Provision	£0	£0
Transport	£0	£0
Rights of Way	£0	£0
Libraries	£216	£11,232
Waste	£51	£2,652
Total	£3,078	£160,056

Table 1.1: Summary of Infrastructure Requirements

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

Yours sincerely



Bethan Roscoe
Boyer Planning Ltd

Tel: 01206 769018

Email: bethanroscoe@boyerplanning.co.uk

cc. Neil McManus, Suffolk County Council

Date: 09/02/2016

Ref: 14.618

Lisa Evans,
Planning Services,
Mid Suffolk District Council,
131 High Street,
Ipswich
IP6 8DL

15 De Grey Square
De Grey Road
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Dear Lisa,

Developer Contributions Requirements – Ref: 4188/15 – Flordon Road, Creting St Mary.

Further to our letter on the 20th of January 2016, please find below further comments relating to Public Rights of Way for the above application. The response, from Jackie Gillis, Rights of Way Support Officer, includes both conditions and a monetary request.

1. Rights of Way

The proposed development will have a direct impact on the local public rights of way (PROW) network, please refer to Figure 1 below.

PROW are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism; leading west from the proposed development are routes leading to the long distance promoted Gipping Path, running between Stowmarket and Ipswich, as well as walking routes to Needham lakes and shops, services and the train station in Needham Market.

Figure 1



The anticipated increased use of the PROW network of as a result of the development will require the following offsite improvement works:

Creation of a public footpath to link Bridleway 32a to Public Footpath 54, which will provide a circular walking route:

- 360m length x min 1.5m width = 540m² @ £25/m² = £13,500.00
- Legal procedural costs: £4,000
- Landowner compensation costs: £337.50
- 3 days ground clearance works: £750.00

Resurfacing of Public Footpath 54:

- 190m length x min 1.5m width = 285m² @ £25/m² = £7,125.00

Estimates are based on the average market costs to provide a hoggin type surface.

The subtotal of these works is £25,712.50

Staff time (design & project management) @ 12% = £3,085.50

Contingency @ 10% = £2,571.25

Total s106 funding requested from this development = **£31,369.25**

We would be amenable to negotiate and discuss our requirements.

The policy framework for these requirements is:

- The county council's rights of way improvement plan which, inter alia, highlights the importance of development in rural areas should give people the greatest opportunity to access the countryside by walking and cycling,
- The walking strategy, which seeks to ensure existing communities with a population over 500, and new developments over 10 dwellings have easy access to a one mile natural walk or 2ha of green space, within 500m of their home,
- The cycling strategy, which seeks to promote a transfer to cycling (and walking) for short distance trips, plan and design for the future with cycling in mind and create a safe and cycle friendly environment,
- The Joint Health and Wellbeing Strategy for Suffolk, outcome 2 of which states Suffolk residents should have access to a healthy environment and take responsibility for the own health and wellbeing,
- You will already be aware of course that, amongst other health and wellbeing objectives, policies set out under the NPPF; the following sections bear relevance to Public Rights of Way:

Section 3 - Supporting a prosperous rural economy

Para 28 - To promote a strong rural economy, local and neighbourhood plans should... support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

Section 4 - Promoting sustainable transport

Para 35 – refers to priority given to pedestrian and cycle movements, creating safe and secure routes to minimise conflicts between traffic and cyclists or pedestrians and to consider the needs of people with disabilities by all modes of transport.

Section 8 - Promoting healthy communities

Para 69 - Planning policies and decisions, in turn, should aim to achieve places which promote... safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

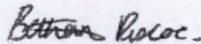
Para 73 - Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

Para 75 - Planning policies should protect and enhance public rights of way and local authorities should seek opportunities to provide better facilities for users, for example by adding links to the rights of way network.

In summary, the total s106 funding requested for PROW from this development is **£31,369.25**.

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

Yours sincerely



Bethan Roscoe
Boyer Planning Ltd

Tel: 01206 769018

Email: bethanroscoe@boyerplanning.co.uk

cc. Neil McManus, Suffolk County Council

Midlands and East (East)
 Swift House
 Hedgerows Business Park
 Colchester Road
 Chelmsford
 Essex CM2 5PF

Our Ref: NHSE/MSUFF/15/4188/KH

Your Ref: 4188/15

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

18 January 2016

Dear Sir

Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping).

J Breheny Contractors Ltd, Flordon Road, Creting St Mary, Ipswich, IP6 8NH

1.0 Introduction

1.1 Thank you for consulting NHS England on the above planning application.

1.2 I refer to your consultation letter on the above planning application and advise that, further to a review of the applicants' submission the following comments are with regard to the Healthcare provision on behalf of NHS England – East (NHSE), incorporating the Clinical Commissioning Group (CCG) for Ipswich and East Suffolk & NHS Property Services (NHSPS).

2.0 Existing Healthcare Position Proximate to the Planning Application Site

2.1 The proposed development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the application site.

2.2 This practice does not have capacity for the additional growth resulting from this development.

2.3 The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals.

2.4 New development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health

catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through a Section 106 planning obligation.

3.0 Assessment of Development Impact on Existing Healthcare Provision

- 3.1 The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 125 residents and subsequently increase demand upon existing constrained services.
- 3.2 The healthcare service directly impacted by the proposed development and the current capacity position are shown in Table 1.

Table 1: Summary of position for healthcare services within a 2km radius of the proposed development

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Needham Market Country Practice	12,564	432.10	6,301	-429.43
Total	12,564	432.10	6,301	-429.43

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current Net Internal Area occupied by the Practice
 3. Patient Capacity based on the Existing NIA of the Practice
 4. Based on existing weighted list size
- 3.3 The development would have an impact on healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

4.0 Healthcare Needs Arising From the Proposed Development

- 4.1 The development would give rise to a need for improvements to capacity by way of extension, refurbishment, reconfiguration or relocation at the existing practice, a proportion of which would need to be met by the developer.
- 4.2 Table 2 provides the Capital Cost Calculation of additional health services arising from the development proposal.

Table 2: Capital Cost calculation of additional health services arising from the development proposal

Premises	Additional Population Growth (52 dwellings) ⁵	Additional floorspace required to meet growth (m ²) [□]	Spare Capacity (NIA) [□]	Capital required to create additional floor space (£) [□]

Needham Market Country Practice	125	8.57	-429.43	17,140
Total	125	8.57	-429.43	£17,140


Notes:

5. Calculated using the Mid Suffolk District Council average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
 6. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 7. Existing capacity within premises as shown in Table 1
 8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m²), rounded to nearest £.
- 4.3 A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be **£17,140**.
- 4.4 NHS England therefore requests that this sum be secured through a planning obligation linked to any grant of planning permission, in the form of a Section 106 Agreement.

5.0 Conclusions

- 5.1 In its capacity as the healthcare commissioners, NHS England have identified that the development will give rise to a need for additional healthcare provision to mitigate impacts arising from the development.
- 5.2 The capital required through developer contribution would form a proportion of the required funding for the provision of increased capacity within the existing healthcare premises servicing the residents of this development.
- 5.3 Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.
- 5.4 The terms set out above are those that NHS England deem appropriate having regard to the formulated needs arising from the development.
- 5.5 NHS England is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.
- 5.6 NHS England look forward to working with the application and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully



Kerry Harding
Estates Advisor

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE A - 30 March 2016

AGENDA ITEM NO	6
APPLICATION NO	3701/15
PROPOSAL	Conversion of Kelly House to residential use, Conversion of the Old Chapel to Residential Use, Demolition of workshop adjoining the Old Chapel, Demolition of free-standing workshop building and the erection of 7 No new houses.
SITE LOCATION	Kerrison Conference and Training Centre, Stoke Ash Road, Thorndon IP23 7JG
SITE AREA (Ha)	0.7036
APPLICANT	Witnessham Ventures Ltd.
RECEIVED	October 13, 2015
EXPIRY DATE	May 27, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

it is a "Major" application for:-

- a residential land allocation for 15 or more dwellings

PRE-APPLICATION ADVICE

1. Pre-application advice was sought in respect of this proposal.

SITE AND SURROUNDINGS

2. The application site forms part of what was The Kerrison School, subsequently becoming a community home and then a conference centre.

This red line site forms the main Kelly House, Old Chapel and workshop buildings, but does not encompass Settles House, the nursery or The Principles House, these forming part of the original Kerrisons site, but being outside the ownership of the applicant.

Kelly House forms the main building on the site, with the Old Chapel situated to the northern part of the site, fronting Stoke Road. To the rear (north-east) of Kelly House are workshop buildings.

The immediately surrounding area formed part of the original Kerrison School site but has subsequently been redeveloped for housing, with the northern and eastern boundaries to the site adjoining existing residential properties. The exceptions in this regard are the nursery and Activities Unlimited, part of the Mid Suffolk Holiday Opportunity Play Scheme at Settles House which runs activity

days.

Both the application site and these surrounding neighbouring properties are within the settlement boundary of Thorndon as a secondary village.

HISTORY

3. There is no planning history relevant to the application site, however the following relate to adjoining land:

2195/07 Change of use from Leisure and Recreation Granted 15/11/2007 to Leisure, Recreation and Child care combined.

PROPOSAL

4. The proposal is for the conversion of the existing Kelly House and Old Chapel to residential use, providing 21 properties, the demolition of existing buildings and the erection of seven new residential dwellings.

The properties would be a mix of sizes including one, two and three bedroom properties.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Thorndon Parish Council, Reply Received 8/01/2015**

Following a meeting of Thorndon Parish Council last evening at which this application was discussed, I would confirm that councillors had the following comments to make on the application:

1. Footpaths

The application site is bounded by a potentially dangerous bend with no pavements on either side of the carriageway. Councillors are concerned to ensure that pedestrians are able to move within the development itself, avoiding the necessity to walk along the roadway abutting the site and would ask that a requirement to construct a footpath, leading, from the rear of the parking space for Plot 20 to the parking space for Plot 21, thereby creating a link between the two parking areas is imposed;

2. Water and Drainage

It is well documented that both foul and surface water and drainage in this part

of Thorndon is not able to cope to the current housing it serves, and there is considerable concern that a development of this size and nature will have a significant adverse impact on the drainage system, particularly given the historic user of the site. Councillors consider that it is imperative that a full assessment of these development proposals by Anglian Water Services Limited and/or Essex and Suffolk Water Limited is received and considered by the Planning Department before any decision is made on this application, with any recommendations contained in such report being included as planning conditions as part of any approval;

3. Traffic

As indicated at 1 above, this site is bounded by a potentially dangerous bend, and the creation of 28 new dwellings is going to lead to a significant increase of traffic flow, not only through the Village, but in and out of the development. Councillors are concerned to ensure that adequate measures are taken to ensure the safety of all road users in Thorndon, especially in the vicinity of the access points to this development site;

4. Section 106 Contribution

Councillors have seen a copy letter received by Mid Suffolk District Council dated 15 December 2015 from Boyer Planning Limited on behalf of Suffolk County Council providing an assessment of the infrastructure requirements this application will have on Suffolk County Council. Councillors consider that the anticipated numbers of school children is low and are concerned about the impact the development may have on Thorndon Primary School, in particular, which is already full with 7 pupils on its waiting list and whose facilities are limited. Councillors are concerned to ensure that a sufficient contribution is included in the S106 Agreement for education with a fair proportion of these monies allocated to Thorndon Primary School;

5. 'The Old Chapel'

There is a property in the Village already registered under this name, and would ask that this is named 'The Kerrison Chapel' to avoid any possible confusion.

Subject to due cognisance of the above comments, Councillors voted to **support** this application.

Environmental Health, Reply Received 15/03/2016

In light of the submitted report I would recommend that the standard land contamination condition be attached to this permission should it be granted. The Rossi Long report highlights a number of potential sources of contamination that require further investigation and as such we need the condition to ensure that the site is made suitable for the proposed end use.

SCC Development Contributions, Reply Received 15/12/2015

The local catchment schools are Thorndon CEVCP School and Eye Hartismere High School. Funding is required for 7 primary school places and 6 secondary school places arising from this development, at a total cost of £196,949.

With regards to pre-school provision there are four providers with sufficient vacancies to meet the needs arising from this development. Therefore no contribution is required.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is $216 \times 28 = \text{£}6,048$ for the local catchment library in Eye (Buckshorn Lane).

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. A contribution of £51 per dwelling is sought for improvement, expansion or new provision of waste disposal facilities. For this development that would be a capital contribution of £1,428.

Additional Reply Received 12/03/2016

Having sought clarification on the dwelling numbers and mix of the scheme this has resulted in an updated position in respect of the education contributions sought to mitigate the impact of the scheme if planning permission is granted prior to the implementation of the District's Community Infrastructure Levy charging schedule on 11 April 2016.

The revised education contributions sought are as follows:

1. Primary school age range, 5-11: 6 pupils. Cost per place is £12,181 (2015/16 costs). Contribution sought is £73,086 (BCIS index linked).
2. Secondary school age range, 11-16: 4 pupils. Cost per place is £18,355 (2015/16 costs). Contribution sought is £73,420 (BCIS index linked).
3. Secondary school age range, 16+: 1 pupil. Cost per place is £19,907 (2015/16 costs). Contribution sought is £19,907 (BCIS index linked).
4. Total contribution sought is £166,413 (BCIS index linked).

SCC Highways, Reply Received 25/01/2016

Following receipt of the revised site plan 1864/DE/10-03 Rev C the County Council as Highways Authority recommends that any permission should include conditions:

Surfacing of access

Means to prevent discharge of surface water onto highway

Construction of carriageways and footways prior to occupation

Provision of parking areas

Details of cycle parking and storage to be agreed

Arboricultural Officer, Reply Received 2/12/2015

No objection to this application subject to it being undertaken in accordance with the principles outlined within the arboricultural report. Although the proposal requires the removal of a number of trees these are generally of limited amenity

value and/or in poor condition and the impact of their loss can be mitigated with new planting. All important (category A) trees are scheduled for retention.

Conditions required for:

Detailed tree protection plan

Assessment of activities within vicinity of retained trees

Engineering and construction methods for any works required within Root Protection Areas

Auditable system of arboricultural site monitoring

SCC Archaeology, Reply Received 1/12/2015

No significant impact on known archaeological sites or areas with archaeological potential. No objection to the development and do not believe that any archaeological mitigation is required.

Suffolk Fire and Rescue

Access to buildings must meet 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 dwellinghouses. These requirements may be satisfied with other equivalent standards relating to access for fire fighting.

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

No additional water supply for fire fighting purposes is required in respect of this planning application.

MSDC Viability Team

Financial viability is an important material consideration in the consideration of planning applications. The cumulative impact of planning policy obligations should not be such to make proposals incapable of being delivered.

"To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

The Council has undertaken a due diligence review of the applicants Financial viability assessments for the proposed development in line with the RICS Financial Viability in Planning Guidance Note (FVIP94/2012) in order to ascertain;

- Whether it would be viable for a policy compliant scheme to be delivered;
- If a policy compliant scheme is not viable, advice on the maximum achievable quantum of on-site affordable housing which it would be viable to provide;

In the event that a payment in lieu is the only practical or viable option, to

assess the maximum achievable payment that can be made.

Scheme Viability

In summary, the Council Viability Team have reviewed the proposed scheme inputs and benchmark Site Value provided by the Applicant, checking the assumptions and evidence base that underpins the FVA.

Based on the planning obligations contained within this report we are of the opinion that the proposed development could support approximately 8% affordable housing in the form of

1 x 2 beds flat @60sq. m – Affordable rent

1x 2 beds flat @ 63 sq.m. - Affordable rent

The scheme attracts exceptional abnormal cost including demolitions, relocation of oil tanks and site clearance. The refurbishment build cost is also very high due to the character and layout of the existing building.

Planning Obligations

Further to discussions with the County we are aware also that the following planning obligations will apply;

- Primary School contribution reduced to £73,086.
- Secondary school contribution reduced to £73,420.
- Sixth form remain at £19,907.

Planning contributions amount to £166,413

Implications of provision of on-site Affordable Housing

Demand of family dwellings

The affordable housing team has confirmed the lack of demand of flat in this particular area.

On the basis of the viability assessment submitted together with the supporting third party evidence, it is considered that offsite contribution housing contribution can be made by this proposal whilst maintaining a deliverable scheme.

The off –site contribution sought amounts to £68,587.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

Objection: 3

Loss of amenity to the village as the workshops provide a resource to potential self-employed and small businesses

Significant increase to the village
School already at capacity

Impact on doctors

Increase in traffic will impact on safety of access to services
 Not sustainable
 Inadequate access
 Need for footpath to access public space
 Insufficient parking spaces
 Lack of communal space
 Need to retain trees

ASSESSMENT

8. There are a number of considerations which will be addressed as follows.

- Principle of Development
- Design and Layout
- Highway and Access
- Residential Amenity
- Landscape
- Biodiversity
- Environment and Flood Risk
- Planning Obligations and Viability

● PRINCIPLE OF DEVELOPMENT

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27th March 2012. It provides that the NPPF *"does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise"*.

Development Plan

The application site is situated within Thorndon as a secondary village. The principle of the provision of residential development within the settlement boundary of Thorndon as a secondary village is considered to be acceptable in principle, with Core Strategy policy CS2 allowing for the provision of housing and affordable housing in secondary villages. As such the proposal is considered to be acceptable in principle subject to detailed compliance with Policies GP1, H3, H10, H13, H14, H15, H16, HB13, CL2, CL8, T9 and T10 of the saved Mid Suffolk Local Plan (1998), Policy CS1, CS3 and CS5 of the Core Strategy (2008) and Policies FC1 and FC1.1 of the Core Strategy Focused Review (2012) and other material considerations.

However paragraph 49 of the NPPF states that:

"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."

Mid Suffolk District Council does not have this housing land supply at this time and as such the relevant policies set out above are not considered to be up to

date and on this occasion are not considered to justify refusal in this respect. Indeed paragraph 14 of the NPPF states in this respect:

"For decision-taking this means:

approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"

In the light of this the development plan is considered out of date such that the in principle objection on the basis of housing policies does not justify refusal at this time. However, the NPPF nevertheless 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."

The application site is within Thorndon as a secondary village, which benefits from a public house, shop, primary school and church as well as village hall and the nursery on land adjoining the application site.

The site does not benefit from a footpath link to the centre of the village. However, neither do any of the existing properties on Stoke Road. The application site is however within the existing 30mph speed limit. In the light of this, the services available and the regular bus service available providing access various places including Ipswich including the railway station at such times as to be viable for **Page 270** purposes is such that the proposal is considered to represent sustainable development with regards to access to

services despite the lack of footpath.

The re-development of the site would provide some benefit with regards to employment in respect of the economic role, whilst the provision of the various residential units would support the community of Thorndon.

In the light of this overall sustainability within all three roles and no adverse impacts in this regard the proposal is considered sustainable development within the meaning set out in the NPPF.

- **DESIGN AND LAYOUT**

The proposal for the conversion of the existing Kelly House and Chapel to residential use retains the character and appearance of both of these buildings, enhancing them by demolishing various extensions and with respectful conversion plans. As such the proposal is considered to be in keeping with the character and appearance of both Kelly House and the Old Chapel.

The proposed new dwellings are two storey gable dwellings, reflective of the dwellings at Kerrison Cottages. The layout of the dwellings sets one at the entrance to the site, opposite No. 1 Kerrison Cottages and forming an entrance to the site, with the remainder to the North of Kelly House and facing the existing cottages and thereby creating a streetscene with the cottages. This is considered to create a streetscene reflecting the existing residential properties and maintaining the character and appearance of Kelly House and the chapel, with particular regards to its Stoke Road frontage and neighbouring residential properties.

The proposal includes the subdivision of the land around Kelly House to provide parking and amenity space. However, the site would be landscaped and uses a combination of soft landscaping, fencing and walling such that the character of the site would be retained. As such the proposal is not considered to have an unacceptable impact on the setting of the site or with regards to the locality and this can further be controlled by means of condition to secure the details. In addition permitted development rights can be removed to ensure that future control over the character and appearance of the site is retained.

- **HIGHWAY AND ACCESS**

The site has two existing access points from Stoke Road, one to the northern boundary, adjacent to Kerrison Cottages and one to the southern boundary adjacent to the Principals House. It is proposed to maintain these access points and utilise these for the proposal.

Each property has two parking spaces with the exception of the flats, which have one space each and an additional shared space to provide 1.5 spaces per property. In addition five visitor parking spaces are proposed.

As requested by the Parish Council, a footpath is proposed linking the parking areas to allow pedestrians to move within the development site.

Suffolk County Council Highways raise no objection subject to the imposition of conditions to secure details in respect. The proposal as such is not considered to risk harm to highway safety to consider refusal on this basis.

- **RESIDENTIAL AMENITY**

Kelly house itself is situated away from neighbouring properties and the conversion predominantly utilises existing openings, such that the conversion of Kelly House to residential use is not considered to have a detrimental impact to warrant refusal in this respect.

The proposed new dwellings to the North of the site face the existing dwellings at Kerrison Cottages and Gill Court. The properties would be well separated, including by the access road. Furthermore the replacement of the existing workshop buildings by the new dwellings creates a streetscape and which is considered to benefit residential amenity by enhancing the outlook and character of the area. The properties would have a front to front relationship and which combined with the separation distances involved is such that the proposed new dwellings plots 1 and 3-7 are not considered to impact on residential amenity to consider refusal in this respect.

Plot 28 is somewhat separated from these properties, situated at the entrance to the site opposite No. 1 Kerrison Cottages. These dwellings would have a facing relationship with reasonable separation distances with the existing access road running between the properties. In the light of this the proposal is not considered to risk harm to residential amenity to warrant refusal in this regard.

With regards to the relationship between the proposed dwellings at Kelly House and the new build dwellings these have a relatively close relationship. However, given the constraints of the site, the location of the existing workshop buildings and that these are all proposed dwellings the proposal is not considered to have an unacceptable impact on residential amenity to warrant refusal on this basis.

- **LANDSCAPE**

The application site is enclosed by existing residential development to the north and east. The south-western boundary is adjoined by Stoke Road, south of which is open countryside. Given this enclosed nature of the site and the proposal as the conversion of existing buildings and including the demolition of workshop building the proposal is not considered to have a significant or unacceptable impact with regards to the landscape setting.

With regards to the on-site landscaping some of the existing trees would require removal, however a detailed survey was submitted as part of the application and the Arboricultural Officer has confirmed that these trees are of limited amenity value and/or in poor condition, whilst their loss can be mitigated with new planting. In the light of this and subject to conditions to secure tree protection and a scheme for replacement landscaping the proposal is not considered to have an unacceptable impact.

- **BIODIVERSITY**

There are no records of protected species on the application site, although there are various records in the surrounding countryside.

The proposal converts an existing building which is in a good state of repair and

with no works proposed to the roofspace. The workshop building and single storey elements proposed for demolition are further in good repair and as such are also not considered to provide habitats.

In the light of this and whilst it is recognised that some existing landscaping is to be removed, the proposal with a condition to secure landscaping and additional biodiversity measures is not considered to have an unacceptable impact to warrant refusal in this respect.

- **ENVIRONMENT AND FLOOD RISK**

The site is outside flood zones and the proposal being to convert an existing building and to demolish existing buildings and their replacement not exceeding the demolished floor area is such that the proposal is not considered to result in harm to warrant refusal in this respect.

- **PLANNING OBLIGATIONS AND VIABILITY**

With regards to Local Plan Policy Altered Policy H4, Supplementary Planning Document for Social Infrastructure Including Open Space, Sport and Recreation and Core Strategy Focused Review Policy FC1.1 the following planning obligations would be sought for this proposal.

Open Space and Social Infrastructure Contributions £183,500

Up to 35% Affordable housing

Education contribution to 6 primary places at Thorndon CEVP School £73,086

Education contribution to 4 secondary school places at Eye Hartismere School £73,420

Education contribution to 1 16+ deduction place £19,907

Contribution to Eye Buckshorn library £6,048

Strategic waste contribution £1,428

However, financial viability of a scheme is a material consideration, the cumulative impact of obligations should not be such as to make proposals incapable of being delivered. Indeed the NPPF, inter alia, states at paragraph 173 (Ensuring Viability and Deliverability):

"To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking into account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable"

Furthermore local plan policy altered H4 states that:

"The district planning authority shall seek to negotiate an element of affordable housing of up to 35% of the total provision of housing on appropriate sites.

Negotiations with developers will take account of the identified local needs, the economics and viability of development and the availability of local services"

The Council Viability Team have undertaken a review of the applicants financial viability assessments and in particular due to the high level of abnormal build costs, in part due to the conversion, the proposal would not be viable including all of the above contributions. In the light of this and with regards to paragraph 173 of the NPPF it is considered that the proposal can provide the following contributions:

Primary School contribution £73,086
 Secondary School contribution £73,420
 Sixth form contribution £19,907
 Off-site contribution for affordable housing £68,587

In that the proposal provides contributions within viability the proposal is not considered to be unacceptable to warrant refusal, subject to a S106 agreement to secure such contributions.

• **CONCLUSION**

The application site is situated within the settlement boundary of Thorndon as a secondary village wherein the principle of residential development is supported. The proposal is as such considered to be sustainable development in keeping with the existing site and surroundings, not risking harm to the landscape, residential amenity, highway safety or biodiversity. The development is considered to be in accordance with the relevant Local Plan, Core Strategy and Core Strategy Focused Review policies and the objectives of the NPPF.

RECOMMENDATION

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Corporate Manager - Development Management to secure:

- Affordable housing contribution of £68,587
- Education contribution £73,086 primary contribution to Thorndon CEVP School and £73,420 secondary contribution and £19,907 sixth form contribution to Eye Hartismere School
- Estate management

(2) In the event that the applicant fails to provide an executed Section 106 planning obligation on terms to the satisfaction of the Corporate Manager- Development Management by 10th April 2016 that the Corporate Manager be delegated authority to proceed to determine the application and secure appropriate developer contributions by a combination of Section 106 planning obligation (for on-site contributions and obligations) and the Council's CIL charging schedule. To prevent

duplication of developer contributions this is achieved by:-

[a] having regard to those matters which would have been planning obligations under Section 106 and which are details in the Council's CIL charging regulation 123 infrastructure list, to omit those from the requisite Section 106;

[b] To secure funding for those remaining infrastructure items removed from the Section 106 planning obligations under the CIL charging schedule, and;

[c] to secure those matters which are not infrastructure items by the requisite Section 106.

(3) That, subject to the completion of the Planning Obligation in Resolution (1) or CIL in Resolution (2) above to the satisfaction of the Corporate Manager- Development Management, the Corporate Manager be authorised to grant full planning permission subject to conditions including:-

- Standard time limit
- Approved plans
- Tree protection plan and method statement
- Assessment and mitigation of activities around retained trees
- Engineering and construction methods for any works required within Root Protection Areas
- Auditable system of arboricultural site monitoring
- Hard and soft landscaping details and implementation
- Demolition carried out in full prior to first occupation
- Land contamination
- Biodiversity enhancement measures
- Scheme for carrying capacity of pumping/high reach appliances
- Vehicular access surfaced prior to first occupation
- Details to show means to prevent the discharge of surface water from the development onto the highway
- Construction of carriageways and footways
- Provision of parking and manoeuvring areas
- Scheme for cycle parking and storage to be agreed
- Removal of permitted development rights Schedule 2 Part 1 Class A, B, C, D, E and G
- Construction management to include demolition management and construction working hours
- Provision of walls and fences prior to first occupation and subsequently retained
- Material details to include road surfaces
- Details lighting column and bollards

(4) That, in the event of the Planning Obligation and/or CIL regulation referred to in Resolution (1) or (2) above not being secured the Corporate Manager - Development Management be authorised to refuse planning permission, for reason(s) including:-

- Inadequate provision/contribution towards infrastructure and management contrary to policy CS6 of the Core Strategy 2008 without the requisite S106 obligation and/or CIL being in place.

Philip Isbell
Corporate Manager - Development Management

Gemma Walker
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

1. **Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review**

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. **Mid Suffolk Local Plan**

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB13 - PROTECTING ANCIENT MONUMENTS

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

CL2 - DEVELOPMENT WITHIN SPECIAL LANDSCAPE AREAS

CL8 - PROTECTING WILDLIFE HABITATS

H3 - HOUSING DEVELOPMENT IN VILLAGES

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS

H10 - DWELLINGS FOR KEY AGRICULTURAL WORKERS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

T9 - PARKING STANDARDS

T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT

3. **Planning Policy Statements, Circulars & Other policy**

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of **3** interested parties.

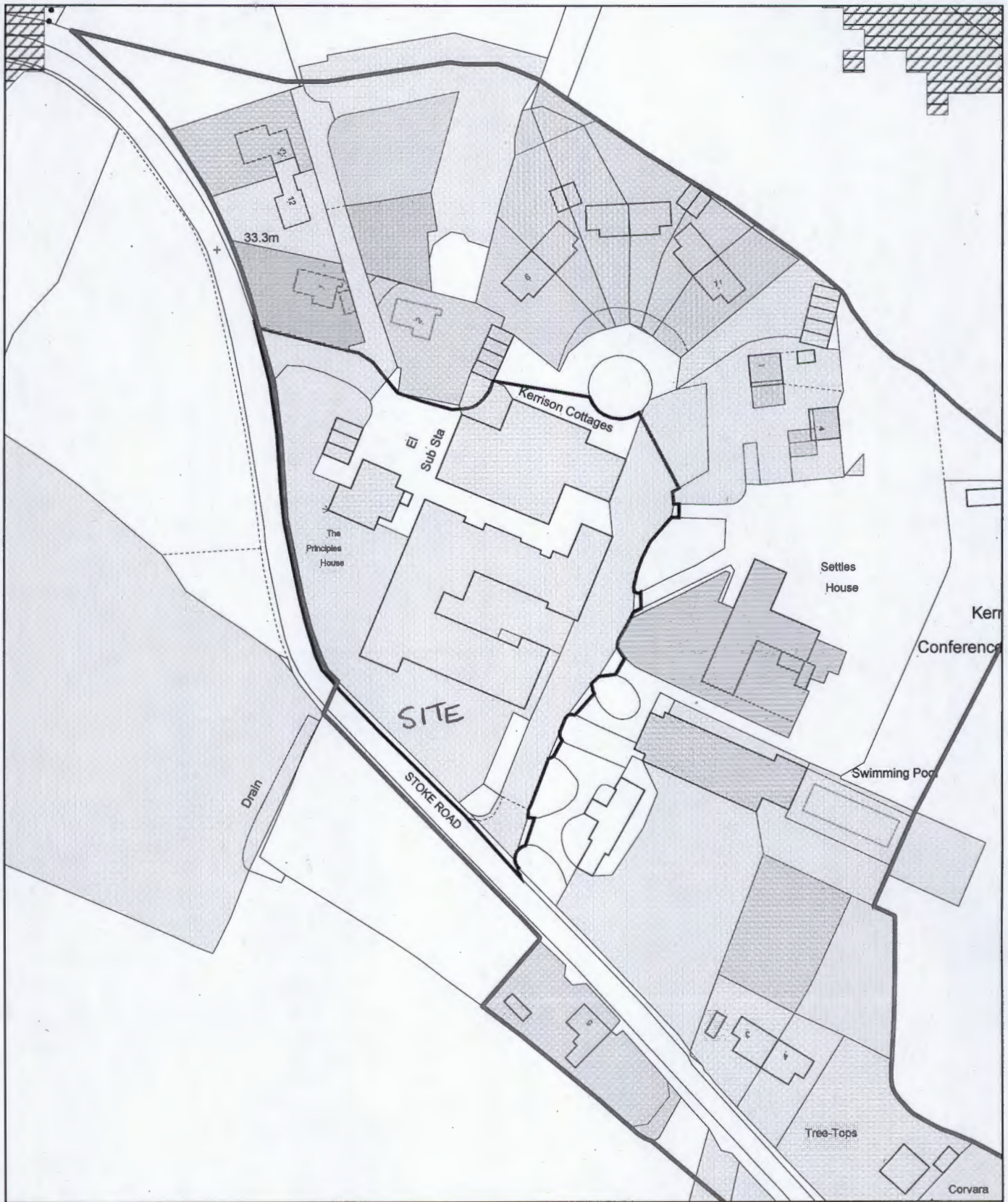
The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

The following people **commented on** the application:

[REDACTED]



Deed Packet: 370115
 Address: DC COMMITTEE CONSTRAINTS



MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
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SCALE 1:1250

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NOTES

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BGA Drawing No.	1864 DE10-01
Date	20-08-2015
Revision	A
Drawing Status	-

ALL MEASUREMENTS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO BAREFOOT & GILLES LIMITED

Date	Rev.	Descriptions	Drawn	Checked
20.08.2015	A	First Issue - Planning Application	MS	-

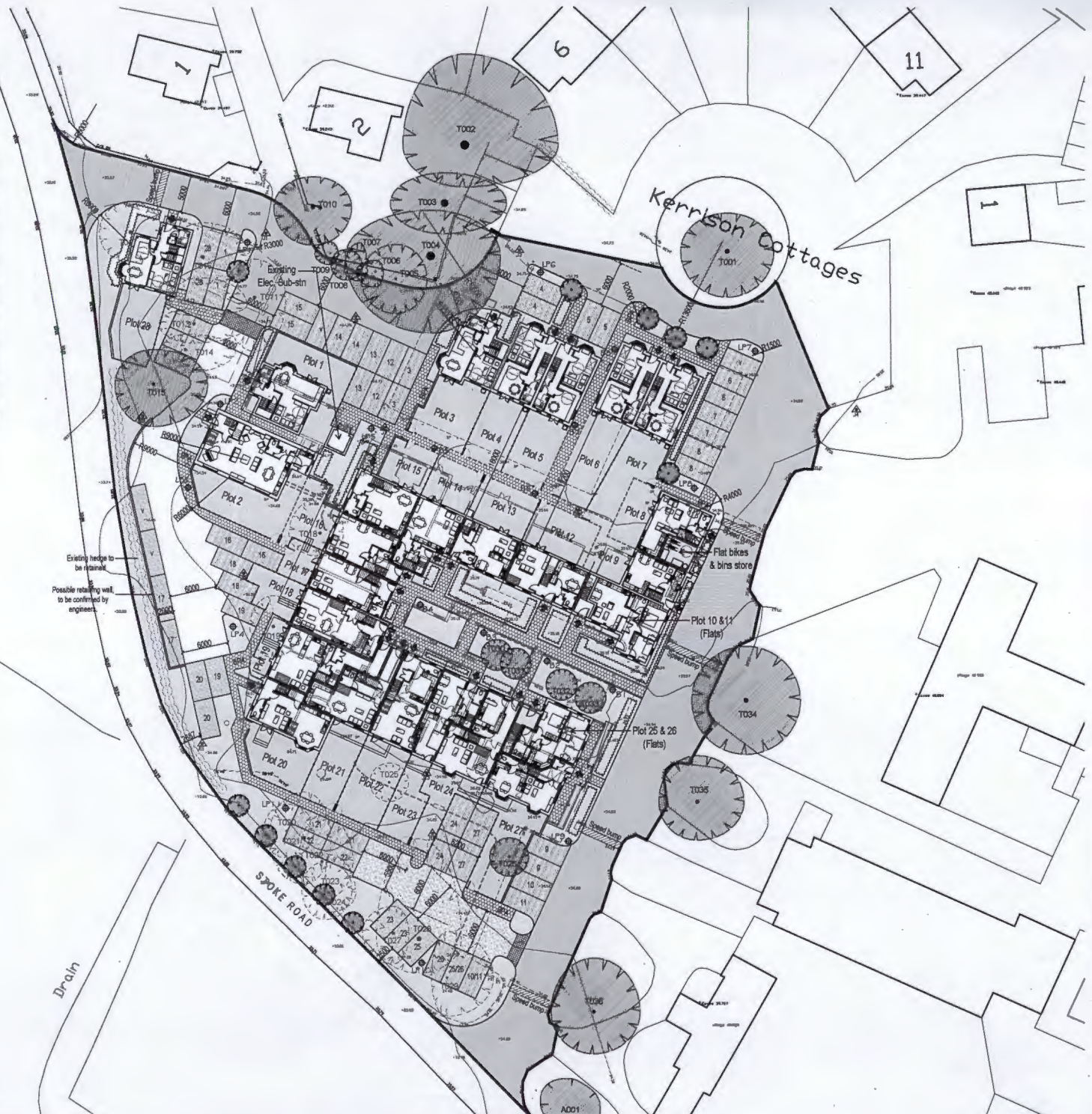
Project	The Kerrison Trust Thorndon, Eye IP23 7JG
Client	Witnesham Ventures Ltd.
Drawing	Location Plan
Scale & Format	1:1250 @ A4



Schedule of Accommodation

Description/Type	GIA (sqm)	GIA (sqft)
New 3BSP House (detached)	97 sqm	1044 sqft
The Old Chapel - 3BSP House	143.8 sqm	1545.7 sqft
New 3BSP House	97 sqm	1044 sqft
New 3BSP House	92 sqm	990 sqft
New 3BSP House	92 sqm	990 sqft
New 3BSP House	92 sqm	990 sqft
Kelly House - 2B4P House	78.9 sqm	849.9 sqft
Kelly House - 2B4P House	78.7 sqm	857.9 sqft
Kelly House - 2B3P Flat	58.5 sqm	628.4 sqft
Kelly House - 2B3P Flat	42.5 sqm	457.2 sqft
Kelly House - 3B2P House	100 sqm	1076.4 sqft
Kelly House - 2B4P House	90.4 sqm	965.4 sqft
Kelly House - 3B2P House	98.9 sqm	1063.5 sqft
Kelly House - 3B2P House	93.4 sqm	1005.5 sqft
Kelly House - 2B4P House	98.5 sqm	1058.7 sqft
Kelly House - 2B4P House	92.4 sqm	994.6 sqft
Kelly House - 3B2P House	111.4 sqm	1199.1 sqft
Kelly House - 3B2P House	122.3 sqm	1313.2 sqft
Kelly House - 3B2P House	98.4 sqm	1059.2 sqft
Kelly House - 3B2P House	117.4 sqm	1263.7 sqft
Kelly House - 3B2P House	118.8 sqm	1280.5 sqft
Kelly House - 2B4P House	88 sqm	945.5 sqft
Kelly House - 3B2P House	128.7 sqm	1383.8 sqft
Kelly House - 1B2P Flat	51.4 sqm	553.3 sqft
Kelly House - 2B3P Flat	61.5 sqm	662 sqft
Kelly House - 2B4P House	88.8 sqm	955.2 sqft
New 3BSP House (detached)	97 sqm	1044 sqft

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COM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
 Requires the submission of a Construction Plan on the drawing. Refer to Health & Safety Plan for further details.

1. If you are not satisfied with the information shown on this drawing, refer to Health & Safety Plan for further details.

House Type	Total Unit
Flats	4
Houses	17
New 3BSP Houses	7
TOTAL	28

Car Parking
 2 parking spaces/house = 48 spaces
 1.5 parking spaces/flat = 8 spaces
 Visitor spaces = 5 spaces
TOTAL = 59 spaces

BPA = Bins Presentation Area

- Proposed area planting.
- Proposed shrub planting, not more than 1.2m high.
- Provide 1500mm close boarded timber fence and 300mm walls (timber) - total 1.8m high.
- Provide 1500mm high brick wall and 300mm walls (timber) - total 1.8m high.
- Provide 1500mm high brick wall and 300mm walls (timber) - total 2m high.
- Boundary of proposed site development. Total development area = approx. 7033sqm.
- Flats communal area (bats, bins & bins store).
- Main entrance to each unit.
- Proposed 5m high lighting column (total 11).
- Proposed bollard lighting (total 9).

Drawing based on Topographical Survey Drawing No. A1570300001 and 02 dated July 2015 prepared by Anglia Land Surveys.

Trunk, hedge/s, shrub positions based on Tree Survey and Arboricultural Impact Assessment from Hayden's Arboricultural Consultants dated July 2015.

Date	Rev.	Description	Drawn	Checked
29.03.2016	E	Revised drawing for the submission of the planning application	MS	MS
29.03.2016	D	Revised drawing for the submission of the planning application	MS	MS
29.03.2016	C	Revised drawing for the submission of the planning application	MS	MS
29.03.2016	B	Revised drawing for the submission of the planning application	MS	MS
19.03.2016	A	Final drawing for the submission of the planning application	MS	MS

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Project: The Kerrison Trust Stone Road, Thornton, Suffolk
Client: Withnesham Ventures Ltd.
Drawing: Proposed Site Plan & Schedule of Accommodation

Scale & Format	Date
1:250 @ A1	29-02-2016

BDA Drawing No.	Revision
1864 DE 10-03	E

Drawing Status: PLANNING APPLICATION

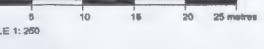
PROJECT NO.	DATE	SCALE
1864	29-02-2016	1:250

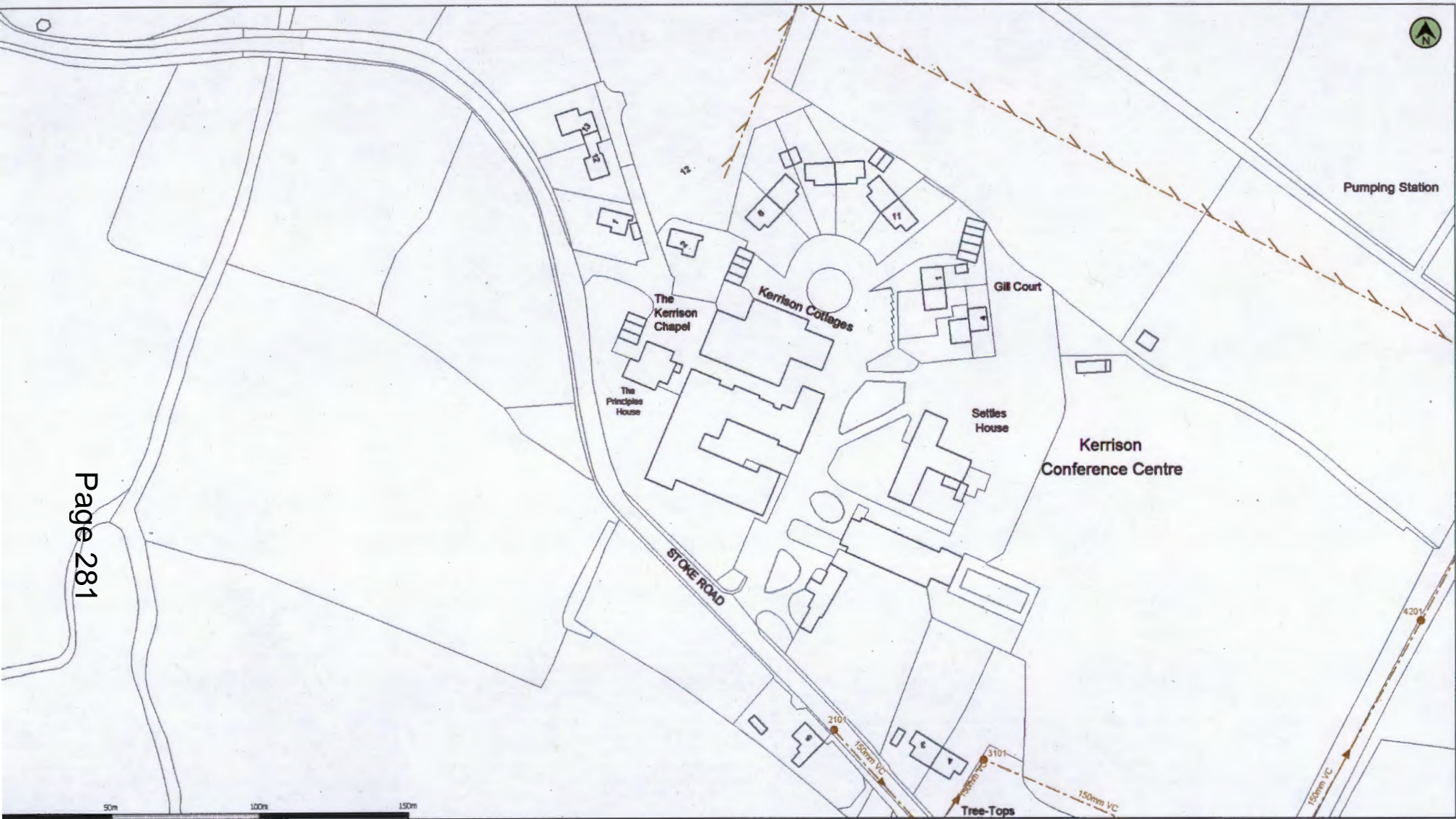
REVISIONS

NO.	DATE	DESCRIPTION
01	29-02-2016	Issue for Planning Application

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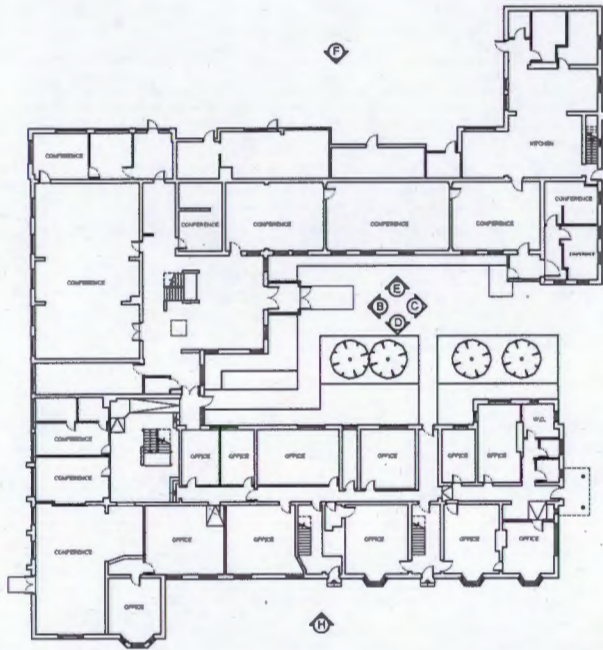
Copyright and database rights 2014 Ordnance Survey 100022432 Date: 01/04/15 Scale: 1:1250 Map Centre: 613216,270290 Data updated: 02/03/15 Our Ref: 135924 - 1 Wastewater Plan A3

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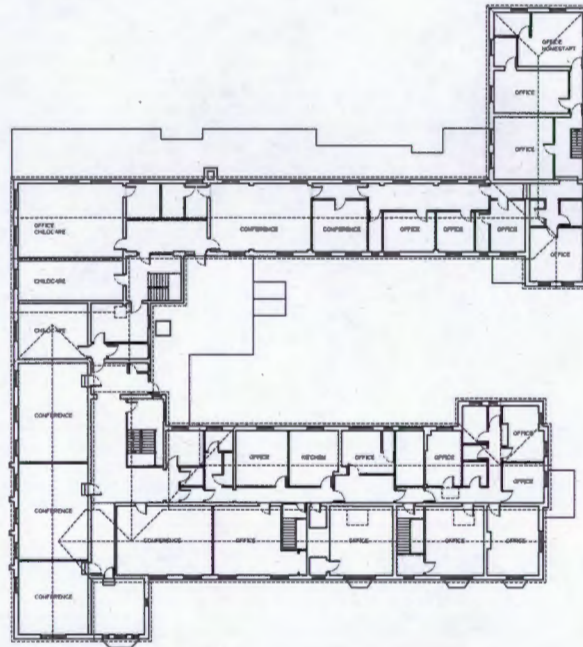
Foul Sewer		Outfall	
Surface Sewer		(Colour denotes effluent type)	
Combined Sewer		Inlet	
Final Effluent		(Colour denotes effluent type)	
Rising Main		Manhole	
(Colour denotes effluent type)		(Colour denotes effluent type)	
Private Sewer		Sewage Treatment Works	
(Colour denotes effluent type)		Pumping Station	
Decommissioned Sewer			
(Colour denotes effluent type)			

sarah.watts@barefootgilles.com
 Kerrison Trust, Thor





KELLY HOUSE
EXISTING GROUND FLOOR PLAN



EXISTING 1st FLOOR PLAN

NOTES:

TOTAL GROSS INTERNAL AREA (KELLY HOUSE) = 2194m²

PREVIOUSLY USED AS OFFICES BY SUFFOLK COUNTY COUNCIL
GROSS INTERNAL AREA = 577m² + 477m² (facilities) = 1054m²
(approx. 48% of total area)

PREVIOUSLY USED AS CONFERENCE
GROSS INTERNAL AREA = 663m² + 477m² (facilities) = 1140m²
(approx. 52% of total area)

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CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Designated Hazard Construction for Construction
This plan was prepared in accordance with the information shown on the drawings. It is to be used in accordance with the Building Regulations 2007 and the Building Regulations 2007 (Approved Document A) and the Building Regulations 2007 (Approved Document B).

1. Plans do not show the proposed fire risk assessment and the assessment of the fire risk should be carried out by a competent person in accordance with the Building Regulations 2007 (Approved Document B).

12.05.2015	A	Final Issue - Planning Application	MB	MB
Date	Rev.	Description	Drawn	Checked

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Project	The Kerrison Trust Stoka Road, Thorndon, Suffolk		
Client	Winesham Ventures Ltd.		
Drawing	Existing Floor Plans KELLY HOUSE		
Scale & Format	1:200 @ A1	Date	12-05-2015
BGA Drawing No.	1884 DE 20-01	Revision	A
Drawing Status	PLANNING APPLICATION		

PROJECT NO.	DATE	TYPE	REV. NO.
1884 DE 20-01	12-05-2015	2D-Floor Plans/Plans	01
		2D-Structural	02
		2D-Interior	03
		2D-Exterior	04
		2D-Plant/Services	05
		2D-Photometric	06
		2D-Formal Layout	07

08/05/2015
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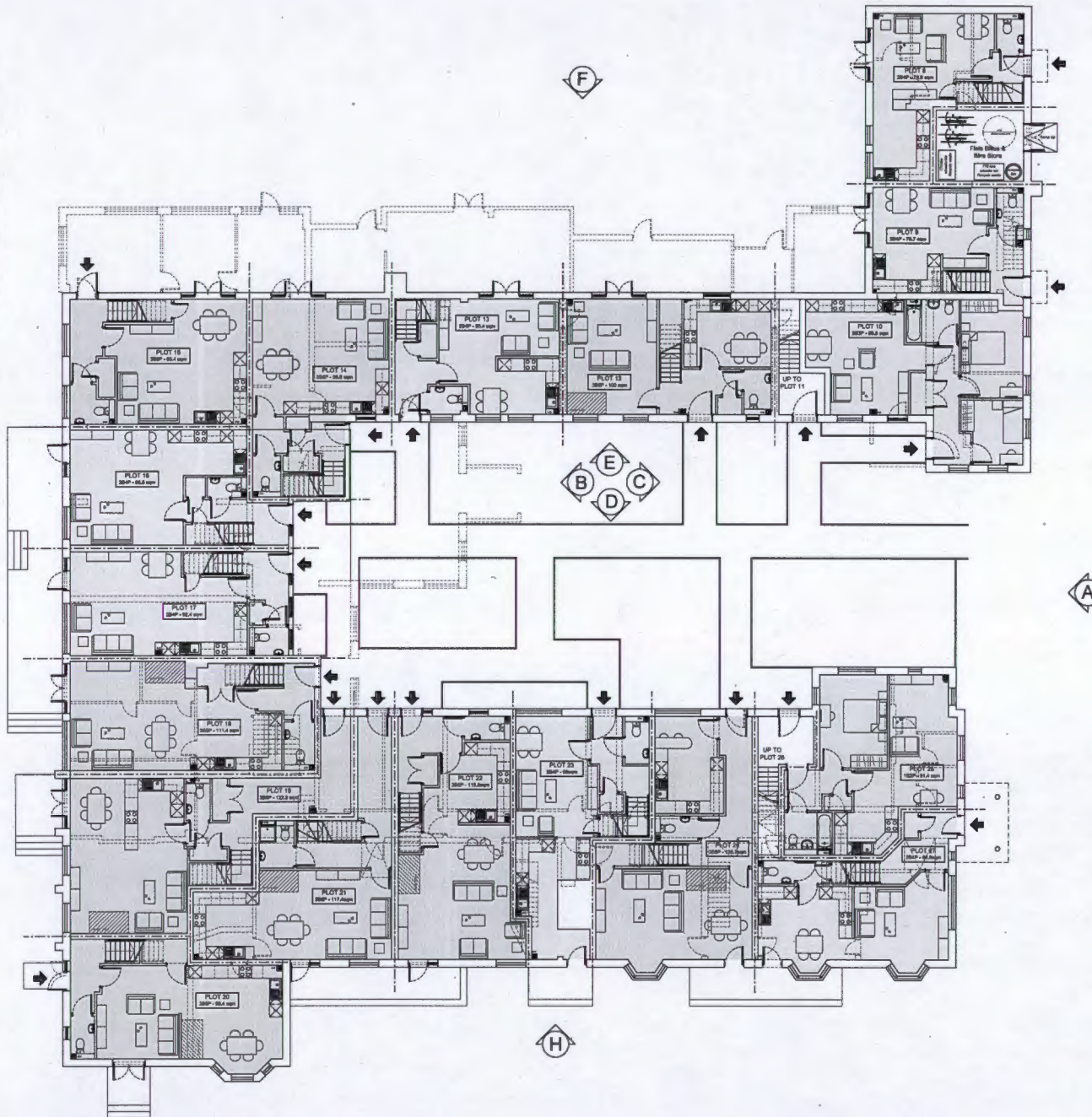
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Schedule of Accommodation

Plot No.	Description/ Type	GIA (sqm)	GIA (sqft)
Plot 8	Kelly House - 2B4P House	78.9 sqm	848.3 sqft
Plot 9	Kelly House - 2B4P House	79.7 sqm	857.9 sqft
Plot 10	Kelly House - 2B3P Flat	69.5 sqm	749.4 sqft
Plot 11	Kelly House - 2B3P Flat	62.5 sqm	672.7 sqft
Plot 12	Kelly House - 3B5P House	100 sqm	1076.4 sqft
Plot 13	Kelly House - 2B4P House	80.4 sqm	865.4 sqft
Plot 14	Kelly House - 3B5P House	98.8 sqm	1063.5 sqft
Plot 15	Kelly House - 3B5P House	93.4 sqm	1005.3 sqft
Plot 16	Kelly House - 2B4P House	96.5 sqm	1038.7 sqft
Plot 17	Kelly House - 2B4P House	92.4 sqm	994.8 sqft
Plot 18	Kelly House - 3B5P House	111.4 sqm	1198.1 sqft
Plot 19	Kelly House - 3B5P House	122.3 sqm	1319.2 sqft
Plot 20	Kelly House - 3B5P House	98.4 sqm	1059.2 sqft
Plot 21	Kelly House - 3B6P House	117.4 sqm	1263.7 sqft
Plot 22	Kelly House - 3B5P House	119.8 sqm	1289.5 sqft
Plot 23	Kelly House - 2B4P House	99 sqm	1065.8 sqft
Plot 24	Kelly House - 3B5P House	126.7 sqm	1363.8 sqft
Plot 25	Kelly House - 1B2P Flat	51.4 sqm	553.3 sqft
Plot 26	Kelly House - 2B3P Flat	61.5 sqm	662 sqft
Plot 27	Kelly House - 2B4P House	88.8 sqm	955.8 sqft

NOTE:
 TOTAL EXISTING = 2184 m²
 TOTAL PROPOSED = 1882.8 m²
 TOTAL DEMOLITION = 201.4 m²

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PROPOSED GROUND FLOOR PLAN
 KELLY HOUSE

SCALE 1:100

COM CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
 Conditions imposed in accordance with the Regulations.
 1. If you do not fully implement the above conditions during the construction of this development you will be liable to a penalty notice or a stop-work order under the Regulations.

U.S.3915	A	First Issue - Planning Application	103	NO
Date	Rev.	Quantity	Drawn	Checked

barefoot & gilles
 3 Tindal House, Eldon House
 3 Eldon Street, London, EC2M 7L8
 Tel: 020 7422 7800

2 Cromwell Court
 15 St. Pauls Street
 Ipswich, Suffolk IP1 1YQ
 Tel: 01473 29474 Fax: 01473 29168
 design@barefootgilles.com www.barefootgilles.com

Project: The Kerrison Trust
 Stoke Road, Thorndon, Suffolk

Client: Whitsham Ventures Ltd.

Drawing: Proposed Ground Floor Plan
 KELLY HOUSE

Scale & Format: 1:100 @ A1 Date: 12-05-2015

Scale Drawing No.: 1864 DE 20-02 Revision: A

Drawing Status: PLANNING APPLICATION

PROPOSED USE	CLASSIFICATION	CLASSIFICATION	CLASSIFICATION
example 1B1	2B - Main	2B - Main	2B - Main
	2C - Planning	2C - Planning	2C - Planning
	2D - Residential	2D - Residential	2D - Residential

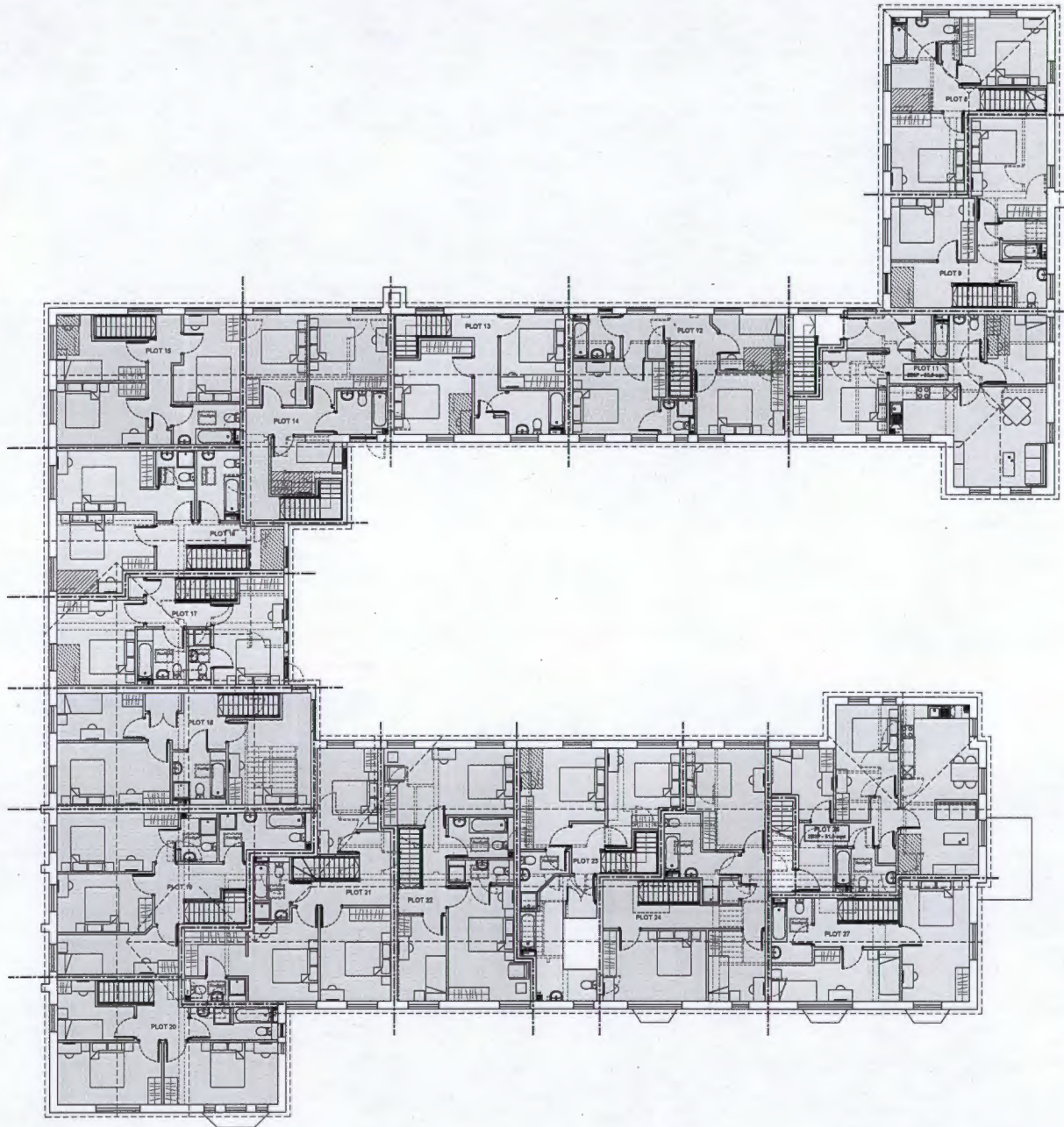
This drawing was prepared for the Client, Project & Site stated below and for the purposes set out in the Project Brief.
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 The drawing is to be used in accordance with the conditions of use set out in the Project Brief.
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Schedule of Accommodation

Plot No.	Description/ Type	GIA (sqm)	GIA (sqft)
Plot 8	Kelly House - 2B4P House	78.9 sqm	849.3 sqft
Plot 9	Kelly House - 2B4P House	79.7 sqm	857.9 sqft
Plot 10	Kelly House - 2B3P Flat	59.5 sqm	640.4 sqft
Plot 11	Kelly House - 2B3P Flat	62.5 sqm	672.7 sqft
Plot 12	Kelly House - 3B5P House	100 sqm	1076.4 sqft
Plot 13	Kelly House - 2B4P House	80.4 sqm	865.4 sqft
Plot 14	Kelly House - 3B5P House	98.8 sqm	1063.5 sqft
Plot 15	Kelly House - 3B5P House	93.4 sqm	1005.3 sqft
Plot 16	Kelly House - 2B4P House	96.5 sqm	1038.7 sqft
Plot 17	Kelly House - 2B4P House	92.4 sqm	994.6 sqft
Plot 18	Kelly House - 3B5P House	111.4 sqm	1199.1 sqft
Plot 19	Kelly House - 3B5P House	122.3 sqm	1313.2 sqft
Plot 20	Kelly House - 3B5P House	98.4 sqm	1059.2 sqft
Plot 21	Kelly House - 3B5P House	117.4 sqm	1263.7 sqft
Plot 22	Kelly House - 3B5P House	119.8 sqm	1289.5 sqft
Plot 23	Kelly House - 2B4P House	99 sqm	1065.8 sqft
Plot 24	Kelly House - 3B5P House	126.7 sqm	1363.8 sqft
Plot 25	Kelly House - 1B2P Flat	51.4 sqm	553.3 sqft
Plot 26	Kelly House - 2B3P Flat	61.5 sqm	662 sqft
Plot 27	Kelly House - 2B4P House	88.8 sqm	955.8 sqft

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PROPOSED 1st FLOOR PLAN
KELLY HOUSE



COM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Designated Information for Construction
Designated Information for Construction
These notes refer quantities to the information shown on this drawing. Refer to Health & Safety
Plan for further information.
1. If you do not fully understand the notes, contact the project manager during the construction of the work.
Noted as this drawing is not a legal document and is subject to a number of the design team's
policy provisions.

DATE	REV.	DESCRIPTION	ISS	RES
12.05.15	A	Final Issue - Planning Application		

barefoot & gilles
 3 Third Floor, Blaken House
 2 Blaken Street, London, EC2M 7LS
 Tel: 020 7422 7338
 3 Crosswell Court
 18 St. Patricks Street
 Tel: 01473 251274
 Ipswich, Suffolk IP1 1SD
 Fax: 01473 251568
 design@barefootgilles.com www.barefootgilles.com

Project: The Kerrison Trust
Stoke Road, Thorndon, Suffolk

Client: Wiltshire Ventures Ltd.

Drawing: Proposed 1st Floor Plan
KELLY HOUSE

Scale & Format: 1:100 @ A1
Date: 12-05-2015

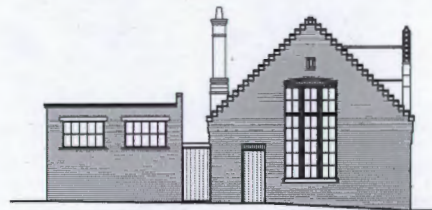
SOA Drawing No.: 1864 DE 20-03
Revision: A

Drawing Title: PLANNING APPLICATION

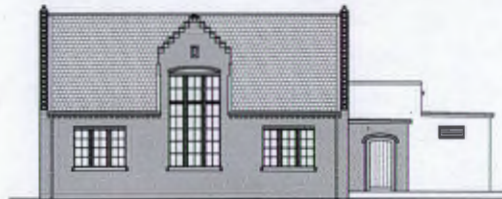
Plot No.	Area	Use	Notes
8-27	88.8 sqm	Residential	See notes

NOTES:
 This drawing was prepared for the Client. Project & Site names below and for the purposes set out
 in the Project Particulars.
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 Registered Address: 3 The Courtyard, Waltham Road, Ipswich Industrial Park,
 Waltham, Suffolk, IP11 5PL

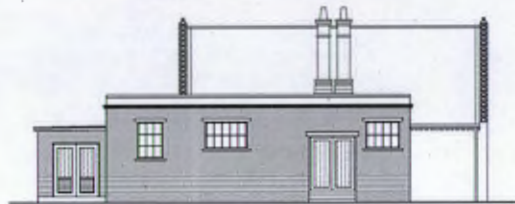
265



EXISTING FRONT ELEVATION



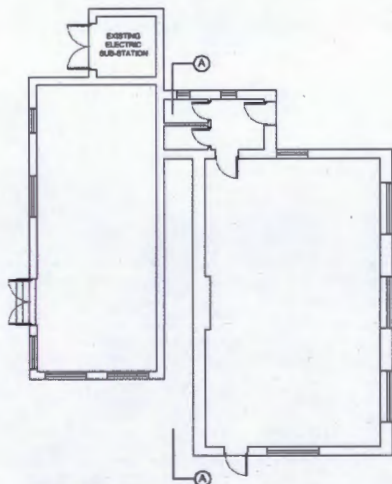
EXISTING SIDE ELEVATION



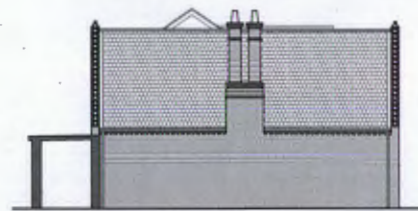
EXISTING SIDE ELEVATION



PROPOSED REAR ELEVATION



THE OLD CHAPEL
EXISTING GROUND FLOOR PLAN
Gross Internal Area= 136 sqm (excl. existing Electrical Sub-station)



PROPOSED SIDE ELEVATION
(SECTION A-A)

COM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
This drawing is not to be used for construction purposes without the written consent of the Designer.
1. If you do not fully understand the details shown on this drawing, refer to the relevant section of the Building Regulations and/or the Building Code of Practice for further information.

12.05.2015	A	Final Issue - Planning Application	MS	MS
Date	Rev.	Description	Drawn	Checked

barefoot & gilles
 3 Third Floor, Millers House
 2 Blenheim Street, London, EC2M 7LS
 Tel: 020 7432 7000
 3 Chancelry Court
 15 St. Pauls Street, Ipswich, Suffolk IP1 1UG
 Tel: 01473 227474 Fax: 01473 221840
 www.barefootandgilles.com

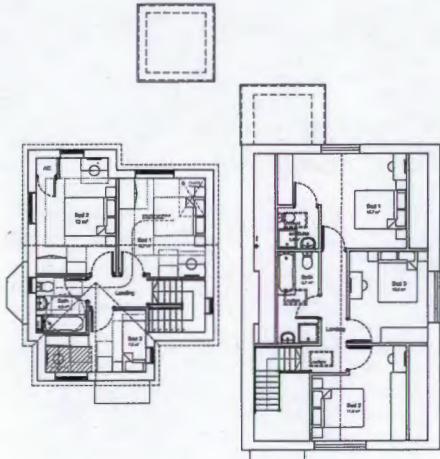
Project: The Kerrison Trust
Stoke Road, Thorndon, Suffolk
Client: Wiltresham Ventures Ltd.
Drawing: Existing Floor Plan & Elevations
The Old Chapel

Scale & Format	1:100 @ A1	Date	12-05-2015
BGA Drawing No.	1884 DE 20-04	Revision	A
Drawing Status	PLANNING APPLICATION		

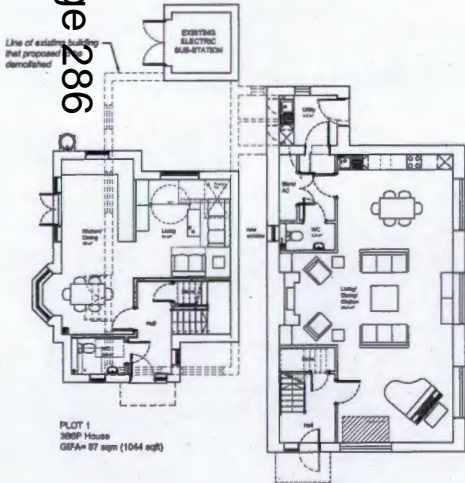
PROJECT NO.	PRICE	TITLE	DATE
1884	£5000	EXISTING FLOOR PLAN & ELEVATIONS	12-05-2015
1884	£5000	EXISTING FLOOR PLAN & ELEVATIONS	12-05-2015
1884	£5000	EXISTING FLOOR PLAN & ELEVATIONS	12-05-2015

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266

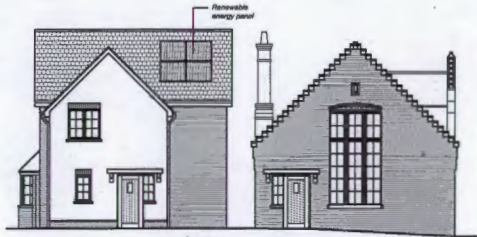


PROPOSED 1st FLOOR PLAN

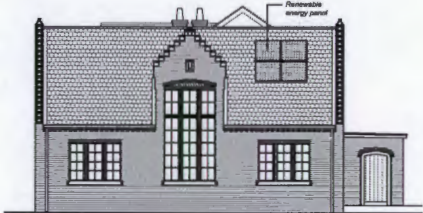


PROPOSED GROUND FLOOR PLAN

NOTES:
 TOTAL EXISTING = 136 m²
 TOTAL DEMOLITION = 54 m²



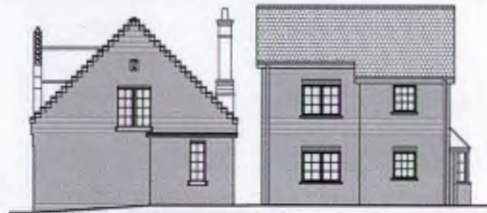
Plot 1 (385P House) Plot 2 (The Old Chapel)
 PROPOSED FRONT ELEVATION



Plot 2 (The Old Chapel)
 PROPOSED SIDE ELEVATION



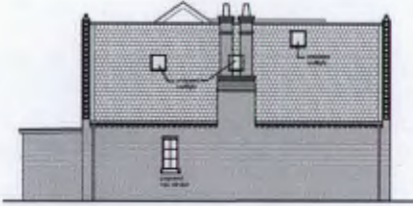
Plot 1 (385P House)
 PROPOSED SIDE ELEVATION



Plot 2 (The Old Chapel) Plot 1 (385P House)
 PROPOSED REAR ELEVATION

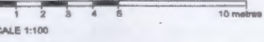


Plot 1 (385P House)
 PROPOSED SIDE ELEVATION



Plot 2 (The Old Chapel)
 PROPOSED SIDE ELEVATION

Notes on Materials:
Walls:
 Red facing bricks to Local Authority approval.
 Render, colour: cream, to Local Authority approval.
Roofs: Concrete pan-tiles - colour: dark brown, to Local Authority approval.
 Bay window roof: Lead.
Windows Plot 1: Doubled glazed units - Secured by Design certified, colour 'White' to Local Authority approval.
 Window 02: cast stone colour: to match existing.
All existing windows at The Old Chapel replaced with double glazed timber windows.
Front Doors: IG Steel Secured by Design Doors - painted steel boost doors. Colour: varies to Local Authority approval. Plot 1 and 2: Black.
Fences and bargeboards: White U-PVC.
Rainwater goods: Black U-PVC gutters and downpipes.



CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2017
 Designated Householder for Construction
 These rules also apply to the extension of an existing house, where a valid Building Plan is submitted.

1. Plans for the development shall include details of the proposed works, including the following: a) details of the proposed works; b) details of the proposed works; c) details of the proposed works.

11.03.2018	C	REVISED DRAWING SET	MB	MB
11.03.2018	D	REVISED DRAWING SET	MB	MB
12.03.2018	A	Final Issue - Planning Application	MB	MB
Date	Rev.	Description	Drawn	Checked

barefoot & gilles

Third Floor, Millers House
 2 Blenheim Street, London, EC2M 7LH
 Tel: 020 7423 7889

2 Crosswell Court
 19 St. Pauls Street Ipswich, Suffolk IP1 13B
 Tel: 01473 251474 Fax: 01473 251542
 design@barefootgilles.com www.barefootgilles.com

Project: The Kerrison Trust
 10 to be Road, Thorndon, Suffolk

Client: Winesham Ventures Ltd.

Drawing: Proposed Floor Plan & Elevations
 PLOT 1 & 2 (The Old Chapel)

Scale & Format: 1:100 @ A1

Date: 02-02-2018

Rev.: Revision

Scale Drawing No.: 1884 DE 20-05

Revision: C

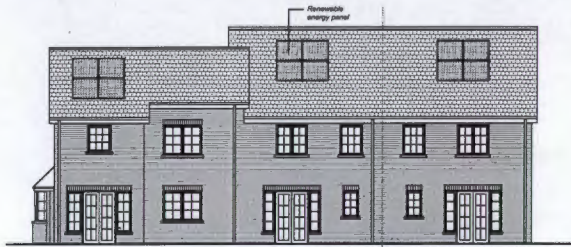
Drawing Name: PLANNING APPLICATION

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	02/02/2018	Issue for Planning	MB	MB

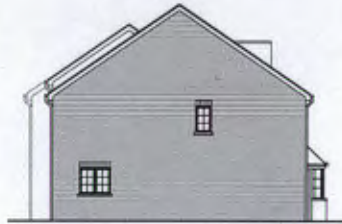
Notes:
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PLOT 3 PLOT 4 PLOT 5
REAR ELEVATION



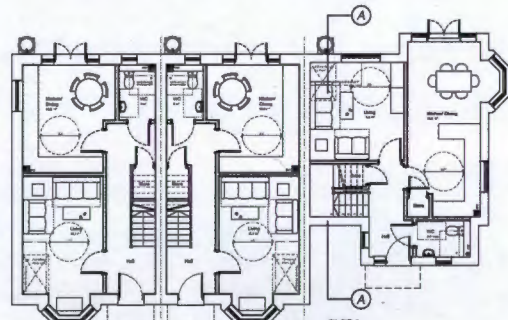
PLOT 5
SIDE ELEVATION



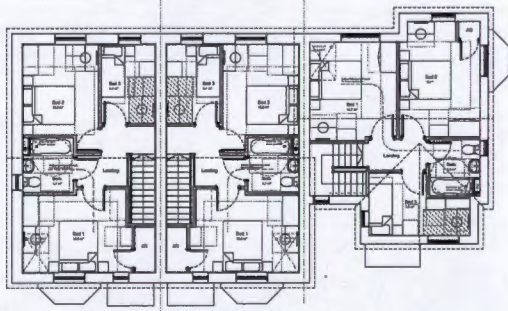
PLOT 5 PLOT 4 PLOT 3
FRONT ELEVATION



PLOT 3
SIDE ELEVATION



PLOT 5
385P House G.L.A.=62m²
PLOT 4
385P House G.L.A.=62m²
PLOT 3
385P House G.L.A.=97m²
GROUND FLOOR PLAN



1st FLOOR PLAN



PLOT 3
SECTION A-A

Notes on Materials:

Walls:
Red facing bricks to Local Authority approval.
Render, colour: cream, to Local Authority approval.

Roofs: Concrete pan-tiles - colour: dark brown, to Local Authority approval.
Bay window roof: Lead.

Windows: Double glazed units - Secured by Design certified, colour 'White' to Local Authority approval.
Window c/c: cast stone colour, to match existing.

Front Doors: IS Steel Secured by Design Doors - painted steel faced doors, Colour: varies to Local Authority approval.

Plot 3: Black,
Plot 4: Green,
Plot 5: Red.

Fences and bargeboards: White U-PVC.

Rainwater goods: Black U-PVC gutters and downpipes.

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Designers must take account of the information shown on this drawing, in relation to Health & Safety.
If you do not fully understand the site conditions during the construction of this site, it is your responsibility to ensure that you are satisfied with the design and construction of the site before proceeding.

21.02.2016	A	Final Design - Planning Application	AM	AM
Date	Rev.	Description	Drawn	Checked

barefoot & gilles
 Third Floor, Stone House
 2 Eborac Street, London, EC2M 7LG
 Tel: 020 7422 7000
 2 Cromwell Court
 18 St. Peters Street
 Tel: 01473 355474 Fax: 01473 351610
 London, Suffolk IP1 12D
 Tel: 01473 355474 Fax: 01473 351610
 design@barefootgilles.com www.barefootgilles.com

Project	The Kerrison Trust Stone Road, Thorndon, Suffolk		
Client	Witnesham Ventures Ltd.		
Drawing	Proposed Floor Plan & Elevations PLOT 3, 4 and 5		
Scale & Format	1:100 @ A1	Date	02-02-2016
SOA Drawing No.	1864 DE 20-07	Revision	B
Drawing Status	PLANNING APPLICATION		

PROJECT NO.	REVISED	DATE	REVISION
1864 DE 20-07	A1	02-02-2016	Initial Issue

NOTES:
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 Telephone: 01473 355474 Fax: 01473 351610

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EXISTING ELEVATION A-A



PROPOSED ELEVATION A-A



EXISTING ELEVATION B-B



PROPOSED ELEVATION B-B

Notes on Materials:

- Walls:**
Reef facing bricks to match the existing.
- Windows:**
All existing windows replaced with double glazed sliding sash timber windows.
All top sashes have traditional 'horn', Colour: White.
Window cill: cast stone colour to match existing or brick cill to match existing.
- Front Doors:** IG Weatherbeater Range - painted steel faced doors. Colour: varies.

COM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Designs Prepared for Construction
These drawings are specifically for the information shown on this drawing. There is neither a liability
nor an implied warranty.
It is not to be relied upon for any other purpose during the construction of the works
shown on this drawing and your health & safety officer or a member of the design team
should be consulted.

DATE	BY	FOR	NO.	REV.

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 2 Bishop Street, London, EC2N 7LB
 Tel: 020 7422 7888

2 Cromwell Court
 15 St. Pauls Street Ipswich, Suffolk IP1 13D
 Tel: 01473 267474 Fax: 01473 261540
 design@barefootgilles.com www.barefootgilles.com

Project	The Kerrison Trust Stoka Road, Thorndon, Suffolk		
Client	Witnesham Ventures Ltd.		
Drawing	Existing & Proposed Elevations A-A and B-B (Kelly House)		
Scale & Format	1:100 @ A1	Sheet	02-06-2015
ISA Drawing No.	1864 DE 30-01	Revision	A

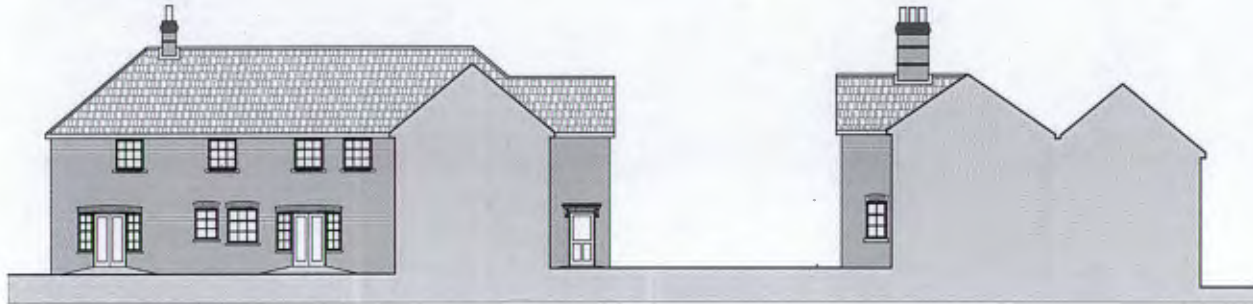
DRAWING TO BE APPROVED (MPP)			
PROJ. NO.	DATE	SCALE	REV.
1864 DE 30-01	02-06-2015	1:100 @ A1	A
BY	DATE	BY	DATE

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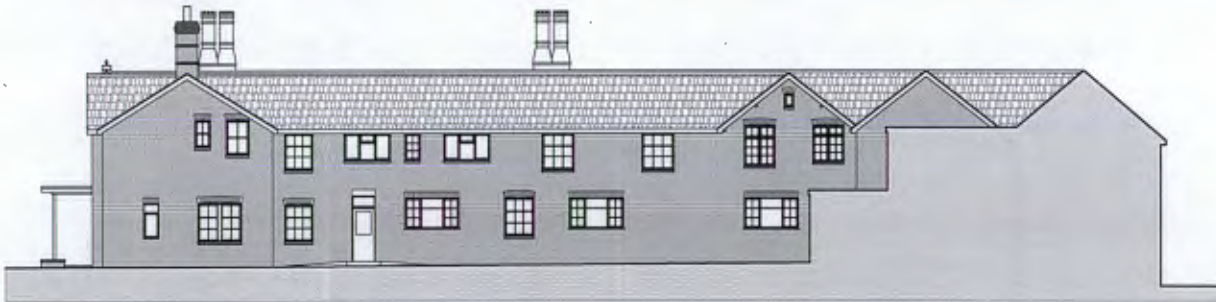




EXISTING ELEVATION C-C



PROPOSED ELEVATION C-C



EXISTING ELEVATION D-D



PROPOSED ELEVATION D-D

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Use on Materials:

- Bricks: Facing bricks to match the existing.
- Windows: Existing windows replaced with double glazed sliding sash windows.
- Roof: Existing roof to be replaced with a new roof of the same material and pitch.
- Chimneys: Existing chimneys to be replaced with new chimneys of the same material and height.
- Doors: Existing doors to be replaced with new doors of the same material and finish.



CDM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Contractor to be appointed by the Client

1. If you do not fully understand the risk involved during the construction of the type of work shown, you should seek advice from a professional person of the appropriate profession.

Date	Rev.	Description	Drawn	Checked
02.06.2015	A	Final Issue - Planning Application	MS	MS

barefoot & gilles

Third Floor, Eldon House
2 South Street, London, EC2M 7L9
Tel: 020 7422 7999

2 Crosswell Court
15 St. Pauls Street Ipswich, Suffolk IP1 1DD
Tel: 01473 257474 Fax: 01473 291666
design@barefootgilles.com www.barefootgilles.com

Project: The Kerrison Trust
Stoke Road, Thondon, Suffolk

Client: Winesham Ventures Ltd.

Drawing: Existing & Proposed Elevations
C-C and D-D (Kelly House)

Scale & Format: 1:100 @ A1 Date: 02-06-2015

Ref: 1864 DE 30-02 Revision: A

Drawing Name: PLANNING APPLICATION

REVISED BY	DATE	REASON
MS	02-06-2015	Final Issue - Planning Application

This drawing was prepared for the Client. Project & Site details below and for the purposes set out in the Project Particulars.

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Registered Number: 9 The Company, Registered Office: Second Floor, Ipswich, Suffolk, IP1 1DD

271



EXISTING ELEVATION E-E



PROPOSED ELEVATION E-E



EXISTING ELEVATION F-F



PROPOSED ELEVATION F-F

Page 29/31

Notes on Materials:
 Walls:
 - Facing bricks to match the existing.
 Windows:
 - Existing windows replaced with double glazed sliding sash windows.
 - Top sashes have traditional 'horns'. Colour: White.
 - Window cills: cast stone colour to match existing or brick to match existing.
 Front Doors: IG Weatherbeater Range - painted steel red doors. Colour: vertice.



CDM
 CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
 Designer must complete in consultation with the contractor on the design. Refer to Health & Safety Plan for further information.
 1. If you do not help understand the rules involved during the construction of this house, informed on the drawing and your Health & Safety Officer or a member of the design team before starting.

22 Jul 2015	A	Final Issue - Planning Application	MS	MS
Date	Rev.	Description	Drawn	Checked

barefoot & gilles
 Third Floor, 85th Avenue
 2 Blenheim Street, London, EC2M 7LS
 Tel: 020 7422 7800
 1 Cromwell Court
 18 St. Pancras Street
 Tel: 01473 252474
 Ipswich, Suffolk IP1 1SD
 Fax: 01473 291548
 design@barefootgilles.com www.barefootgilles.com

Project	The Garrison Trust Stoke Road, Thorndon, Suffolk		
Client	Witnesham Ventures Ltd.		
Drawing	Existing & Proposed Elevations E-E and F-F (Kelly House)		
Scale & Format	1:100 @ A1	Date	02-08-2015
Scale Drawing No.	1864 DE 30-03	Revision	A
Drawing Title	PLANNING APPLICATION		

PROJECT NO.	REVISED	DATE	BY	REASON
1864 DE 30-03	01	02-08-2015	MS	Initial Issue

NOTES
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 Registered Address: 1 The Courtyard, Wymondley Road, Wymondley Industrial Park, Wymondley, Cambs, CB23 9PE

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EXISTING ELEVATION G-G



PROPOSED ELEVATION G-G



EXISTING ELEVATION H-H



PROPOSED ELEVATION H-H

Page 292

Notes on Materials:

- Walls: Red facing bricks to match the existing.
- Windows: All existing windows replaced with double glazed sliding sash timber windows. All top sashes have traditional horns. Colour: White. Window cill, cast stone colour to match existing or brick fill to match existing.
- Front Doors: 10 Vignettes Range - painted steel wood doors. Colour: varnis.



1:100

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Design team responsible for Construction
These notes are provided for the information of the client. Refer to Health & Safety File for further information.
1. Plans are not to be used during the construction of the building or a member of the design team without permission.

02.06.2015	A	Final Issue - Planning Application	SW	RS
Date	Rev.	Description	Drawn	Checked

barefoot & gilles

3 Third Floor, Blaken House
2 Blaken Street, London, EC2M 7LJ
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design@barefootgilles.com

Spensbury, Suffolk IP1 1XD
Tel: 0473 231540
www.barefootgilles.com

Project	The Kerrison Trust Stoke Road, Thorndon, Suffolk
Client	Witnesham Ventures Ltd.
Drawing	Existing & Proposed Elevations G-G and H-H (Kelly House)
Scale & Format	1:100 @ A1
Issue	02-06-2015
IGA Drawing No.	1664 DE 30-04
Revision	A
Drawing Title	PLANNING APPLICATION

DATE TO BE SUBMITTED		
PROJECT NO.	STATUS	ISSUE NO.
1664 DE 30-04	1664 DE 30-04	1664 DE 30-04
1664 DE 30-04	1664 DE 30-04	1664 DE 30-04
1664 DE 30-04	1664 DE 30-04	1664 DE 30-04
1664 DE 30-04	1664 DE 30-04	1664 DE 30-04
1664 DE 30-04	1664 DE 30-04	1664 DE 30-04

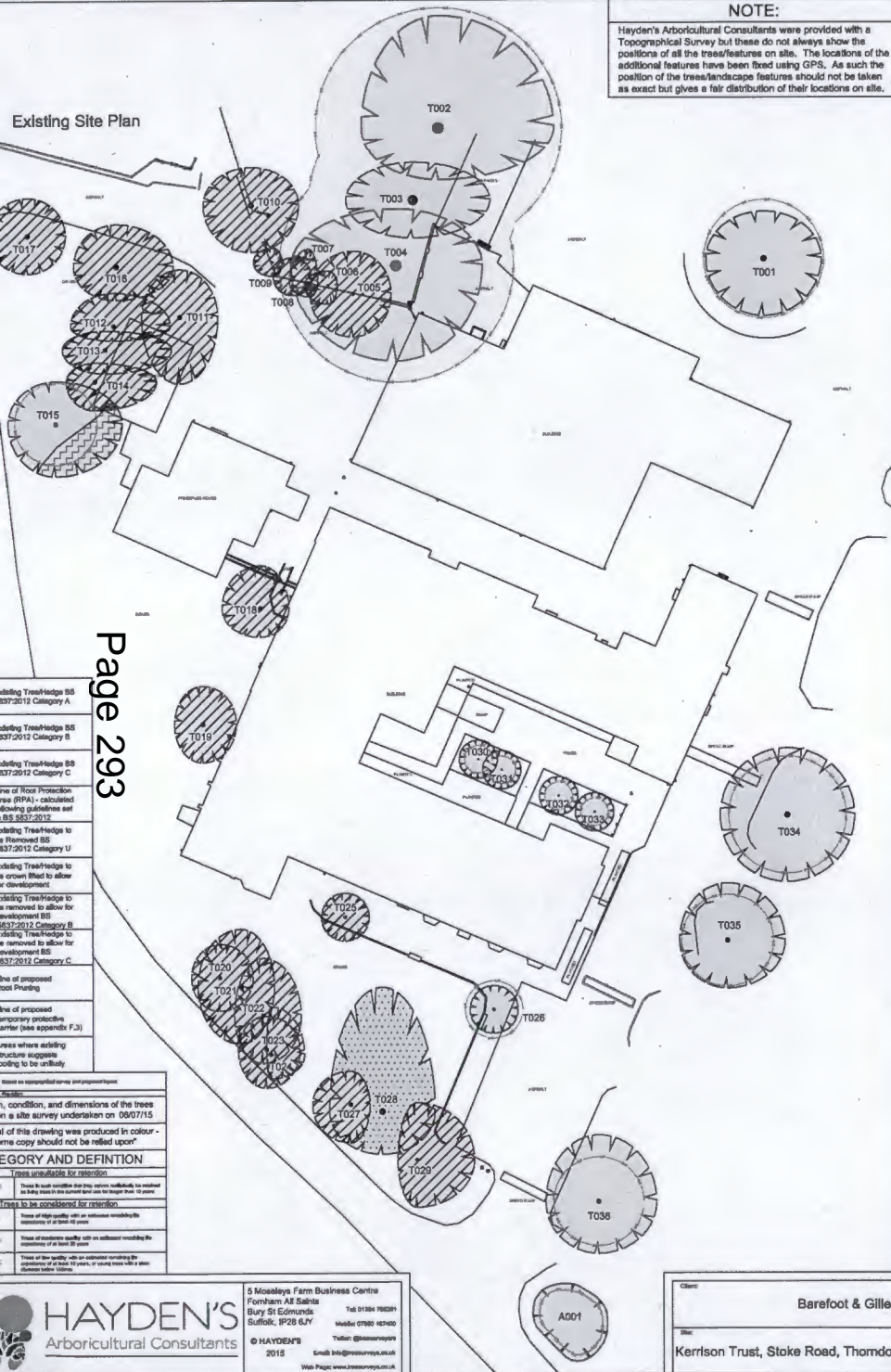
NOTES:
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273

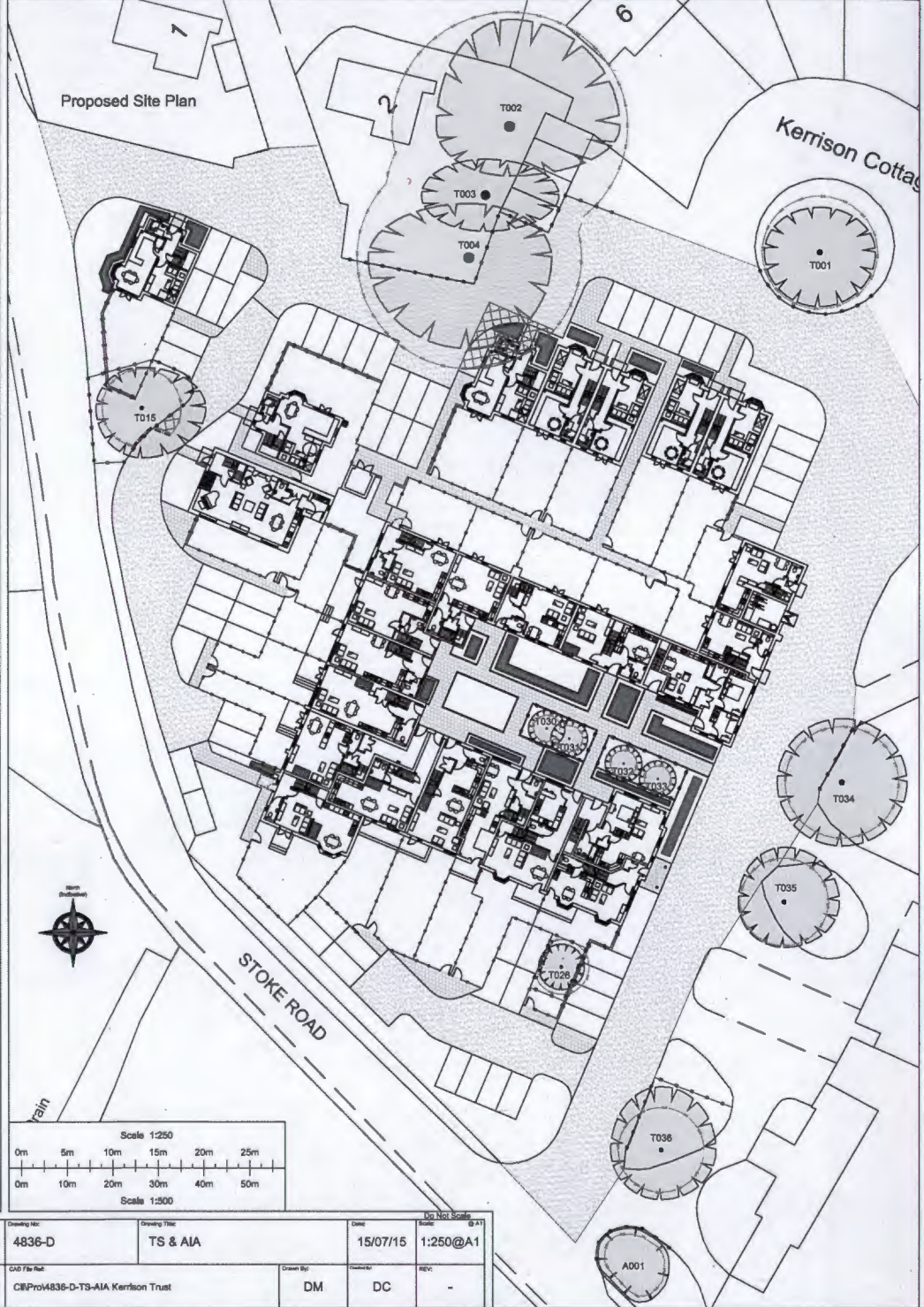
NOTE:

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of the additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

Existing Site Plan

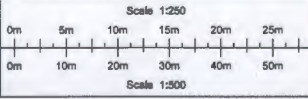


Proposed Site Plan



Kerrison Cottages

STOKE ROAD



Page 293

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Existing Tree/Hedge BS 5837:2012 Category A
 Existing Tree/Hedge BS 5837:2012 Category B
 Existing Tree/Hedge BS 5837:2012 Category C
 Line of Root Protection Area (RPA) - calculated following guidelines set BS 5837:2012
 Existing Tree/Hedge to be removed BS 5837:2012 Category U
 Existing Tree/Hedge to be crown lifted to allow development BS 5837:2012 Category B
 Existing Tree/Hedge to be removed to allow for development BS 5837:2012 Category C
 Line of proposed tree planting
 Area of proposed temporary protective barrier (see appendix F.3)
 Areas where existing structures suggest planting to be unlikely

Based on topographical survey and progress photos
 Condition, and dimensions of the trees in a site survey undertaken on 06/07/15
 All of this drawing was produced in colour - a black and white copy should not be relied upon

CATEGORY AND DEFINITION
 Trees unavailable for retention
 Trees to not suitable for retention...
 Trees to be considered for retention
 Trees of moderate quality...
 Trees of low quality...

5 Mossley Farm Business Centre
 Forham All Saints
 Bury St Edmunds
 Suffolk, IP28 6JY
 Mobile 0780 182400
 Email: info@haydens.co.uk
 Website: www.haydens.co.uk

Client:	Barefoot & Gilles	Drawing No.:	4836-D	Drawing Title:	TS & AIA	Date:	15/07/15	Rev. No.:	1:250@A1
File:	Kerrison Trust, Stoke Road, Thorndon	CAD File Ref:	CIP/4836-D-TS-AIA Kerrison Trust	Drawn By:	DM	Checked:	DC	Rev.:	-

From: ttt3t@aol.com [mailto:ttt3t@aol.com]
Sent: 08 January 2016 13:05
To: Planning Admin
Subject: Planning Application 3701.15

Dear Sirs

Following a meeting of Thorndon Parish Council last evening at which this application was discussed, I would confirm that councillors had the following comments to make on the application:

1. Footpaths

The application site is bounded by a potentially dangerous bend with no pavements on either side of the carriageway. Councillors are concerned to ensure that pedestrians are able to move within the development itself, avoiding the necessity to walk along the roadway abutting the site and would ask that a requirement to construct a footpath, leading, from the rear of the parking space for Plot 20 to the parking space for Plot 21, thereby creating a link between the two parking areas is imposed;

2. Water and Drainage

It is well documented that both foul and surface water and drainage in this part of Thorndon is not able to cope to the current housing it serves, and there is considerable concern that a development of this size and nature will have a significant adverse impact on the drainage system, particularly given the historic user of the site. Councillors consider that it is imperative that a full assessment of these development proposals by Anglian Water Services Limited and/or Essex and Suffolk Water Limited is received and considered by the Planning Department before any decision is made on this application, with any recommendations contained in such report being included as planning conditions as part of any approval;

3. Traffic

As indicated at 1 above, this site is bounded by a potentially dangerous bend, and the creation of 28 new dwellings is going to lead to a significant increase of traffic flow, not only through the Village, but in and out of the development. Councillors are concerned to ensure that adequate measures are taken to ensure the safety of all road users in Thorndon, especially in the vicinity of the access points to this development site;

4. Section 106 Contribution

Councillors have seen a copy letter received by Mid Suffolk District Council dated 15 December 2015 from Boyer Planning Limited on behalf of Suffolk County Council providing an assessment of the infrastructure requirements this application will have on Suffolk County Council. Councillors consider that the anticipated numbers of school children is low and are concerned about the impact the development may have on Thorndon Primary School, in particular, which is already full with 7 pupils on its waiting list and whose facilities are limited. Councillors are concerned to ensure that a sufficient contribution is included in the S106 Agreement for education with a fair proportion of these monies allocated to Thorndon Primary School;

5. 'The Old Chapel'

There is a property in the Village already registered under this name, and would ask that this is named 'The Kerrison Chapel' to avoid any possible confusion.

Subject to due cognisance of the above comments, Councillors voted to **support** this application.

Regards

Amanda Thompson
Clerk to Thorndon Parish Council.

Gemma Walker

From: Nathan Pittam
Sent: 15 March 2016 07:55
To: Gemma Walker
Subject: RE: Phase 1 Site Investigation - Kerrison Trust, Thorndon

Hi Gemma,

In light of the submitted report I would recommend that the standard land contamination condition be attached to this permission should it be granted. The Rossi Long report highlights a number of potential sources of contamination that require further investigation and as such we need the condition to ensure that the site is made suitable for the proposed end use.

Regards

Nathan

From: Nathan Pittam
Sent: 01 December 2015 11:45
To: Planning Admin
Subject: 3701/15/FUL. EH - Land Contamination.

3701/15/FUL. EH - Land Contamination.

Mid Suffolk Axis, Kerrison Conference and Training Centre, Stoke Ash Road, Thorndon, EYE, Suffolk, IP23 7JG.

Conversion of Kelly House to residential use, Conversion of the Old Chapel to Residential Use, Demolition of workshop adjoining the Old Chapel, Demolition of free-standing workshop building and the erection of 7No new houses

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the applicant has not submitted the required level of information for the number of dwellings proposed. I would request for this size of development that a full Phase I investigation is submitted with complies with BS10175 and CLR11. Without this information I would be minded to recommend that the application be refused on the ground of insufficient information.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: Greg McSorley
Sent: 01 December 2015 16:35
To: Planning Admin
Subject: Re 3701/15 Kerrison Conference and Training Centre

Good afternoon,

Thank you for consulting us on this proposal. In my opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. I have no objection to the development and do not believe any archaeological mitigation is required.
Best wishes,

Greg McSorley
Business Support Officer
Suffolk County Council Archaeological Service
6 The Churchyard
Shire Hall
Bury St Edmunds
Suffolk IP33 1RX
Tel.:01284 741230
Email: greg.mcsorley@suffolk.gov.uk
<http://www.suffolk.gov.uk/archaeology>

From: David Pizzey
Sent: 02 December 2015 10:50
To: Gemma Walker
Cc: Planning Admin
Subject: 3701/15 Kerrison Conference Centre, Thorndon.

Hi Gemma

I have no objection to this application subject to it being undertaken in accordance with the principles outlined within the arboricultural report. Although the proposal requires the removal of a number of trees these are generally of limited amenity value and/or in poor condition and the impact of their loss can be mitigated with new planting. All important (category A) trees are scheduled for retention.

If you are minded to approve the application the following additional information will also be required but can be dealt with as part of reserved matters –

- Detailed Tree Protection Plan and site specific method statement
- Assessment of any potentially damaging activities in the vicinity of retained trees
- Details of any special engineering or construction methods required within Root Protection Areas
- An auditable system of arboricultural site monitoring

I hope this is helpful but please let me know if you require any further comments.

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

OFFICIAL



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

<p>Planning Control</p> <p>Received</p> <p>04 DEC 2015</p> <p>Acknowledged</p> <p>Date</p> <p>Pass to <i>GW</i></p>
--

Your Ref: 3701/15
Our Ref: FS/F190041
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 02/12/2015

Dear Sirs

Kerrison Conference and Training Centre, Stoke Ash Road, Thorndon, IP23 7JG
Planning Application No: 3701/15

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

No additional water supply for fire fighting purposes is required in respect of this planning application.

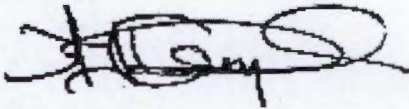
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Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system. (Please see sprinkler information 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; Barefoot and Gilles Ltd, Mr Roger Gilles, 2 Cromwell Court, 16 St Peters Street, Ipswich, IP1 1XG

Enc; Sprinkler letter

Our reference: Thorndon – Kerrison 00044081
 Your reference: 3701/15
 Date: 12 March 2016
 Enquiries to: Neil McManus
 Tel: 01473 264121 or 07973 640625
 Email: neil.mcmanus@suffolk.gov.uk

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

Dear Gemma,

Thorndon: Kerrison – developer contributions

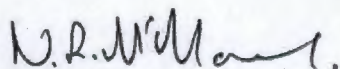
I refer to the above planning application to which Boyer Planning Limited previously sent a consultation response letter dated 15 December 2015 on behalf of Suffolk County Council.

Having sought clarification on the dwelling numbers and mix of the scheme this has resulted in an updated position in respect of the education contributions sought to mitigate the impact of the scheme if planning permission is granted prior to the implementation of the District's Community Infrastructure Levy charging schedule on 11 April 2016.

The revised education contributions sought are as follows:

1. Primary school age range, 5-11: 6 pupils. Cost per place is £12,181 (2015/16 costs). Contribution sought is £73,086 (BCIS index linked).
2. Secondary school age range, 11-16: 4 pupils. Cost per place is £18,355 (2015/16 costs). Contribution sought is £73,420 (BCIS index linked).
3. Secondary school age range, 16+: 1 pupil. Cost per place is £19,907 (2015/16 costs). Contribution sought is £19,907 (BCIS index linked).
4. Total contribution sought is £166,413 (BCIS index linked).

Yours sincerely,



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

Date: 15/12/2015

Ref: 14.618

Gemma Walker
Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
IP6 8DL

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

T: 01206 769 018
F: 01206 564 746

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

Dear Gemma,

Developer Contributions Requirements – Ref: 3701/15 – Thorndon, Eye.

I am writing on behalf of Suffolk County Council in relation to the above planning application for 28 residential units in Thorndon. Boyer has been instructed to assist in providing an assessment of the infrastructure requirements for this application on behalf of Suffolk County Council.

The requirements set out in this letter will need to be considered by Mid Suffolk Council if residential development is successfully promoted on the site. The County Council will also need to be party to any sealed Section 106 legal agreement if there are any obligations secured which is its responsibility as service provider. Without the following contributions being agreed between the applicant and the Local Authority, the development cannot be considered to accord with policies to provide the necessary infrastructure requirements.

The contribution requirements set out in this letter are intended to be a starting point for discussion between Suffolk County Council and the Local Authority. These requirements should be used as the basis to establish the priorities that are going to be related to this specific site and proposal.

Relevant Policy

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

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

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

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

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

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

Community Infrastructure Levy

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). Mid Suffolk District Council 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 November 2014, 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, once adopted by Mid Suffolk District Council, 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 specific contribution requirements related to the proposed scheme are set out below:

1. Education

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

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

We would anticipate the following minimum pupil yields from a development of 28 dwellings (taking into account dwelling type and mix):

- Primary school age range, 5-11: 7 pupils. Cost per place is £12,181 (2015/16 costs)
- Secondary school age range, 11-16: 5 pupils. Cost per place is £18,355 (2015/16 costs)
- Secondary school age range, 16+: 1 pupil. Cost per place is £19,907 (2015/16 costs)

The local catchment schools are Thorndon CEVCP School and Eye Hartismere High School. Funding is required for the 7 primary school places and 6 secondary school places arising from this development, at a total cost of **£196,949**.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS Index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to section 13 of this letter which sets out this information is time-limited to 6 months from the date of this letter.

2. Pre-school provision

It is the responsibility of SCC to ensure that there is sufficient provision under the Childcare Act 2006 and that this relates to section 8 of the NPPF. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year olds. The Government have also recently signalled the introduction of 30 hours free entitlement a week from September 2017. The Education Act (2011) introduced the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

In this area there are 4 providers with sufficient vacancies to meet the needs arising from this development. Therefore no contribution is required at this time.

3. Play space provision

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

- In every residential area there are a variety of supervised and unsupervised places for play, free of charge;

- Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community;
- Local neighbourhoods are, and feel like, safe, interesting places to play;
- Routes to children's play spaces are safe and accessible for all children and young people.

4. Transport

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

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

5. Rights of Way

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

As a result of the anticipated use of the public rights of way network and as part of developing the health agenda to encourage people to walk and cycle more, the Rights of Way service are reviewing their requirements and will advise at a later date if any contributions are required.

6. Libraries

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

Suffolk County Council requires a minimum standard of 30sqm of new library space per 1,000 population. Construction and initial fit-out cost of £3,000 per sqm for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x 3,000) £90,000 per 1,000 people or £90 per person for library space. Assuming an average of 2.4 persons per dwelling the requirement is 2.4 x 90 = £216 per dwelling.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is 216 x 28 = **£6,048**. This would be spent at the local catchment library in Eye (Buckshorn Lane) and allows for improvements and enhancements to be made to library services and facilities.

7. Waste

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

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

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. A contribution of £51 per dwelling is sought for improvement, expansion or new provision of waste disposal facilities. For this development that would be a capital contribution of **£1,428**.

8. Supported Housing

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

9. Sustainable Drainage Systems

Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. 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. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

As of 6th April 2015, the sustainable drainage provisions within the Flood and Water Management Act 2010 have been implemented, and developers are required to seek drainage approval from the county council and/or its agent alongside planning consent. The cost of ongoing maintenance is to be part of the Section 106 negotiation.

10. Fire Service

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

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

11. Superfast broadband

Section 5 of the NPPF supports high quality communications infrastructure and highlights at paragraph 42 that high speed broadband plays a vital role in enhancing the provision of local

community facilities and services. SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.

12. Legal costs

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

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

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£3,045	£85,267
Education – Secondary	£3,278	£91,775
Education – Sixth Form	£711	£19,907
Pre-School Provision	£0	£0
Transport	£0	£0
Rights of Way	£0	£0
Libraries	£216	£6,048
Waste	£51	£1,428
Total	£7,301	£204,425

Table 1.1: Summary of Infrastructure Requirements

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

Yours sincerely

Bethan Roscoe

Bethan Roscoe
Boyer Planning Ltd

Tel: 01206 769018

Email: bethanroscoe@boyerplanning.co.uk

cc. Neil McManus, Suffolk County Council

Your Ref: MS/3701/15
 Our Ref: 570\CON\0246\16
 Date: 25th January 2016
 Highways Enquiries to: martin.egan@suffolk.gov.uk



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

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Gemma Walker

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3701/15

PROPOSAL: Conversion of Kelly House to residential use, Conversion of the Old Chapel to Residential Use, Demolition of workshop adjoining the Old Chapel, Demolition of free-standing workshop building and the erection of 7No new houses.

LOCATION: Kerrison Conference & Training Centre, Stoke Ash Road, Thorndon

Following receipt of the revised Site Plan, Drawing Number 1864/DE/10-03 Revision C on the 22nd January, notice is hereby given that the County Council as Highway Authority recommends that any permission which the Planning Authority may give should include the conditions shown below:

1 AL 8

Condition: Prior to the new dwellings hereby permitted being first occupied, the existing vehicular access onto Stoke Road shall be properly surfaced with a bound material for a minimum distance of 30 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: To secure appropriate improvements to the existing vehicular accesses in the interests of highway safety.

2 D 2

Condition: Before the development is commenced details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway.

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 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 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 1864/DE/10-03 Revision C as submitted for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

5

Condition: Before the hereby approved new dwellings are first occupied details of the areas to be provided for the parking and secure storage of cycles for each plot shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety and shall be retained thereafter and used for no other purpose.

Reason: To ensure that safe and secure cycle storage areas are provided for each new dwelling.

6 NOTE 02

Note 2: 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: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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.

7 NOTE 05

Note: Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer. Those that appear to be affected are all utilities

Yours faithfully

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

Your Ref: MS/3701/15
 Our Ref: 570\CON\3807\15
 Date: 23rd December 2015
 Highways Enquiries to: martin.egan@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
 Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Gemma Walker

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/3701/15

PROPOSAL: Conversion of Kelly House to residential use, Conversion of the Old Chapel to Residential Use, Demolition of workshop adjoining the Old Chapel, Demolition of free-standing workshop building and the erection of 7No new houses.

LOCATION: Kerrison Conference & Training Centre, Stoke Ash Road, Thorndon

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

It is unfortunate that the pre-application consultations and meetings which are listed in the submitted Design and Access Statement did not appear to include the Highway Authority. The consequence is that the current scheme incorporates various highway related issues which would likely attract a recommendation for refusal if they could not be improved:

Drawing Number 1864/DE/10-03 Revision A.

(a) The visibility splays from both of the access points (already below ideal standards at present) will be severely restricted by the proposed installation of new landscaping / trees as shown on the Stoke Road frontage of the site.

(b) The required width of car parking spaces needs to be 2.5 metres with a 5m minimum length. The blocks of parking spaces will therefore need to be amended to current parking bay sizes.

(c) The parking spaces for Plots 21/22 and 24/27 need to be widened in order to allow access to both sides of parked cars as these spaces are between boundary walls / fences. Plots 21/22 should be 5.6m wide and 24/27 needs to be 6.2m wide.

(d) In this location all 2 bedroomed flats should have 1.5 parking spaces per flat. A single space is inadequate in such a rural location.

- (e) There is a total absence of visitor car parking spaces in a scheme where car parking space is at a premium. In total a minimum of 7 visitor spaces should be provided for the application positioned in areas where there is the greatest need.
- (f) There is insufficient manoeuvring space for the Plot 20 parking area. This will result in an excessive reversing manoeuvre of over 60 metres.
- (g) Similarly the parking spaces for Plot 19 are very difficult to access and there is also insufficient manoeuvring space.
- (h) There is insufficient manoeuvring space for Plots 16, 17 and 18.
- (i) There are no secure storage facilities shown to accommodate cycles for each dwelling. Facilities to securely accommodate two cycles per dwelling should be provided.
- (j) Is vehicular access required to be maintained / provided for the existing electricity sub-station?
- (k) The manoeuvring space for the parking for Plots 4 and 5 will utilise land which is not included within the application site red line.

Please inform the applicant of my comments and I shall await further details before issuing my formal recommendation.

Yours faithfully,

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

Financial Viability Assessments – Thorndon Road

Financial viability is an important material consideration in the consideration of planning applications. The cumulative impact of planning policy obligations should not be such to make proposals incapable of being delivered.

“To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

The Council has undertaken a due diligence review of the applicants Financial viability assessments for the proposed development in line with the RICS Financial Viability in Planning Guidance Note (FVIP94/2012) in order to ascertain;

- Whether it would be viable for a policy compliant scheme to be delivered;
- If a policy compliant scheme is not viable, advice on the maximum achievable quantum of on-site affordable housing which it would be viable to provide;

In the event that a payment in lieu is the only practical or viable option, to assess the maximum achievable payment that can be made.

Scheme Viability

In summary, the Council Viability Team have reviewed the proposed scheme inputs and benchmark Site Value provided by the Applicant, checking the assumptions and evidence base that underpins the FVA.

Based on the planning obligations contained within this report we are of the opinion that the proposed development could support approximately 8% affordable housing in the form of

1 x 2 beds flat @60sq. m – Affordable rent

1x 2 beds flat @ 63 sq.m. - Affordable rent

The scheme attracts exceptional abnormal cost including demolitions, relocation of oil tanks and site clearance. The refurbishment build cost is also very high due to the character and layout of the existing building.

Planning Obligations

Further to discussions with the County we are aware also that the following planning obligations will apply;

- Primary School contribution reduced to £73,086.
- Secondary school contribution reduced to £73,420.
- Sixth form remain at £19,907.

Planning contributions amount to £166,413

Implications of provision of on-site Affordable Housing

Demand of family dwellings

The affordable housing team has confirmed the lack of demand of flat in this particular area.

On the basis of the viability assessment submitted together with the supporting third party evidence, it is considered that offsite contribution housing contribution can be made by this proposal whilst maintaining a deliverable scheme.

The off-site contribution sought amounts to £68,587.

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE A - 30 March 2016

AGENDA ITEM NO	7
APPLICATION NO	0610/16
PROPOSAL	Change of use and conversion of redundant church to dwelling house with provision of parking and formation of new vehicular access.
SITE LOCATION	Elmswell Methodist Church, School Road, Elmswell IP30 9EW
SITE AREA (Ha)	0.037
APPLICANT	Mr J Moore
RECEIVED	February 10, 2016
EXPIRY DATE	April 7, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

The Head of Economy considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council and the extent and planning substance of comments received from third parties.

PRE-APPLICATION ADVICE

1. The submission of this application follows the earlier refusal of 2396/15 for the erection of a two storey dwelling with parking and access to Rose Lane, following the demolition of Wesley Hall. That application was on land adjoining the current application site, land in the same ownership.

Following that refusal discussions took place which involved representatives of the Parish Council and the Methodist Church. Further more detailed discussions also took place with the applicant and agent relating to the conversion of the Methodist Church to a dwelling, as in the current proposal. Discussions centred on the status of the Church as an Asset of Community Value and whether this would become a 'material' planning consideration. The community use and car parking provision on the whole site, together with the details of the conversion were also discussed.

SITE AND SURROUNDINGS

2. The site has a frontage to School Road, in the centre of Elmswell and to the south of the railway line. The Church is set back from the highway with a frontage which is partly grassed, with trees and partly hard surfaced. Railings form the site frontage. The building is of mainly red brick construction with white brick details, under a slate roof.

The Church is attached to the Wesley Hall at the south east corner of the building. The Exchange Hall is a detached building which sits to the east of the Church. All three of these buildings are listed together as Assets of Community

Value.

The Railway Tavern and its garden lies to the west of the site.
The site otherwise sits in a residential area.

HISTORY

3. The planning history relevant to the application site is:

0610/16	Change of use and conversion of redundant church to dwelling house with provision of parking and formation of new vehicular access.	Pending decision
2396/15	Erection of two storey dwelling with parking and access to Rose Lane, following demolition of Wesley Hall	Refused 10/09/2015

PROPOSAL

4. To convert the redundant church to a dwelling, with the provision of parking and formation of a vehicular access.

The proposed conversion shows little external alterations apart from the introduction of six conservation roof lights (three in each roof slope) and a glazed lantern to the ridge. Internally the accommodation would provide an entrance atrium with staircases and glazed balcony. On the ground floor the atrium would be divided from a living/dining/kitchen area and a separate wc and a utility room. A steel structure would support the first floor where three bedrooms and a study are proposed, with a bathroom and an en-suite shower room.

A new vehicular access to School Road is proposed with two parking spaces and a turning bay shown on the drawings. Boundary treatment to the east is shown as 1.2 m high close board fence panels set between brick piers and above a low brick wall.

A notional plan has been submitted with the application showing future parking for the Wesley Hall and Exchange Hall. The plan shows seven car parking spaces (six standard plus one disabled).

Supporting documentation submitted with the application states that the application is intended to demonstrate the value of the site and enable a valuation to be established.

POLICY

5. **Planning Policy Guidance** Page 316

See Appendix below.

CONSULTATIONS

6. This is a summary of the representations received. A copy of the full comments are provided within the agenda bundle.

Parish Council

Object

- NPPF seeks to promote the retention and development of local services and community facilities, including specifically 'meeting places'. The Wesley facilities are well used, viable and fully functioning. To remove its viability by the proposed reduction in parking and destroying the option of expansion into another community space would run counter to this policy.
- NPPF seeks to promote healthy communities. The Wesley Halls, south of the railway line provide an invaluable community asset to less mobile members of the community who cannot easily travel to the Blackbourne Centre. To reduce its viability would be to remove a vital element of Elmswell's healthy community.
- MSDC's Core Strategy states that the provision of key services, including leisure and community centres needs to keep pace as the population grows. These facilities hinge upon the future development of the Chapel which this application seeks to remove, running counter to the Core Strategy. The population of Elmswell is set to grow and these facilities must be retained.
- The Core Strategy states that the provision of opportunities, activities and facilities for people to enjoy their leisure time is vital for Mid Suffolk's community well being. The proposal seeks to reduce to an unworkable extent and extinguish a prime central facility.
- MSDC Supplementary Planning Guidance adopted in 2004 states that the loss of village services or facilities is a cause for concern. The Wesley facilities provide such a service and the proposal would reduce the site to an unworkable extent.
- The applicant suggests that the bookings for current users of the Wesley facilities could be absorbed by The Blackbourne. To do so The Blackbourne would suffer a serious financial setback.
- The applicant suggests that 6 parking spaces could be provided, but in order to access and leave the site in a forward gear then 4 chevron spaces are the maximum which could be accommodated, compared to the 14 which can, with care be currently made available. The community facility cannot function with 4 spaces. Should the application succeed the result would be either the closure of some of the user groups or dangerous parking on School Road.
- The Chapel has not been used for the last 2-3 years for general public use as it is in an unsafe condition due to dry rot and access has been denied.
- The emerging Elmswell Neighbourhood Plan indicates the rapid and considerable growth of Elmswell. To allow this proposal would in effect close down the Wesley facility at the heart of the village which could be expanded.
- The refusal of application 2396/15 relied upon the site as an Asset of Community Value with significant community support, which remains and extends to the whole site. The developer's argument that the building should be excluded from the registration fails.

Comments are awaited and an update will be provided at the meeting.

Corporate Manager – Sustainable Environment: Land Contamination

The applicant has not submitted the required information to demonstrate the suitability of the site for residential end use. Without this information I would be minded to recommend refusal.

If submitted these comments could be reviewed.

An update will be provided at the meeting.

Corporate Manager - Public Realm

Elmswell Methodist Church, together with the Main and Exchange Halls, School Road, Elmswell is listed as an Asset of Community Value w.e.f. 10th December 2014. This listing to remain in place for five years from date of commencement.

The Community Right to Bid allows communities to nominate an ACV. Once listed if the owner wishes to dispose of the property, they are obliged to inform us. The owners informed us of their intention to dispose on 24th November 2015 and all parties were informed of the decision. On the 8th December an Intention to Bid was received from Elmswell Parish Council. This has triggered a moratorium period which ends on 24th May 2016. During this time a disposal of the asset cannot take place other than by way of one of the exemptions as defined in Schedule 3 or the Asset of Community Value Regulations 2012.

Refers to the 2.20 of the non-statutory advice note for local authorities 2012, which says:

'it is open to the Local Planning Authority to decide whether listing as an asset of community value is a material consideration if an application for change of use is submitted, considering all the circumstances of the case'

The Parish Council have plans drawn up for future use of the asset which includes the Methodist Church. Loss of this building and parking spaces will significantly change how the community would be able to use the adjoining halls.

Also of consideration:-

1. NPPF

Section 8 Promoting Healthy Communities

70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential

environments;

- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services

2. Section 3. Supporting a prosperous rural economy

28..... To promote a strong rural economy, local and neighbourhood plans should:

- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.
3. The Councils Supplementary Planning Guidance - Retention of Shops, Post Offices and Public Houses in Villages (Adopted February 2004) .Within this document reference is made to the retention of key community facilities – so it would seem appropriate to expect the same safeguards that it applies to the loss of Shops, POs and pubs to be applied to this application.

MSDC Arboricultural Officer

The new vehicular access and turning bay have the potential to result in detrimental impact to trees of high public amenity along the site frontage. If this layout remains unaltered then an arboricultural report will be required to assess the likely impact and identify any appropriate protection measures.

SCC Highways

Recommends conditions relating to manoeuvring and parking of vehicles and layout of access.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations received.

- There is a need for more community facilities in Elmswell and the Chapel could be used as well as the other halls. The church is linked to the Wesley Hall and provides scope for a broader range of activities such as exhibitions and flower shows.
- The Chapel is not able to be used at present due to its condition but it will be in the future.
- Trust that the Council will decide in favour of local people and allow the entire site to be used in future as a community centre. The chapel is an integral part of the whole site and should be developed rather than

threatened. It has been used for some overflow events.

- There have been discussions with the Methodist Church, residents and the Parish Council about purchasing the complete site, including the Church. To separate the chapel as a private dwelling would reduce the land available and make the Wesley Hall more difficult to operate. The land should not be sold piecemeal.
- The Parish Council is willing to acquire the property for community use. Allowing this application would detrimentally affect these discussions.
- It is hoped that the Chapel could be fitted out to extend the local use of the Wesley site. It could be renovated, put to community use and protected for posterity better than as a dwelling. The architectural appeal of the Chapel would help in attracting outside hirers. The Parish Council is a pro-active organisation and would be a custodian for the facilities needed by Elmswell.
- No mention is made of the retention of the memorial stones in front of the Chapel building.
- The valuable leisure outlet should not be lost for the sake of one dwelling. The proposal shows a stunning house, but it would be costly to convert and remedy the dry rot and would remain attached to a community hall.
- If the site as a whole is sold to the village it would benefit hundreds of people but converting it into a dwelling would only benefit one family.
- The hall is extremely well used by all sections of the community for clubs and meetings.
- Six parking spaces have been shown for the remaining hall which are not enough and parking on the road is not a safe option. Parking is particularly needed for parents with children, the elderly and disabled and those bringing equipment to sessions in the halls.
- Many people from outlying villages use the halls and need to park.
- Parking in School Road is difficult as the road narrows and it is used by HGVs and emergency services.
- The Wesley in community ownership needs to increase parking rather than reduce it by 25% as suggested here.
- Elmswell is a large village, growing with the development at the old bacon factory. All these additional houses will put more pressure on the existing village facilities.
- Wesley Hall provides facilities for many people who would find it difficult to get to the Blackbourne which is on the north side of the railway line. The level crossing is shut a minimum of 3 times an hour and there is no pedestrian bridge.
- Facilities at The Blackbourne are stretched already and would be unable to cope with expansion. It is not an alternative venue and does not have the same facilities or costing as the Wesley halls.
- Should this application succeed it is likely that some of the user groups in the other halls would need to close, or there would be an increase in dangerous on-street parking.
- There is ample new housing in the village, but there is a need for a central location for meetings and clubs. The Planning Authority should give balance to the village and keep the site for community use.

In support of the application the following comments are made :

- The chapel has not been used or would genuinely be intended to be used as an Asset of Community Value. The village is well served by the Blackbourne Centre which if necessary could be extended as it sits within a large plot.
- Not against a developer making a profit and this is preferable to a property

- being unused/falling into dilapidation.
- There are many examples nationally of such buildings being changed to residential use.
- Only concern would be that change of use and building works should not adversely affect the safety, use of and parking on School Road which is increasingly pressurised.
- The Chapel and Hall are two separate buildings and the Chapel has only been used as a Place of Worship. By allowing the application the Methodists may look favourably on the village maintaining the use of the hall.
- As a central hall locals should be encouraged to walk or cycle and negate the need for a large car park. Uses needing multiple parking should be encouraged to use the Blackbourne which has six available rooms.

ASSESSMENT

8. There are a number of considerations to be addressed :

- Principle of development and status as Asset of Community Value
- Highway and Access Issues
- Design and Layout
- Heritage Issues

- Principle of development and status as Asset of Community Value

The site lies within the village of Elmswell which is identified in Policy CS1 of the Core Strategy Document (2008) and Core Strategy Focused Review_(2012) as a Key Service Centre where the majority of new development will be directed.

Policy CS5 provides that *"All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area"*.

The Core Strategy Focused Review (CSFR) was adopted by Full Council on 20 December 2012 and should be read as a supplement to Mid Suffolk's adopted Core Strategy (2008). This document updates some of the policies of the 2008 Core Strategy. The document does introduce new policy considerations, including Policy FC 1 - Presumption in favour of sustainable development that refers to the National Planning Policy Framework (NPPF) objectives and Policy FC 1.1 - Mid Suffolk approach to delivering Sustainable Development that provides

"development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan. Proposals for development must conserve and enhance the local character of the different parts of the district. They should demonstrate how the proposal addresses the context and key issues of the district and contributes to meeting the objectives of the policies of the Mid Suffolk Core Strategy and other relevant documents."

With regard to the NPPF the Council acknowledges that it is unable to demonstrate a five-year supply of deliverable housing land, as required by paragraph 47 of the Framework. Therefore, in accordance with paragraph 49 of the Framework, the proposal should be considered in the context of the presumption in favour of sustainable development. For the purposes of decision taking, that means granting planning permission unless the adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework, taken as a whole.

The NPPF also states in Section 3 'Supporting a prosperous rural economy, Paragraph 28 that:

'To promote a strong rural economy, local and neighbourhood plans should: ...

- *Promote the retention and development of local services and community facilities in villages, such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship.'*

Whilst there is the presumption in favour of sustainable development and a lack of a 5 year land supply, the minimal gain to the housing provision should be weighed carefully against the potential loss of a community asset.

Section 8 'Promoting healthy communities' is relevant. Paragraph 69 states that *'...planning decisions should aim to promote opportunities for meetings between members of the community who might not otherwise come into contact with each other,...'* paragraph 70 states that planning decisions should *'guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.'*

Supplementary Planning Guidance – Retention of Shops, Post Offices and Public Houses in Villages (Adopted February 2004) sets out the Council's position with specific regard to the conversion of pubs to dwellings. This states that there will be *'...support for the retention of facilities, where they can be shown to be viable...'*

Although this Guidance does not specifically relate to community halls the principles relating to the retention of important community facilities still apply. Particular consideration is given in instances where an application relates to the last available facility in the village.

The Localism Act 2011 provides for nomination by Parish Councils or community groups to nominate 'Assets of Community Value'. If accepted the nomination gives the group time to bid for an asset if the owner decides to dispose of it. The list is maintained by the Local Authority.

The 'Assets of Community Value - Policy Statement' 2011 states that the fact that a site is listed may affect planning decisions and it is open to the Local Planning Authority to decide that listing is a material consideration if an application is submitted, considering all the circumstances of the case.

The Wesley Hall, the Methodist Church and the Exchange Hall have all been listed as Assets of Community Value. They are all within the ownership of the Methodist Church and are accessed off School Road where parking provision is

made.

The Design and Access Statement and supporting documentation identifies that the Church ceased to be used for worship in 2012 but the two other halls - the Wesley Hall and Exchange Hall continued to be available to regular users. Supporting information concludes that there is no demand for for additional space for community activities on the Church site, and that the two existing halls are underutilised. The Statement identifies regular users of the Wesley Hall and the Exchange Hall, as well as identifying alternative venues in Elmswell. Statements are made by the applicants that the Church has never been used as a community asset, it is not necessary for meetings and activities and there is no evidence of any such need in the future.

Comments made by the Parish Council and other letters of representation offer an opposite view.

In terms of community facilities the use of the application site currently operates in association with the wider area occupied by the Wesley Hall and the Exchange Hall. The operation of the whole site is linked and should be considered comprehensively. Following the earlier refusal of application 2396/15 for the demolition of the Wesley Hall and the rection of a dwelling Members requested the applicant to engage in constructive dialogue with the local planning authority and the community regarding the future of the whole site and to explore mutually acceptable options for the whole Church land.

Officers have been engaged in some discussions with representatives of the Parish Council and the Church. The potential conversion of the Church to residential use was discussed but it was advised that the overall function of the site, including parking provision should be clarified and would need to operate satisfactorily.

The principle of residential development through the conversion of an existing building in such a central location in Elmswell falls within policy. However, as in the previous application on the Wesley Hall part of the site the operation of the Community Asset is an important factor which should be regarded as a material consideration. The submitted plans show six parking spaces being retained for the halls, however manoeuvring space is restricted and they do not appear to be of fully operational standard. A shortfall in operational parking provision would be likely to prejudice the function and operation of the overall site.

Additionally the Parish Council has notified the District Council of their intention to bid for the site under the Asset of Community Value regulations.

In the light of guidance contained in the NPPF regarding the promotion of healthy communities the Local Planning Authority regards the loss of this Church to residential use as a material consideration and which would diminish the operational capabilities of the community hall and cause harm to the longer term vitality of the locality.

Highway and Access Issues

SCC Highways have recommended conditions to be attached to any permission and they are satisfied with the application proposals regarding the residential conversion. However, looking at the wider operation of the site the retention of

parking spaces as shown on the notional scheme the proposal is not considered to be acceptable. The arrangements shown indicate that there would be underprovision of off street parking for the retained community facilities which would foreseeably be displaced.

Design and Layout

The design of the conversion does not result in significant external alterations apart from rooflights and a glazed lantern on the ridge. The internal alterations retain an element of a full height open space and the scheme is generally acceptable. Private open space is restricted to the front of the site where parking and turning is also proposed.

The scheme shows a 1.2m high close board fence on a low brick wall with piers to a total height of 1.6m on the south east boundary of the site. The appearance of the boundary treatment is not considered to be acceptable in this prominent location in front of the church which is regarded as a Non-designated heritage asset.

In terms of good design the proposal retains the built form but would provide accommodation which would foreseeably put an amenity relationship between community and residential uses in undesirable tension. This is less than desirable in design terms.

Heritage Issues

The Methodist Church is regarded as a non-designated Heritage Asset. Comments have not yet been received from the Corporate Manager – Community Planning & Heritage.

However the case officer considers that the boundary treatment of the application site where it abuts the remainder of the land in the applicant's ownership requires more careful treatment than the close boarded fence and wall which is proposed. A fully red brick wall or metal railings would be considered to be a more appropriate boundary treatment.

Conclusion

This application seeks permission to convert an Asset of Community Value to residential use. The retention of the facility for community use has received a significant level of support. Whilst alternative community facilities are available in the village overall the application has not satisfactorily demonstrated that the proposal would not harm the operation of the remainder of the Asset. On balance it is considered that the Church should be retained as a viable asset to the community supporting the achievement of sustainable development through the wider social role performed through the planning system as required by paragraphs 7, 28 and 70 of the NPPF and Policies FC1 and FC1.1 of the Core Strategy Focused Review.

That Full Planning Permission be refused for the following reasons, subject to the receipt of any additional consultation response.

The Methodist Church, together with the Wesley and Exchange Halls has been designated as an Asset of Community Value for which significant community support has been demonstrated. The loss of the church as a community facility would be harmful to the provision of community facilities in the area and adversely affect the vitality of the locality to the detriment of sustainable development with particular regard to the social role performed by those facilities. The conversion of the church to residential use would also be likely to prejudice the continuing viability and sustainable operation of the remaining halls with which it currently shares off street parking provision.

On that basis the proposal is contrary to paragraphs 7, 28 and 70 of the National Planning Policy Framework that seek to guard against the unnecessary loss of valued facilities and promotes the retention of such uses, and Policies FC1 and FC1.1 of the Core Strategy Focused Review which translates the guidance contained in the NPPF to local circumstances in seeking to deliver Sustainable Development.

Philip Isbell
Corporate Manager - Development Management

Sian Bunbury
Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor1 - CS1 Settlement Hierarchy

Cor5 - CS5 Mid Suffolks Environment

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

2. Mid Suffolk Local Plan

HB1 - PROTECTION OF HISTORIC BUILDINGS

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB3 - CONVERSIONS AND ALTERATIONS TO HISTORIC BUILDINGS

H3 - HOUSING DEVELOPMENT IN VILLAGES

H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

Letters of representation have been received from a total of 47 interested parties.

The following people **objected** to the application

[REDACTED]

The following people **supported** the application:

[REDACTED]

The following people **commented** on the application:

[REDACTED]



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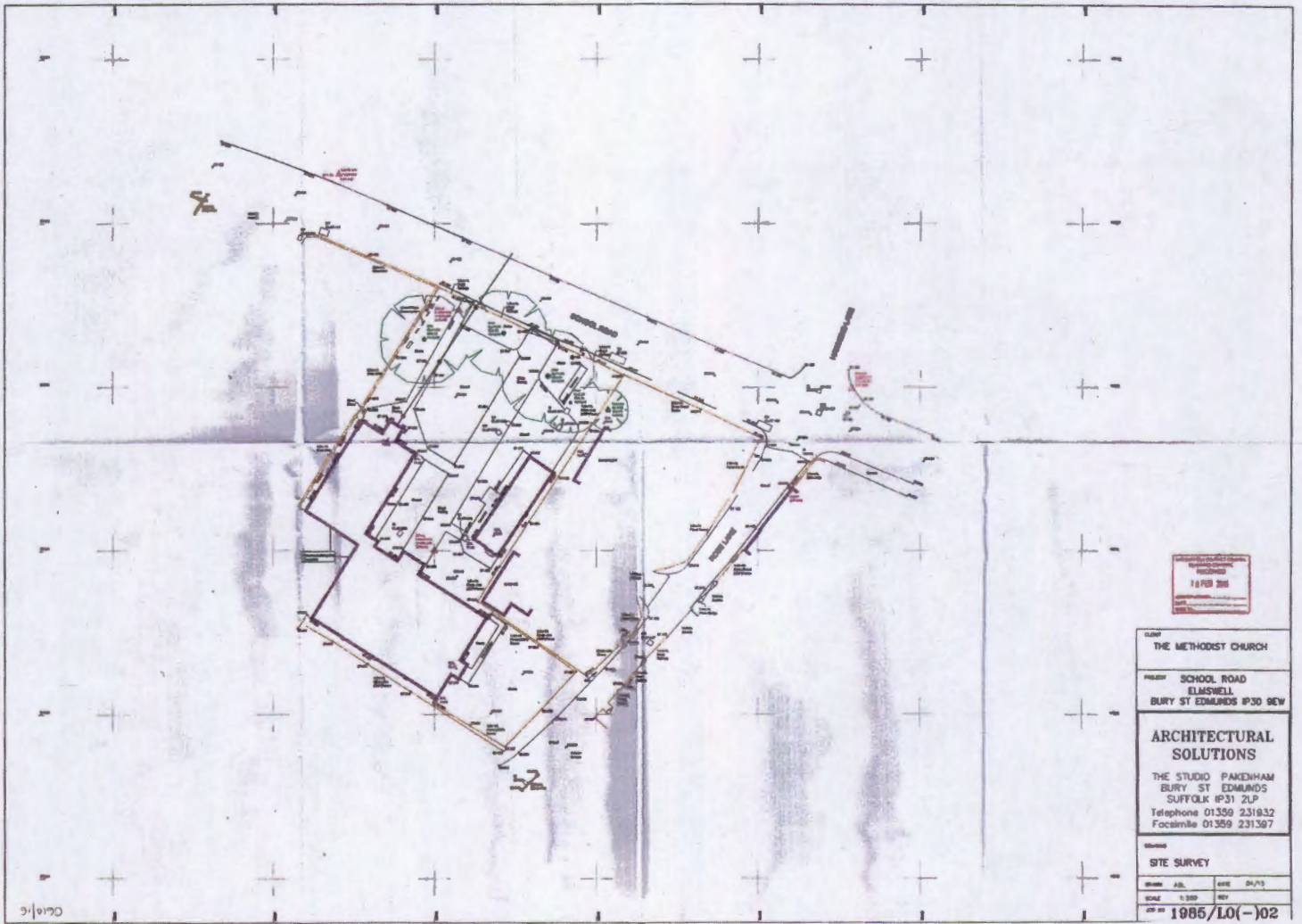
MID SUFFOLK DISTRICT COUNCIL
 PLANNING CONTROL
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 10 FEB 2016
 ACKNOWLEDGED
 DATE PASSED

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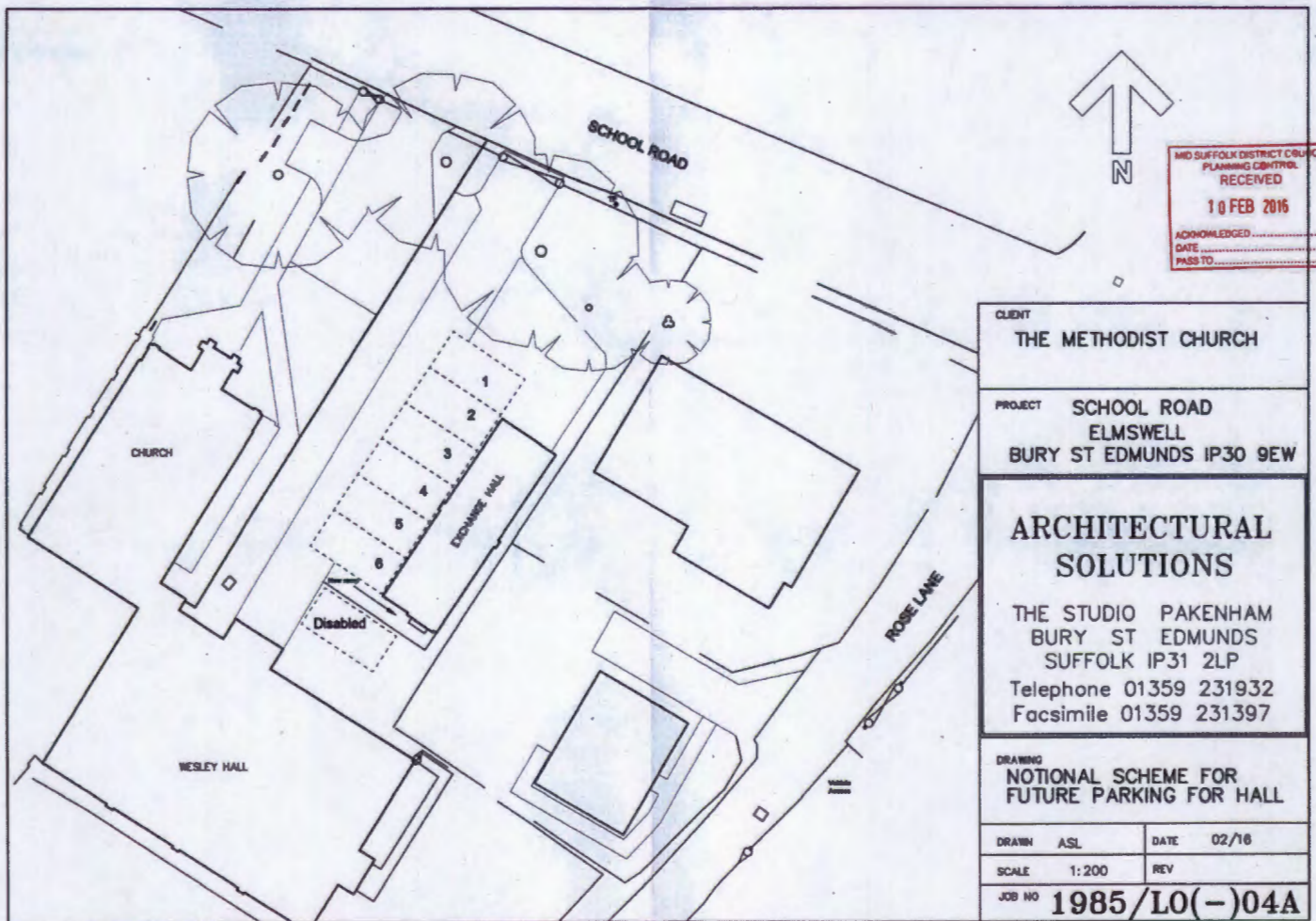


ELMSWELL METODIST CHURCH
 SCHOOL ROAD ELMSWELL

BURY ST EDMUNDS IP30 9EW

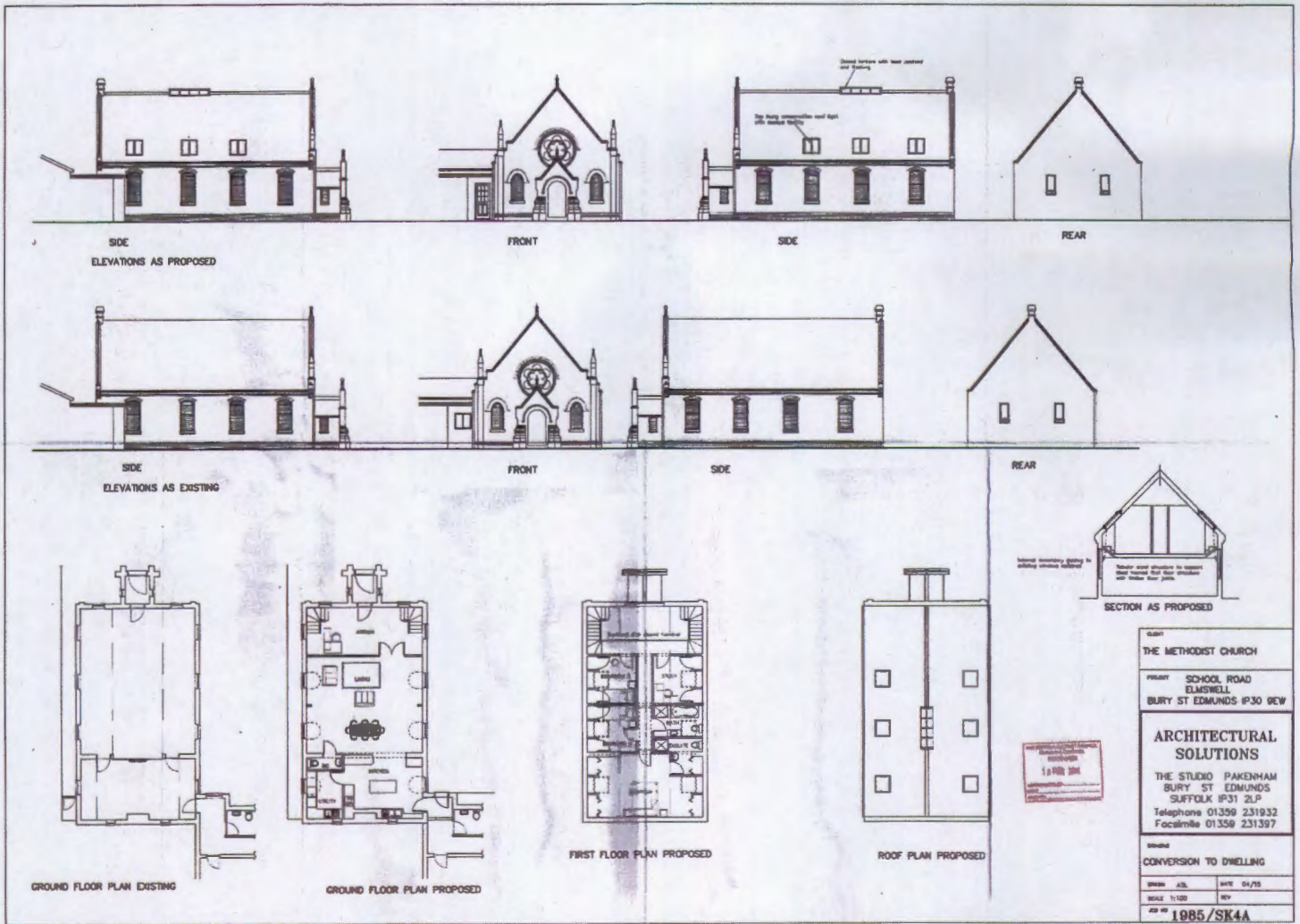


0610/16



CLIENT		THE METHODIST CHURCH	
PROJECT		SCHOOL ROAD ELMSWELL BURY ST EDMUNDS IP30 9EW	
ARCHITECTURAL SOLUTIONS			
THE STUDIO PAKENHAM BURY ST EDMUNDS SUFFOLK IP31 2LP Telephone 01359 231932 Facsimile 01359 231397			
DRAWING			
NOTIONAL SCHEME FOR FUTURE PARKING FOR HALL			
DRAWN	ASL	DATE	02/16
SCALE	1:200	REV	
JOB NO	1985/LO(-)04A		

02/9/16



CLIENT	
THE METHODIST CHURCH	
PROJECT	
SCHOOL ROAD	
ELMSWELL	
BURY ST EDMUNDS IP30 9EW	
ARCHITECTURAL SOLUTIONS	
THE STUDIO PAKERHAM	
BURY ST EDMUNDS	
SUFFOLK IP31 2LP	
Telephone 01359 231932	
Facsimile 01359 231397	
DRAWING	
CONVERSION TO DWELLING	
DRAWN BY:	DATE: 04/15
SCALE: 1:100	REV:
JOB NO: 1985/SK4A	

PARISH COUNCIL

Comments from: Elmswell Parish Clerk

Planning Officer: Sian Bunbury
Application Number: 0610/16
Proposal: Change of use and conversion of redundant church to dwelling house with provision of parking and formation of new vehicular access.

Location: Elmswell Methodist Church, School Road,
 Elmswell IP30 9EW

Councillors object to this Proposal for the following reasons:

	<i>Reason</i>	<i>Reference</i>
1	The Government's NPPF guidance seeks to promote the retention and development of local services and community facilities in villages including, specifically, 'meeting places'. The Wesley facilities are a well used, viable and widely supported meeting place providing a convenient, fully functioning and attractive hub serving a broad range of community uses. To effectively remove its viability by the proposed dramatic reduction in parking and by destroying the option of expansion into another community space would run entirely counter to this policy.	NPPF para. 28
2	In 'Promoting healthy communities', the NPPF looks to deliver social recreational and cultural facilities and to service the community's needs by virtue of planning policies and decisions which: <ul style="list-style-type: none"> • plan positively for the provision and use of shared space, community facilities and meeting spaces; • enhance the sustainability of communities and residential environments; • guard against the unnecessary loss of valued facilities; • ensure that established facilities are retained for the benefit of the community; • ensure an integrated approach to considering the location of...community facilities and services. The Wesley Halls offer a much-shared space that adds greatly to the community life and cohesion of Elmswell. It is viable and sustainable. It is situated south of the railway line providing an invaluable community asset to less mobile members of the community who cannot easily travel to the community complex at Blackbourne half a mile over the railway crossing. To reduce its viability as suggested by this application would be to remove a vital element of Elmswell's, 'healthy community'.	NPPF para 70
3	MSDC's Core Strategy states that the provision of key services needs to keep pace as the population grows. This includes leisure and community centres. The current and potential facilities hinge upon the future development of the chapel which this application seeks to remove. Such removal runs entirely counter to the Core Strategy aims. Furthermore, the population of Elmswell is set to grow – immediately by up to 190 new dwellings on the redundant Bacon Factory site and, as a CS3 village, well beyond that. The Wesley facilities must be retained developed as an integral part of the general community provision.	Core Strategy para 1.52
4	It is clearly stated in the District Core Strategy that the provision of opportunities, activities and facilities for people to enjoy their leisure time is vital for Mid Suffolk's community well being. This proposal	Core Strategy para 1.54

5	<p>The MSDC Supplementary Planning Guidance adopted in February 2004 states that, 'the loss of any village service or facility is a source of concern', and, consequently, has as objectives:</p> <ul style="list-style-type: none"> • to encourage the retention of rural services; • to ensure that proposals for change of use are properly justified. <p>The Wesley facilities provide just such a service. The proposal to summarily end that use by reducing the site to an unworkable extent runs entirely counter to these objectives.</p>	SPG 2004 paras 2.1, 2.2
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The following reasoning is applied to the Planning Policy references above

6	<p>The Applicant seeks to suggest that the current users of the Wesley facilities could be seamlessly dovetailed into The Blackbourne. This is a serious misrepresentation resulting from a combination of guesswork and a failure to grasp the dynamics of letting a multi-venue facility. A copy of the current month's letting schedule at Blackbourne (appended) presents an accurate picture of the current user profile. This is at odds with the figures presented by the Applicant whose sources are unknown and inaccurate.</p> <p>It is immediately evident that evening bookings are not possible for Monday – Thursday with availability limited to the Chamberlayne Hall for Friday. This effectively rules out more than half of all of the current Wesley the bookings.</p> <p>If daytime bookings were to be moved to the Blackbourne it would immediately remove the flexibility which currently exists whereby a wide range of corporate and other external bookings have an extensive choice of daytime availability. For example, the Mother & Toddler group would fill 2 weekday mornings in each and every week. The Blackbourne derives half of its income from out of village organisations such as Suffolk County Council, Mid Suffolk District Council, The National Trust, the local NHS Clinical Commissioning Group, The Suffolk Association of Local Councils etc who book full or part days during the week for conference, seminar or training purposes.</p> <p>Similarly, commercial organisations such as Driver Hire Ltd, Industrial Water Jetting Services, SA First Aid Training etc are regular hirers on weekdays. Not to be able to offer wide availability because new village groups were having to be accommodated at subsidised letting rates would seriously jeopardise the viability of the Blackbourne facility or require considerable rises in fees to local organisations.</p> <p>It is ill informed and simplistic to contend that Blackbourne could absorb bookings from the Wesley facility without suffering a serious financial setback. It is equally wrong-headed to assume that space could be found to house all of the displaced groups, at whatever cost.</p>
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7	<p>The Applicant suggests that 6 car parking spaces could be provided under this proposal. A site inspection clearly indicates that, if vehicles are to access and leave the site in a forward gear on to the busy School Road, then 4 chevron spaces are the maximum which could be accommodated. The Art Club, as an example, regularly require all of the 14 spaces which can, with care, be currently made available, and this allowing some overflow into the adjacent car park at The Elmswell Tavern.</p> <p>It is untenable to suggest that a community facility of any practical worth can function with 4 car parking spaces. Should this application succeed the result would be either the closure of some of the current user groups or an extremely dangerous increase in parking on School Road, already under pressure as part of the advisory HGV route into the village. The experience of Blackbourne is that car parking is key to a successful facility, and particularly if outside hirers are to be attracted bringing valuable income to subsidise community groups. If the Wesley is to succeed when in community ownership, it must seek to increase the parking availability rather than to reduce it by 25% as suggested here.</p>
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8	<p>The chapel features in the Wesley lettings diary. It has not been used for 2 of the 3 years since it became available for general public use simply because the owners have denied access, by changing the locks, given that it is in an unsafe condition as a result of the extensive dry rot. Without that constraint, the community of Elmswell might well have begun to prove the benefit of increased letting facilities in this very central location.</p>
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9	<p>Both common sense and the emerging Elmswell Neighbourhood Plan indicate the rapid and considerable future growth of Elmswell. To allow this proposal would be to, effectively, close down the Wesley facility at the heart of the village which could, to enormous social benefit</p>
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The following address the specific issues raised by the application site being registered as an Asset of Community Value (ACV).

10	<p>The refusal of Application ref 2396/15 relied upon the fact that the site is registered as an Asset of Community Value for which, 'significant community support has been demonstrated.' That support remains and it extends to the whole site. The developer's argument that the chapel building deserves to be excluded from the registration falls on 3 counts:</p> <p>First, the chapel has been used for other than purposes of worship. In the late 1940's and early 1950's the room at the rear of the chapel, and, on occasions, the chapel itself, were used as the meeting place for the village Youth Club. This was run by the family owners of FJ Nunn Ltd, themselves Methodists. The Design and Access statement makes mention of the use of the building since its closure as a Place of Worship in October 2012 for 'overflow' activities from the adjacent hall. Written testimony from users of the adjacent hall in opposing this Application confirms that this use was more common than implied by the Applicant.</p> <p>Secondly, the Applicant suggests that the building having, they maintain, served exclusively as a Place of Worship in the past is, therefore, beyond the scope of the Localism Act 2011. Sections 88(1) and (2) of that Act validate the listing of a building as having community value if, 'it is realistic to think that there is a time in the next 5 years when there could be non-ancillary use of the building ...that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community'. There is clearly considerable community energy and popular support across a broad spread of current and potential users for the chapel to be converted to suit a wide range of social uses. Plans have, indeed, been drawn up and published for discussion suggesting the possibilities of centring improved facilities in the chapel building. Given the pressure for growth on the village of Elmswell and the constraints on expansion at Blackbourne, to have a second community hub south of the railway line would be of immeasurable value.</p> <p>Thirdly, the objection is It is out of time. No objection was raise in the statutory 28 day period following proper notification to the owner of the intention to register.</p>
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Support

Object ✓

No Comments

Peter Dow

Peter Dow
on behalf of the Elmswell Parish Council

Blackbourne bookings

316

Appended to EPC comments ref 0610/16

MARCH 2016	Who	Where	Start	End	Comments	Hrs.
Tues 1 st	MSDC	Jub / Ol / BP	08:00	13:59		
	National Trust	Ch	08:30	15:59	Training session	
	Slim World	Ch	16:30	21:29		
	Beavers	Jub / BP	17:45	18:59		
	Trefoil	BP	19:00	20:59		
	Photo Soc	Mtg room	19:00	21:59		
	EYFC	Jub	19:00	19:59		
		Court A	20:30	22:29	Badminton	
Weds 2 nd	National Trust	Ol	08:30	15:59	Training session	
	National Trust (2)	BP	09:00	12:29	Meeting	
	Winters dance	Ch	16:00	17:59		
	Scouts	Jub / BP	17:45	20:59		
	Ju Jutsu	Ch	18:00	21:29		
Thurs 3 rd	Brownies	Jub / Ol	17:45	20:14		
Fri 4 th	BATS	Jub / Ol	19:00	21:59		
Sat 5 th	SLHC	Ch	08:30	16:59	Peter Ed.	
	Julian	Outside	09:00	11:59	Catering	
		Jub / Ol	18:00	23:59	60th Birthday + BAR	
Sun 6 th		Ch	08:00	17:29	Christening party + BAR	
	Julian	Outside	09:00	11:59	Catering	
Mon 7 th	Guides	Ch / BP	18:15	20:14		
	Youth Club	Jub / OL	19:00	20:59		
Tues 8 th	SA First Aid	BP	08:45	16:59	Training	
	Slim World	OL	16:30	21:29		
	Beavers	Jub / BP	17:45	18:59		
	WI	Ch		22:29		
	EYFC	Jub	19:00	19:59		
		Court A	20:30	22:29	Badminton	
Weds 9 th		BP	08:45	16:59	Training	
	Winters Dance	Ch	16:00	17:59		
	Scouts	Jub / BP	17:45	20:59		
	Ju Jutsu	Ch	18:00	21:29		
Thurs 10 th	NB	SCAFFOLD	TOWER	IN	JUBILEE	
	Parish Council	OL	08:00	16:59	Planning Cttee.	
	SA First Aid	BP	08:45	16:59	Training	
	Brownies	Jub	17:45	20:14		
	Over 55's	Ch	18:30	22:29		
Fri 11 th	BATS	Jub / OL	19:00	21:59		
Sat 12 th	SCC	BP	08:30	15:59	Training seminar	
	Julian	Outside	09:00	11:59	Catering	
	SIAH	Ch	13:00	18:29	+ Cttee mtg	
Sun 13 th	ECKFA	Jub / OL	09:30	12:59	Keep fit training	
		Ch	12:00	15:59	Children's Party	
	Julian	Outside	09:00	11:59	Catering	

Mon 14 th	Guides	Ch / BP	18:15	20:14		
	Youth Club	Jub / OL	19:00	20:59		
Tues 15 th	Slim World	Ch	16:30	21:29		
	Beavers	Jub / BP	17:45	18:59		
	Garden Club	BP	19:00	21:59		
		Court A	20:30	22:29	Badminton	
Weds 16 th	Winters Dance	Ch	16:00	17:59		
	Scouts	Jub / BP	17:45	20:59		
	Ju Jutsu	Ch	18:00	21:29		
Thurs 17 th	Bluebell	BP	09:00	11:59	Training	
	Brownies	Jub / BP	17:45	20:14		
Fri 18 th	BATS	Jub / OL	19:00	21:59		
Sat 19 th	Toddlers	Jub / OL / BP	08:00	17:29	Nearly New Sale	
	Julian	Outside	09:00	11:59	Catering	
	Bowls Club	Ch	18:00	23:59	Quiz + BAR	
Sun 20 th	Sozo Church	Ch	08:30	11:59		
	Julian	Outside	09:00	11:59	Catering	
Mon 21 st	Guides	Ch / BP	18:15	20:14		
	Parish Council	Annexe	18:30	21:59	Full Council	
	Youth Club	Jub / OL	19:00	20:59		
Tues 22 nd	Slim World	Ch	16:30	21:29		
	Beavers	Jub / BP	17:45	18:59		
	EYFC	Jub	19:15	19:59		
		Court A	20:30	22:29	Badminton	
Weds 23 rd	Winters Dance	Ch	16:00	17:59		
	Scouts	Jub / BP	17:45	20:59		
	Ju Jutsu	Ch	18:00	21:29		
Thurs 24 th	Bluebell	BP	09:00	11:59		
	Over 55's	Ch	17:30	22:14		
	Brownies	Jub / BP	17:45	20:14		
Fri 25 th	Bingo	Ch	18:00	23:59		H
	BATS	Jub / OL	19:00	21:59		a
Sat 26 th	Julian	Outside	09:00	11:59	Catering	l
Sun 27 th	Julian	Outside	09:00	11:59	Catering	f
						T
Tues 29 th		Court A	20:30	22:29	Badminton	e
Thurs 31 st	Bluebell	BP	09:00	11:59		r
	EAA	Jub / OL	19:00	22:00	Stan's unveiling	m

From: David Pizzey
Sent: 08 March 2016 10:52
To: Sian Bunbury
Cc: Planning Admin
Subject: 0610/16 Elmswell Methodist Church, Elmswell.

Sian

The new vehicular access and turning bay proposed as part of this application have the potential to result in detrimental impact to trees of high public amenity along the site frontage. If this layout remains unaltered then an arboricultural report will be required to assess the likely impact and identify any appropriate protection measures.

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: 02 March 2016 13:22
To: David Pizzey
Subject: Consultation on Planning Application 0610/16

Correspondence from MSDC Planning Services.

Location: Elmswell Methodist Church, School Road, Elmswell IP30 9EW

Proposal: Change of use and conversion of redundant church to dwelling house with provision of parking and formation of new vehicular access.

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 HB1, H17, GP1, NPPF, HB3, H3, H13, H15, Cor1, Cor5, CSFR-FC1, CSFR-FC1.1, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

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From: Nathan Pittam
Sent: 23 February 2016 15:21
To: Planning Admin
Subject: 0610/16/FU. EH - Land Contamination.

M3 : 175268

0610/16/FU. EH - Land Contamination.

**Elmswell Methodist Church, School Road, Elmswell, BURY ST EDMUNDS,
Suffolk.**

**Change of use and conversion of redundant church to dwelling house with
provision of parking and formation of new vehicular access.**

Many thanks for your request for comments in relation to the above application. I have reviewed the application and note that the applicant has not submitted the required information to demonstrate the suitability of the site for residential end use. Without this information I would be minded to recommend that the application be refused on the grounds of insufficient information. If the applicant were to submit the application within the consultation period then I would be willing to review my comments in light of the newly submitted information – should this occur I would request that any reconsultation is done via email to environmentalhealth@baberghmidsuffolk.gov.uk quoting the above M3 reference number.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

Your Ref: MS/0610/16
Our Ref: 570\CON\0613\16
Date: 26/02/2016
Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/0610/16

PROPOSAL: Change of use and conversion of redundant church to dwelling house with provision of parking and formation of new vehicular access
LOCATION: Elmswell Methodist Church, School Road, Elmswell, IP30 9EW

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 P 1

Condition: The use shall not commence until the area(s) within the site shown on 1985/LO(-)03A for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.
Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

2 AL 3

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01; and with an entrance width of 3m and made available for use prior to occupation. 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.

3 AL 8

Condition: Prior to the dwelling hereby permitted being first occupied, the vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres from the edge of the metalled carriageway, in accordance with details previously submitted to and approved in writing by the local planning authority.
Reason: To secure appropriate improvements to the vehicular access in the interests of highway safety.

4 NOTE 02

Note 2: 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: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

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.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

Notification of Consultation on Planning Application

FROM: Professional Lead - Planning

TO: MSDC - Safer Communities

OUR REF: 0610 / 16 / FUL

DATE: 02/03/2016

CASE OFFICER: Sian Bunbury

PROPOSAL: Change of use and conversion of redundant church to dwelling house with provision of parking and formation of new vehicular access.

LOCATION:

Site Area

Elmswell Methodist Church, School Road, Elmswell IP30 9EW

Hectares

I have reviewed the application and would point out that the Elmswell Methodist Church, together with the Main and Exchange Halls, School Road, Elmswell, IP30 9EW, is listed as an Asset of Community Value w.e.f. 10th December 2014. This listing to remain in place for five years from date of commencement.

The above listing meets the regulation criteria at 88 (1) (a) and (b)

- (a) An actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and
- (b) It is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the community.

The Community Right to Bid allows communities to nominate an ACV. Once listed if the owner wishes to dispose of the property, they are obliged to inform us. The owners informed us of their intention to dispose on 24th November 2015 and all parties were informed of the decision. On the 8th December an Intention to Bid was received from Elmswell Parish Council. This has triggered a moratorium period which ends on 24th May 2016. During this time a disposal of the asset cannot take place other than by way of one of the exemptions as defined in Schedule 3 or the Asset of Community Value Regulations 2012.

I refer to the 2.20 of the non-statutory advice note for local authorities 2012, which says:

'it is open to the Local Planning Authority to decide whether listing as an asset of community value is a material consideration if an application for change of use is submitted, considering all the circumstances of the case'

I am aware that the Parish Council have plans drawn up for future use of the asset which includes the Methodist Church. Loss of this building and parking spaces will significantly change how the community would be able to use the adjoining halls.

Also of consideration:-

1. NPPF
Section 8 Promoting Healthy Communities

70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: • plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; • guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; • ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and • ensure an integrated approach to considering the location of housing, economic uses and community facilities and services

2. Section 3. Supporting a prosperous rural economy

28..... To promote a strong rural economy, local and neighbourhood plans should: • promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

3. The Councils Supplementary Planning Guidance - Retention of Shops, Post Offices and Public Houses in Villages (Adopted February 2004) <http://www.midsuffolk.gov.uk/planning-and-building/planning-policy/local-plan-1998/supplementary-planning-guidance/> .

Within this document reference is made to the retention of key community facilities – so it would seem appropriate to expect the same safeguards that it applies to the loss of Shops, POs and pubs to be applied to this application.

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE A - 30 March 2016

AGENDA ITEM NO	8
APPLICATION NO	2982/15
PROPOSAL	Change of use from retirement home to 18 flats + one staff flat
SITE LOCATION	Whitton Park, Thurleston Lane, Whitton IP1 6TJ
SITE AREA (Ha)	2.6
APPLICANT	Mr Cowell
RECEIVED	August 20, 2015
EXPIRY DATE	November 26, 2015

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

- (1) It is a "Major" application for a residential land allocation of 15 or over dwellings

PRE-APPLICATION ADVICE

1. Pre-application advice has been given on this proposal. That advice has generally been followed.

SITE AND SURROUNDINGS

2. This application concerns a former residential care home at Whitton on the northern edge of Ipswich.

The building comprises an original two-storey mid-Victorian range which has been extended in the 1960's with a larger three-storey block. It stands in reasonably spacious grounds with mature trees and bushes. Access via a curving driveway from Thurleston Lane.

There is a small care home building opposite the south-eastern corner of the applicant building, and a block of four units and a further separate dwelling at its northern end. Otherwise to the east, north and west of the building is generally open countryside.

*N.B. The application site on the **Page 347** permission included land falling within Ipswich Borough. The revised application site (received February 05) now all*

falls within Mid Suffolk. Ipswich Borough Council's comments are included in 'Consultations' below.

HISTORY

3. The planning history relevant to the application site is:
- None relevant

PROPOSAL

4. Permission is sought to convert the building to '18 flats and one staff flat'. However, there is no element of care or support intended for the residents and the 'staff flat' is to be occupied by a caretaker/gardener. Effectively therefore, this is an application for conversion to 19 flats.

The accommodation split is as follows:-

- 14 no. 1-bed flats
- 2 no. 1-bed studios
- 1 no. 2-bed flat
- 2 no. 3-bed flats

Seven of the units will be in the former Victorian building with the remainder in the 20th. century extension.

28 parking spaces are to be provided in two banks to the east of the building on either side of the access drive. The area to the rear (west) of the building is to be dedicated amenity space.

In connection with the change of use SCC Highways require improvements to visibility at the site entrance and the provision of a footpath linking the site entrance to the existing footpath in Whitton Church Lane to the south.

POLICY

5. **Planning Policy Guidance**

See Appendix below.

CONSULTATIONS

6. **Whitton Parish Council** support the application

SCC Highways require conditions covering works to the site access and the provision of a footway and improvement works between the site entrance and Whitton Church Lane.

SCC Archaeology have no objection and do not require any mitigation

MSDC Tree Officer comments that the oak tree which appears to be being removed in order to provide some of the parking spaces is a good specimen and should be retained

SCC Planning Obligations Officer requires financial contributions to education, library and waste facilities.

SCC Fire and Rescue comment on the requirements of the Building Regulations. They note the building is some distance from the nearest hydrant and suggest consideration be given to the installation of a sprinkler system. . The comments have been copied to the applicant's agent.

Ipswich Borough Council suggested that the initial application should be a joint submission as part of the site was in their area. The application has subsequently been re- drafted to include land solely within Mid Suffolk District. They further comment that the re-use of a building for housing is in line with the NPPF.

LOCAL AND THIRD PARTY REPRESENTATIONS

7. One letter of objection has been received. It makes the following points (summarised):-
- Highway access via Thurleston Lane has no footway, passing places or street lighting. Development would therefore constitute a danger to road users.
 - No adequate landscaping plan. Parking area close to a mature oak tree.
 - Particular attention should be given to surface water drainage
 - Will result in loss of view for other existing occupiers on site.
 - Should explore possibilities for enhancing appearance of existing extension

ASSESSMENT

8. *As noted above the application site has been amended to include only land within Mid Suffolk District.*

Principle of Development:

The care home is in the countryside as defined in the local development plan framework. However the proposal may be considered 'sustainable development' in that it involves the re--use a substantial existing building.

The building is also very close to the facilities of the northern edge of Ipswich and, whilst not currently fully connected by a footpath, it is proposed to secure such a link via 'Grampian' condition. The works themselves include improvements to visibility at the site access and will be carried out through a Section 278 Agreement, but with the provision of the footpath also secured through a clause in the S106 Agreement (see below).

Financial Contributions:

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Following a viability appraisal, a commuted sum payable towards the off-site

provision of affordable housing has been agreed at 11% or £58,000. This will be secured by S106 Agreement and payable on occupation of the fourth dwelling.

Suffolk County Council require financial contributions towards education facilities, library services and waste collection. These are to be secured by S106 Agreement.

Other Matters

The comments of the Council's Arboricultural Officer are noted and the parking layout has been amended in order that the oak tree can be retained. Surface treatments can be secured through the standard hard and soft landscaping and surface water drainage conditions. However an arboricultural impact assessment is also considered necessary and this is secured by condition along with the requirement for an 'no-dig' construction in the immediate vicinity of the oak tree.

N.B. The agent originally completed Certificate A (applicant owning site) in error. Certificate B was subsequently served on the Anchor Trust (owners of site) on 22 February. The 21 day time period expires on 14 March.

Planning Balance/Conclusion

Overall it is considered that, notwithstanding that the building is in the 'countryside' as defined in the local development plan framework, the fact that an existing building is being reused and the provision of the short footpath link to the northern edge of Ipswich mean that the proposal can be considered sustainable development. Permission with conditions is therefore recommended.

RECOMMENDATION

That authority be delegated to The Corporate Manager for Development Management to grant planning permission subject to the prior completion of a Section 106 on terms to his satisfaction to secure the following head of terms:

Financial Contributions towards:-

- Affordable housing (payable on occupation of fourth dwelling)
- Education
- Libraries
- Waste collection

Provision of new footway along Thurleston Lane to Whitton Park Lane prior to occupation

.....and that such permission be subject to the conditions as set out below

- 1 Standard time limit**
- 2 List of approved documents**
- 3 Highways - improvements to access prior to any other works**
- 4 Highways - details of footpath to be agreed prior to commencement**
- 5 Highways - footpath to be completed prior to occupation**

- 6 Details of hard and soft landscaping
- 7 Timescale for landscaping
- 8 Details of surface water drainage to be agreed prior to commencement
- 9 Arboricultural impact assessment to be submitted prior to any works to form parking spaces
- 10 'No dig' construction in root protection area of oak tree

Philip Isbell
Corporate Manager - Development Management

Ian Ward
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

1. Mid Suffolk Core Strategy Development Plan Document and the Core Strategy Focused Review

Cor5 - CS5 Mid Suffolks Environment

Cor7 - CS7 Brown Field Target

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CSFR-FC1.1 - MID SUFFOLK APPROACH TO DELIVERING SUSTAINABLE DEVELOPMENT

Cor1 - CS1 Settlement Hierarchy

Cor2 - CS2 Development in the Countryside & Countryside Villages

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

CL8 - PROTECTING WILDLIFE HABITATS

CL6 - TREE PRESERVATION ORDERS

CL5 - PROTECTING EXISTING WOODLAND

H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS

H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

C01/03 - Safeguarding aerodromes, technical sites and military explosives

APPENDIX B - NEIGHBOUR REPRESENTATIONS

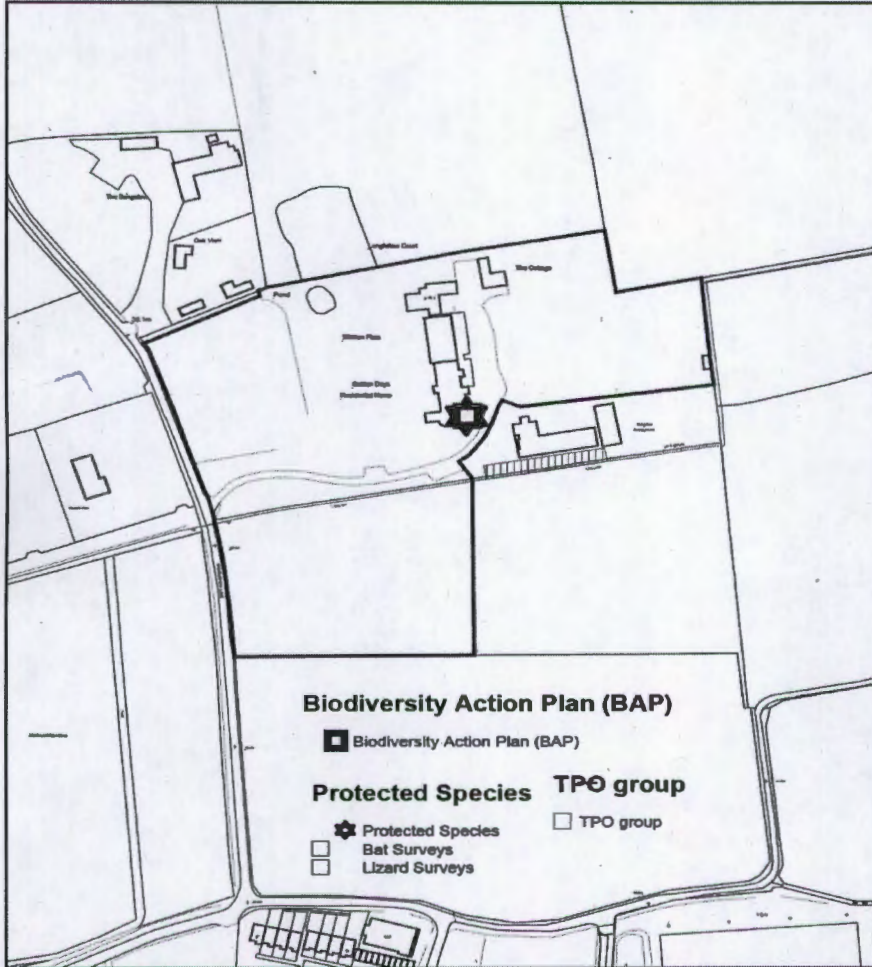
Letters of representation have been received from a total of 1 interested party.

The following people objected to the application

[REDACTED]

The following people **supported** the application:

The following people **commented** on the application:



Title: Committee Constraints Map
Reference: 2982/15
Site: Whitton Park, Thurleston Lane, Whitton, IP1 6TJ

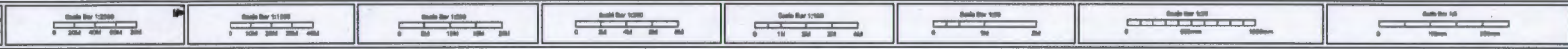


MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk

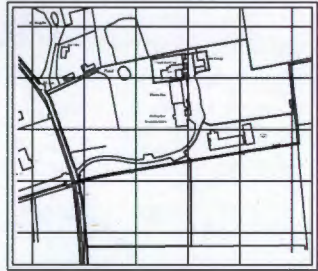
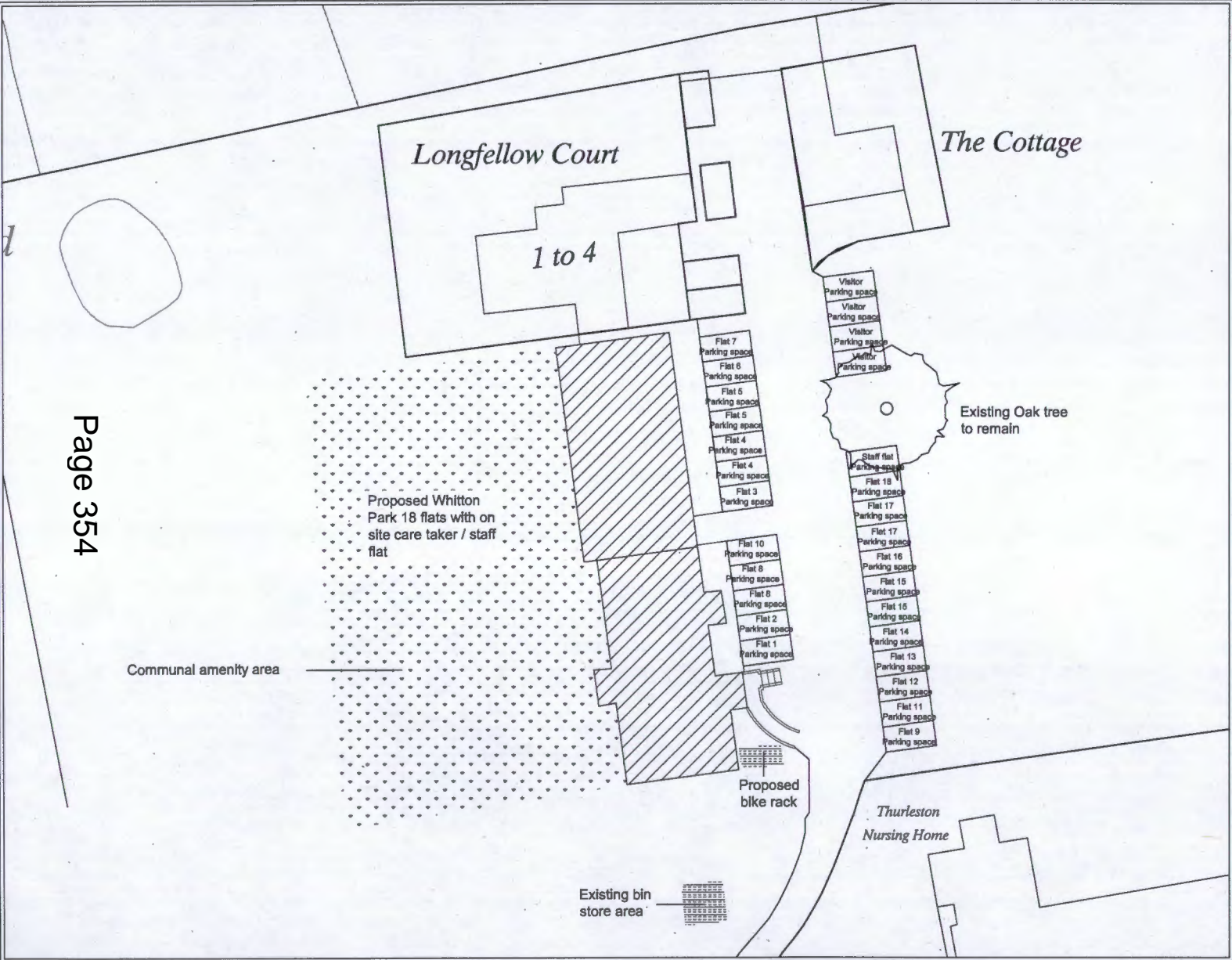
SCALE 1:2000
 Reproduced by permission of
 Ordnance Survey on behalf of HMSO.
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Date Printed : 16/02/2016

These drawings and building plans are a 2D technical drawing. While they show the proposed layout and design of the building, they do not show the actual construction details. These drawings are intended to be used for planning and building control purposes. They do not constitute a contract. The client is responsible for ensuring that the drawings are used for the intended purpose. The client is also responsible for ensuring that the drawings are used in accordance with the relevant building regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant planning regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant health and safety regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant environmental regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant fire safety regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant accessibility regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant energy efficiency regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant water efficiency regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant air quality regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant noise regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant vibration regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant electromagnetic interference regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant radio frequency interference regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant optical radiation regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant ionizing radiation regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant non-ionizing radiation regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant biological agents regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant chemical agents regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant physical agents regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant biological agents regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant chemical agents regulations. The client is also responsible for ensuring that the drawings are used in accordance with the relevant physical agents regulations.



Page 354

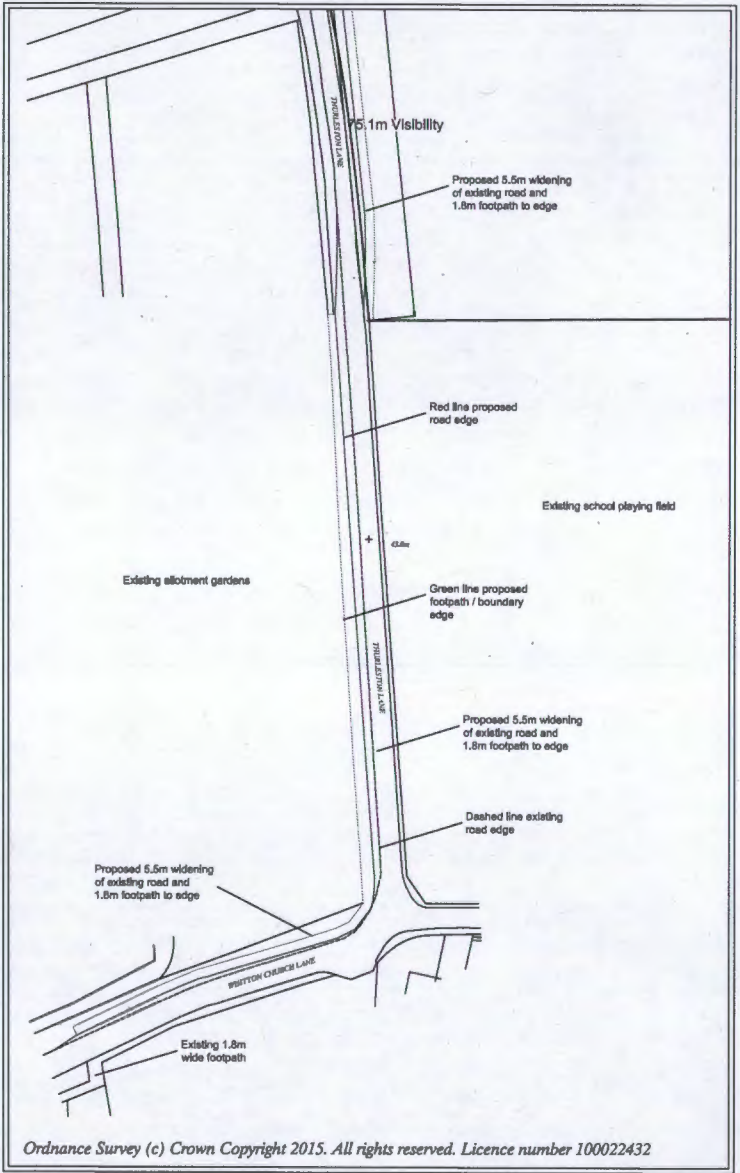
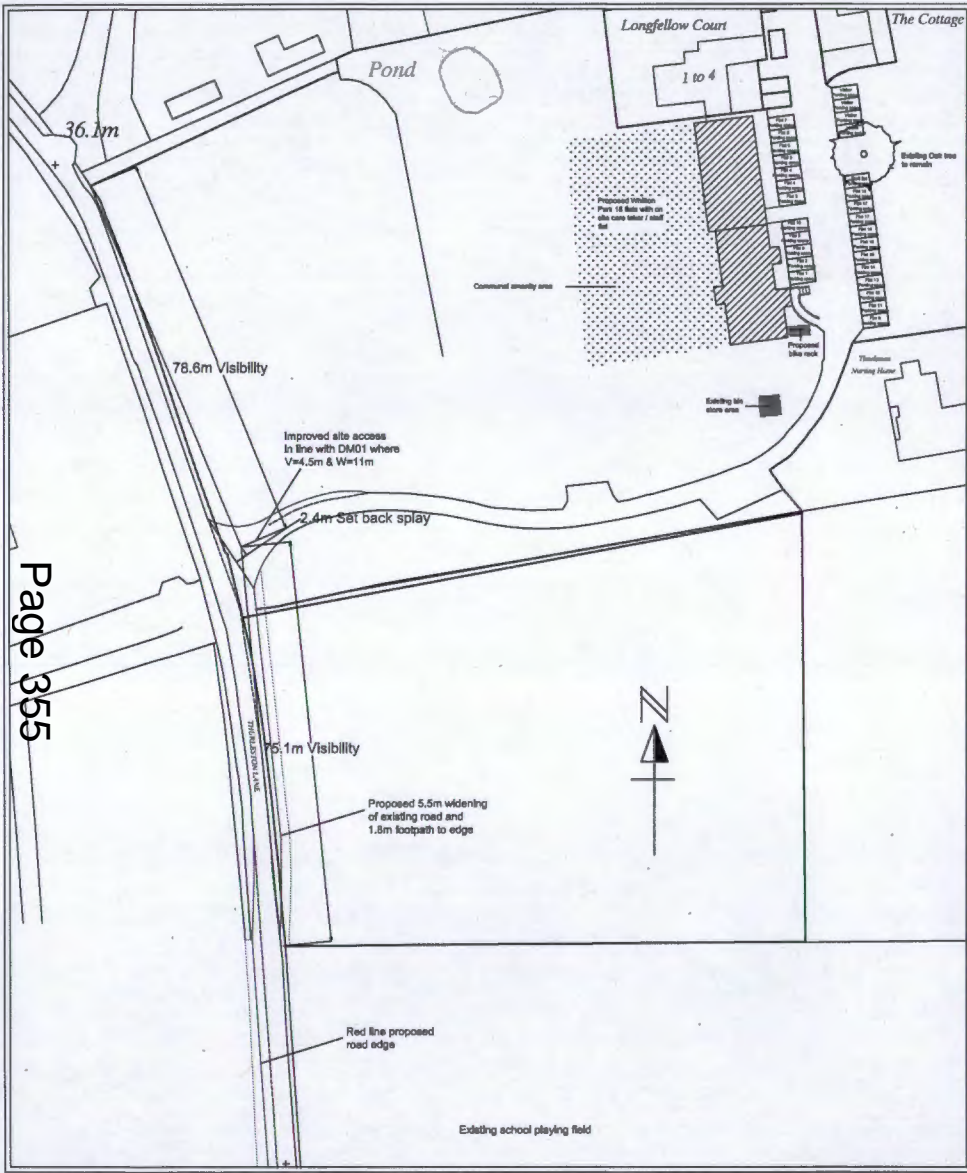
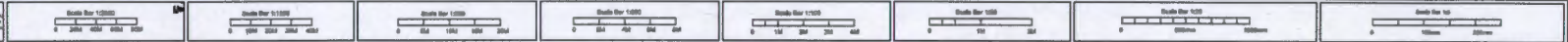


EXISTING SITE LOCATION PLAN
SCALE 1:2500



332

These drawings are prepared under a CML 1 small works contract. While the liability is limited to the above, the client is advised that the drawings are prepared on the basis of information supplied to the architect by the client. The client is advised that the drawings are prepared on the basis of information supplied to the architect by the client. The client is advised that the drawings are prepared on the basis of information supplied to the architect by the client.

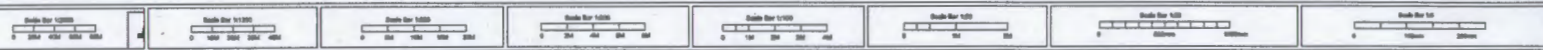


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Page 355

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These elevations and sections are a 2D small-scale drawing. Note that building control can always advise on this so that the building complies with the Building Regulations. These drawings are intended for building control approval and are not to be used for construction. The drawings are prepared to the best of our knowledge and belief and we accept no liability for any errors or omissions. It is the client's responsibility to ensure that the drawings are used for the intended purpose and that any changes to the drawings are made in accordance with the Building Regulations. The client is responsible for any alterations or additions to these drawings for external control. The client is responsible for any changes to the drawings.



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

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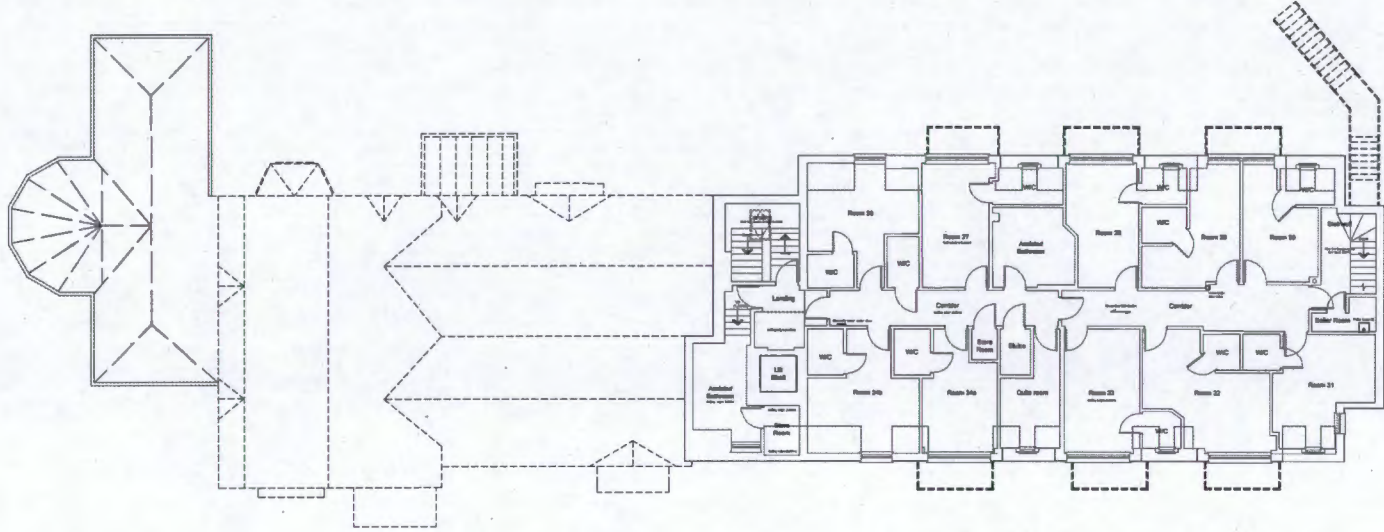
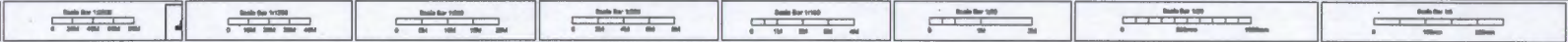
EXISTING NORTH ELEVATION



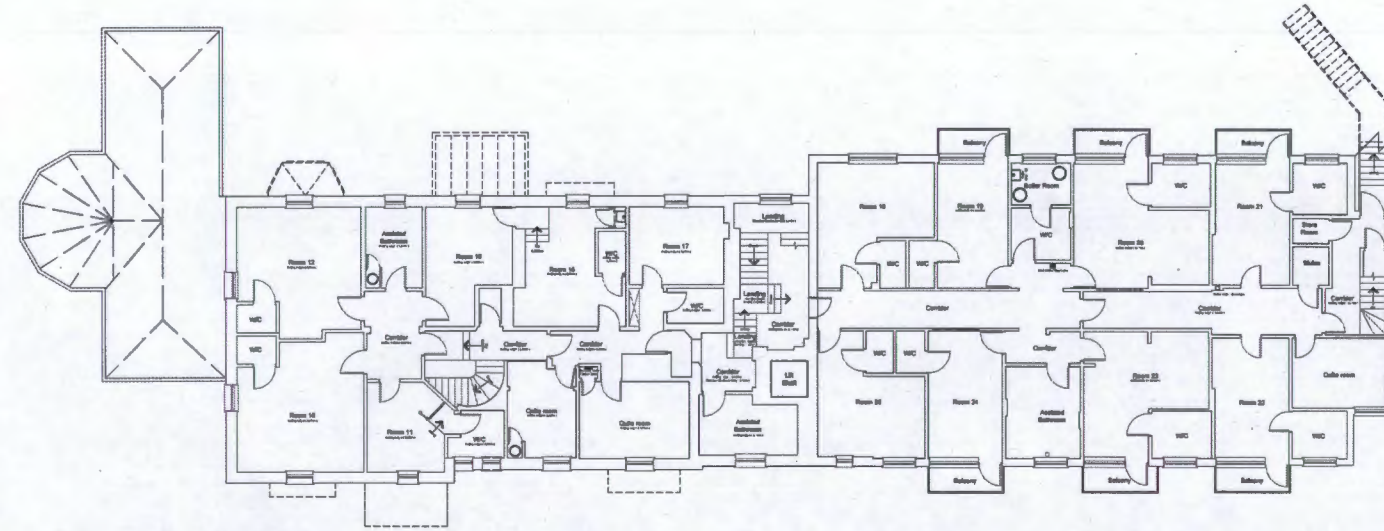
EXISTING WEST ELEVATION

335

ICS 17 659 | E-mail: info@owick.co.uk | Web: www.owick.co.uk | 57 Head Street Haleswood Essex CO6 2AT



EXISTING SECOND FLOOR PLAN

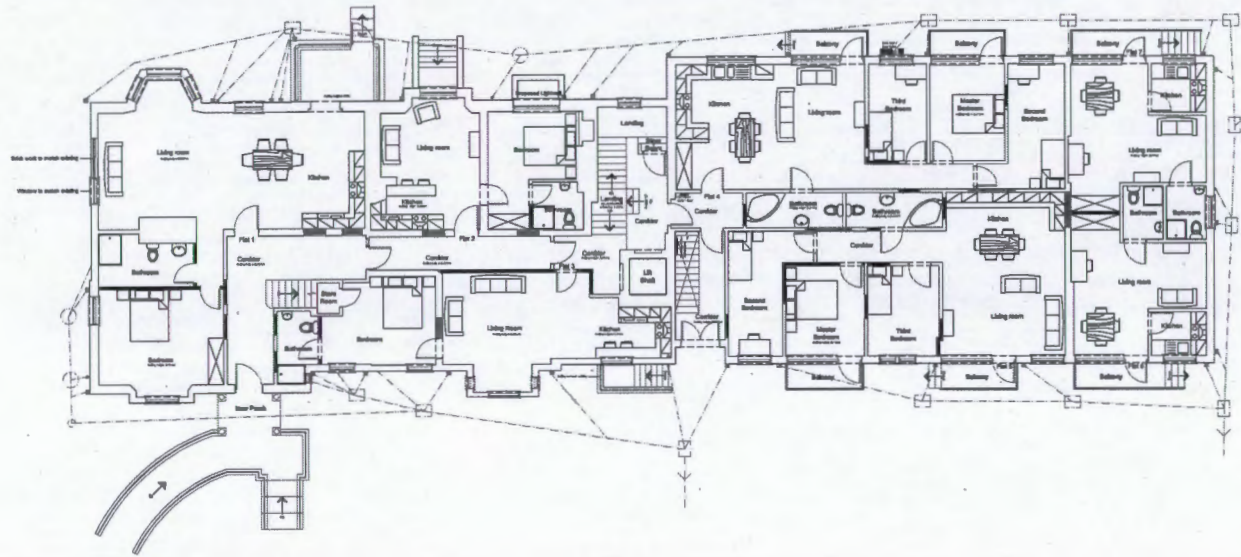
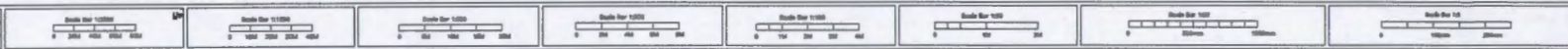


EXISTING FIRST FLOOR PLAN

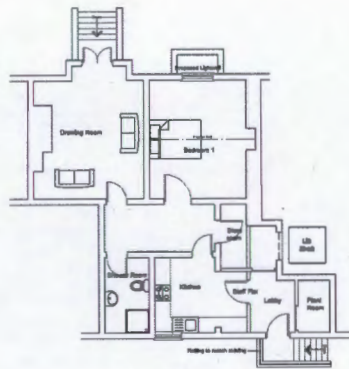
Page 358

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Our clients and suppliers use a JCT standard contract. We do not provide any advice on this as that is the responsibility of the building regulations. These notes are for information only and do not constitute a contract. The client is responsible for ensuring that the contract is suitable for the project. The client is responsible for ensuring that the contract is suitable for the project. The client is responsible for ensuring that the contract is suitable for the project.



PROPOSED GROUND FLOOR PLAN

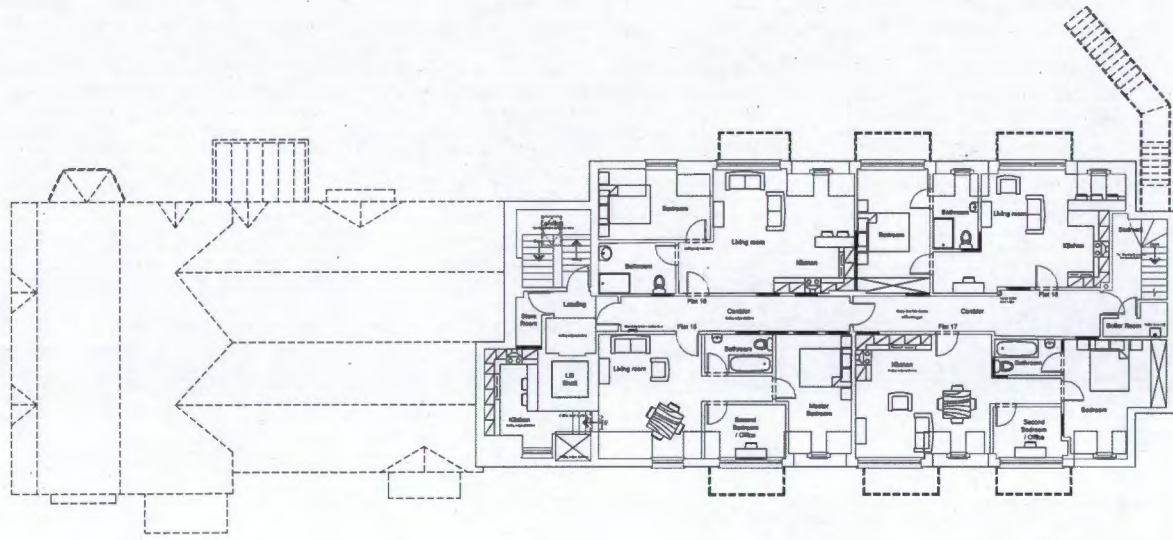
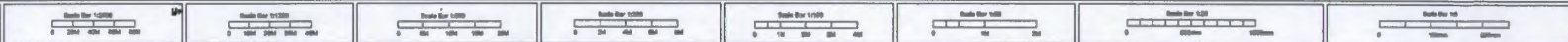


PROPOSED CELLAR FLOOR PLAN

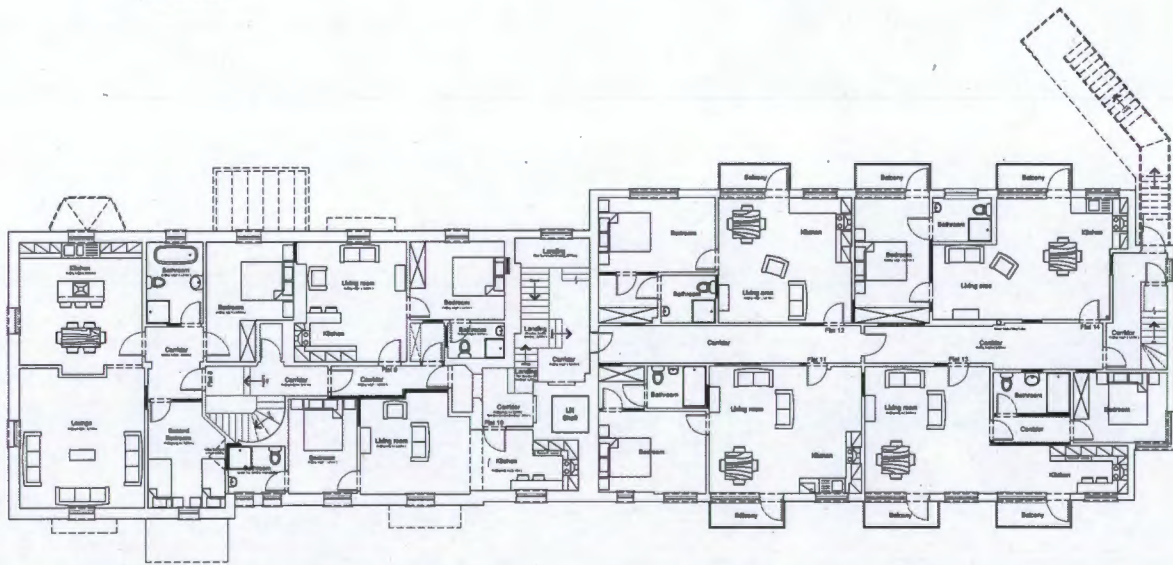
Page 359

337

For details and further information, please contact the building control authorities on site or the local authority in the building regulations. These notes are not intended for building regulations approval and are for use only as a guide to the proposed changes. The client is responsible for ensuring that the proposed changes comply with the building regulations. It is the client's responsibility to ensure that the proposed changes are in accordance with the building regulations. The client is responsible for ensuring that the proposed changes are in accordance with the building regulations. The client is responsible for ensuring that the proposed changes are in accordance with the building regulations.



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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Electronic Message Received

Message Type: DCONLINECOMMENT

CaseFullRef: 2982/15

Location: Whitton Park, Thurleston Lane, Whitton IP1 6TJ

An electronic message was submitted to Acolaid on 16/09/2015 and was processed on 16/09/2015

Online Comment**Contact Name:** Mrs Suzanne Eagle**Address:** 7 Leicester Close

Ipswich

Postcode: IP2 9EX**Email Address:** claywhit@btinternet.com**Representation:** SUP**Comment:** Claydon & Whitton Parish Council support this change of use.

MID SUFFOLK DISTRICT COUNCIL	
PLANNING CONTROL	
RECEIVED	
16 SEP 2015	
ACKNOWLEDGED	AP
DATE	16/9/15
PASS TO	MP

Your Ref: MS/2982/15
Our Ref: 570\CON\2664\15
Date: 17 February 2016
Highways Enquiries to: andrew.pearce@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Mark Pickrell

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN MS/2982/15**

PROPOSAL: Change of use from retirement home to 18 flats + one staff flat
LOCATION: Thurleston Nursing Home, Whitton Park, Thurleston Lane, Whitton, Ipswich, Suffolk, IP1 6TJ

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

The proposal is to convert the retirement home into a residential scheme creating 19 flats and use the existing vehicular access onto Thurleston Lane.

It is our opinion that this change will create an intensification of vehicle movements from the existing access which has substandard visibility. Allowing this without modification would be detrimental to Highway safety.

Thurleston Lane is subject to National Speed Limit of 60mph. The correct visibility splay for this access onto this type of road would normally be 2.4m x 215m in each direction. But it is evident that vehicle speeds are below 60mph due to the tight beds and narrowness of the road. Although there is adequate visibility to the south of the access, the visibility looking to the north is severely restricted to 2.4m x 6m. The visibility is restricted by a short brick wall with the site name plate on and vegetation behind which is within the site red line. It is therefore is feasible to improve the visibility to the north from the existing access to improve the existing situation. Please submit a revised access proposal with a 4.5m x 90m visibility splay to the north.

Furthermore, there is concern about the lack of a safe pedestrian link to the existing housing areas to the south of the site. As currently proposed, pedestrians will have to walk in the road along Thurleston Lane to get to Whitton Church Lane. The site red line boundary extends approximately 75m to the south of the access so it should be possible to create a footway link to the southern extent of the site boundary. It is

also suggested that the footway is continued on Highway verge to connect to Whitton Church Lane. Please submit a plan to show a safe footway connection from Whitton Church Lane to the site. If these two issues can be addressed, this proposal will be acceptable in Highway terms.

Yours faithfully

Mr Andrew Pearce
Senior Development Management Engineer
Strategic Development – Resource Management

Your Ref: MS/2982/15
 Our Ref: 570\CON\3576\15
 Date: 11/01/16
 Highways Enquiries to: andrew.pearce@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
 Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Mark Pickrell

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2982/15

PROPOSAL: Change of use from retirement home to 18 flats + one staff flat
LOCATION: Thurleston Nursing Home, Whitton Park, Thurleston Lane, Whitton, Ipswich, Suffolk, IP1 6TJ
ROAD CLASS:

Further to my initial response to this application further information has been provided to show proposed improvements to the access together with a scheme to provide a safe pedestrian link to this site.

The proposed footway improvements will require the applicant to undertake Safety Audit and deal with any issues raised and enter into a Section 278 Agreement prior to starting any works on the highway.

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:

AL 5	Non Standard	ALTER EXISTING	Condition: No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with submitted drawing no. 15-189-as-8 and in accordance with DM01. Thereafter the access shall be retained in the specified form.	Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.
------	--------------	----------------	--	--

AL 2	Non Standard	SUBMIT DETAILS	Condition: No part of the development shall be commenced until details of the proposed footway scheme (based on drawing no. 15-189-as-8) has been submitted to and approved in writing by the Local Planning Authority. The approved footway shall be laid out and constructed in its entirety prior to occupation of the property.	Reason: To ensure that the footway is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.
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AL 3	Non Standard	AVAILABLE PRIOR TO OCCUPATION	Condition: The new footway shall be laid out and completed in all respects in accordance with the approved scheme and made available for use prior to occupation.	Reason: To ensure that the footway is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.
---------	-----------------	-------------------------------------	---	--

NOTE 15	Standard	NOTE SECTION 278 AGREEMENT FOR HIGHWAY WORKS	Note: The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.	-
------------	----------	--	--	---

Yours faithfully

Mr Andrew Pearce
Senior Development Management Engineer
 Strategic Development – Resource Management

Your Ref: MS/2982/15
 Our Ref: 570\CON\2664\15
 Date: 16 February 2016
 Highways Enquiries to: andrew.pearce@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
 Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Mark Pickrell

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
 CONSULTATION RETURN MS/2982/15**

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Furthermore, there is concern about the lack of a safe pedestrian link to the existing housing areas to the south of the site. As currently proposed, pedestrians will have to walk in the road along Thurleston Lane to get to Whitton Church Lane. The site red line boundary extends approximately 75m to the south of the access so it should be possible to create a footway link to the southern extent of the site boundary. It is

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Yours faithfully

Mr Andrew Pearce
Senior Development Management Engineer
Strategic Development - Resource Management

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2982/15

From: David Pizzey
Sent: 25 February 2016 10:40
To: Ian Ward
Subject: Whitton Park application

Ian

The tree affected by the parking layout for this proposal is a large mature Oak of considerable value that should be retained if at all possible as part of this application. Although twin-stemmed with a large historic wound from a previous limb failure the tree appears structurally sound with a long useful remaining life expectancy. Incorporating the tree within the development should be achievable with a revised layout and using 'no-dig' type construction in close proximity to the tree.

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

Planning Control Received	
25 FEB 2016	
Acknowledged	AP
Date	26/2/15
Pass To	IW

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: 2982/15
Our Ref: FS/F019949
Enquiries to: Mrs Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 25/09/2015

SEP 2015

MP

Dear Sirs

Whitton Park, Thurleston Lane, Ipswich, Suffolk IP1 6TJ
Planning Application No: 2982/15

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Service records show that the nearest fire hydrant in this location is over 138 metres from the proposed build site and we therefore recommend 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).

OFFICIAL

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

A large, dark, irregular redacted area covering the signature of Mrs A Kempen.

Mrs A Kempen
Water Officer

Cc adrian.buxton@suffolk.gov.uk

Mr D Lockley, Oswick Limited, 5/7 Head Street, Halstead, Essex CO9 2AT
Enc: Sprinkler Letter.

Date: 03/09/2015

Ref: 14.618

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

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

T: 01206 769 018
F: 01206 564 746

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

Dear Mark,

Developer Contributions Requirements – 2982/15 – Whitton Park, Thurleston Lane, Whitton

I am writing on behalf of Suffolk County Council in relation to the above planning application for 19 dwellings in Whitton. Boyer has been instructed to assist in providing an assessment of the infrastructure requirements for this application on behalf of Suffolk County Council.

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

The contribution requirements set out in this letter are intended to be a starting point for discussion between Suffolk County Council and the Local Authority. These requirements should be used as the basis to establish the priorities that are going to be related to this specific site and proposal.

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

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

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

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

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

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

Community Infrastructure Levy

In March 2015, Mid Suffolk District Council formally submitted documents to the Planning Inspectorate for examination under Regulation 19 of the Community Infrastructure Levy Regulation 2010 (as amended). Mid Suffolk District Council 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 November 2014, 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, once adopted by Mid Suffolk District Council, 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 specific contribution requirements related to the proposed scheme are set out below:

1. Education

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

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

We would anticipate the following minimum pupil yields from a development of 19 dwellings (taking into account dwelling type and mix):

- Primary school age range, 5-11: 1 pupil. Cost per place is £12,181 (2015/16 costs)
- Secondary school age range, 11-16: 0 pupils. Cost per place is £18,355 (2015/16 costs)
- Secondary school age range, 16+: 0 pupils. Cost per place is £19,907 (2015/16 costs)

The local catchment schools are Castle Hill Infant, Castle Hill Junior, Ormiston Endeavour Academy and Suffolk One. There are currently sufficient secondary places available at the catchment schools, however funding is required for the one primary school place arising at a cost of **£12,181** (2015/16 costs).

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2015/16 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. Once a Section 106 legal agreement has been signed, the agreed sum will be index linked using the BCIS Index from the date of the Section 106 agreement until such time as the education contribution is due. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

Clearly, local circumstances may change over time and I would draw your attention to section 13 of this letter which sets out this information is time-limited to 6 months from the date of this letter.

2. Pre-school provision

It is the responsibility of SCC to ensure that there is sufficient provision under the Childcare Act 2006 and that this relates to section 8 of the NPPF. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year olds. The Government have also recently signalled the introduction of 30 hours free entitlement a week from September 2017. The Education Act (2011) introduced the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

From these development proposals we would anticipate up to 2 pre-school pupils arising at a cost of £6,091 per place. However, in this area there are currently 339 early years education spaces with 26 available, therefore no contribution is sought at this time.

3. Play space provision

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

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

4. Transport

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

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

5. Rights of Way

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

As a result of the anticipated use of the public rights of way network and as part of developing the health agenda to encourage people to walk and cycle more, the Rights of Way service are reviewing their requirements and will advise at a later date if any contributions are required.

6. Libraries

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

Suffolk County Council requires a minimum standard of 30sqm of new library space per 1,000 population. Construction and initial fit-out cost of £3,000 per sqm for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x 3,000) £90,000 per 1,000 people or £90 per person for library space.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is $216 \times 19 = \text{£}4,104$. This would be spent at Broomhill Library, Ipswich and allows for improvements and enhancements to be made to library services and facilities.

7. Waste

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

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

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. A contribution of £51 per dwelling is sought for improvement, expansion or new provision of waste disposal facilities. For this development that would be a capital contribution of **£969**.

8. Supported Housing

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

9. Sustainable Drainage Systems

Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. 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. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

As of 6th April 2015, the sustainable drainage provisions within the Flood and Water Management Act 2010 have been implemented, and developers are required to seek drainage approval from the county council and/or its agent alongside planning consent. The cost of ongoing maintenance is to be part of the Section 106 negotiation.

10. Fire Service

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

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

11. Superfast broadband

Section 5 of the NPPF supports high quality communications infrastructure and highlights at paragraph 42 that high speed broadband plays a vital role in enhancing the provision of local

community facilities and services. SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.

12. Legal costs

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

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

14. Summary Table

Service Requirement	Contribution per dwelling	Capital Contribution
Education - Primary	£641.10	£12,181
Education – Secondary	£0	£0
Education – Sixth Form	£0	£0
Pre-School Provision	£0	£0
Transport	£-	£-
Rights of Way	£-	£-
Libraries	£216	£4,104
Waste	£51	£969
Total	£908.10	£17,254

Table 1.1: Summary of Infrastructure Requirements

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

Yours sincerely

C. Pollard

Catherine Pollard
Senior Planner
Boyer Planning Ltd

Tel: 01206 769018
Email: catherinpollard@boyerplanning.co.uk

cc. Neil McManus, Suffolk County Council

From: Greg McSorley
Sent: 10 September 2015 12:07
To: ESE Planning; Planning Admin
Subject: Re 2982/15 Re Whitton Park, Thurleston Lane

Good afternoon,

Thank you for consulting us on this proposal. In my opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. I have no objection to the development and do not believe any archaeological mitigation is required.
Best wishes,

Greg McSorley
Business Support Officer
Suffolk County Council Archaeological Service
6 The Churchyard
Shire Hall
Bury St Edmunds
Suffolk IP33 1RX
Tel.: 01284 741230
Email: greg.mcsorley@suffolk.gov.uk
<http://www.suffolk.gov.uk/archaeology>



Consultation Response Pro forma

1	Application Number	Whitton Park, Thurleston Lane, Whitton, IP1 6TJ Change of use from retirement home to 18 flats + one staff flat 2982 / 15 / FUL						
2	Date of Response	14/09/2015						
3	Responding Officer	<table border="1"> <tr> <td data-bbox="647 560 1013 592">Name:</td> <td data-bbox="1018 560 1421 592">Emma Coone</td> </tr> <tr> <td data-bbox="647 598 1013 661">Job Title:</td> <td data-bbox="1018 598 1421 661">Housing Development Officer – Strategic Housing</td> </tr> <tr> <td data-bbox="647 667 1013 737">Responding on behalf of...</td> <td data-bbox="1018 667 1421 737">Strategic Housing service</td> </tr> </table>	Name:	Emma Coone	Job Title:	Housing Development Officer – Strategic Housing	Responding on behalf of...	Strategic Housing service
Name:	Emma Coone							
Job Title:	Housing Development Officer – Strategic Housing							
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.	Holding objection – the application as submitted is considered unacceptable, but may be acceptable with the revisions/clarification/further information as specified below – please see 'amendments required' in box 6 below.						
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>1. <u>Background information</u></p> <ul style="list-style-type: none"> The proposal is for conversion of retirement flats to 18 market flats and 1 staff flat (14 x 1bed, 1 x 2bed, 2 x 3bed and 2 x bedsit). There is no affordable housing provision. <p>2. <u>Housing Need</u></p> <p>The Babergh and Mid Suffolk District Strategic Housing Market Assessment confirms a continuing need for housing across all tenures and a growing need for affordable housing. The most recent update of the Strategic Housing Market Assessment, completed in 2012 confirms <u>a minimum need of 134 affordable homes per annum.</u></p>						

		<p>The Council's Choice Based Lettings system currently has circa. 1090 applicants registered for the Mid Suffolk area.</p> <p>On the Housing Register there are currently 115 applicants actively looking for accommodation in Whitton, of this 115, 54 are seeking a one bedroom property and 44 are seeking a two bedroom property. Some of the proposed flats in the scheme would potentially be suitable as Affordable Rented properties, however it would be unlikely that a Registered Provider would take on flats in a mixed scheme such as the one proposed here.</p> <p>Our 2014 Housing Needs Survey shows that there is a need across all tenures for smaller units of accommodation, which includes accommodation suitable for older people, wishing to downsize from larger privately owned family housing, into smaller privately owned apartments, bungalows and houses. This scheme actively contributes to this provision.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p>The scheme will provide much needed accommodation in an area where there is demand, the mix of accommodation sizes is appropriate. A commuted sum in lieu of on-site affordable provision would lead to the scheme being considered acceptable from Strategic Housing.</p>
7	<p>Recommended conditions</p>	<p>That a commuted sum be paid in lieu of on-site affordable housing provision.</p>

our ref DM/2015/0247
your ref 2982/15
please ask for Carlos Hone
contact 01473 432917 / carlos.hone@ipswich.gov.uk
date 16.11.15



IPSWICH
BOROUGH COUNCIL

Mr Philip Isbell
Planning Services
Mid-Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Grafton House
15-17 Russell Road
Ipswich Suffolk
IP1 2DE

www.ipswich.gov.uk

Dear Mr Isbell,

TOWN AND COUNTRY PLANNING ACT 1990

Your Ref No: 2982/15.

Site Address: Whitton Park, Thurleston Lane, Whitton IP1 6TJ

Proposal: Change of use from retirement home to 18 flats + one staff flat.

PLEASE NOTE THAT THIS LETTER REPRESENTS THE COUNCIL'S FORMAL RESPONSE TO THIS APPLICATION.

Thank you for consulting us on the above-mentioned proposal for development.

The red outline of the site does appear to include an area of land to the south of the main site which is within Ipswich Borough Council and as such a joint application should have been submitted. The application form is not available to look at on your website however an application has not been submitted by Ipswich Borough Council (IBC), and as such the application would appear to be invalid. Furthermore this part of the site does not appear to be in residential use currently, and the 'creep' of residential land as a result of this application would need to be considered by IBC.

This part of the site is within an area identified as countryside on the IBC Proposals Map accompanying the adopted Core Strategy and Policies DPD (2011) through reference to the Proposals Map of the 1997 Local Plan. This was supported by PPS7, which has since been replaced by the National Planning Policy Framework (NPPF).

The NPPF places emphasis on the role that the planning system has on the delivery of high quality homes, the support of a prosperous rural economy, the importance of good design, and the conservation and enhancement of the natural environment. In particular the NPPF states that local planning authorities (LPAs) should boost significantly the supply of housing, by using their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for the market, and housing in the housing market area (para 47). To promoted sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities....and that new isolated homes in the countryside should be avoided unless there are special circumstances. Paragraph 55 of the NPPF provides relevant examples of such circumstances which, amongst other things, include exceptional quality or innovative design.

The Government introduced a set of nationally Described Space Standards in 2015 which sets out the requisite minimum standards for all new dwellings. The document also sets minimum room sizes, and includes internal storage space for all new dwellings.

It is noted that the proposed development will result in the conversion of an existing building forming new dwellings. The reuse of the building for new housing is considered to be in line with national policy as stated above provided that minimum spaces standards are met.

Ipswich Borough Council requests that the application boundary be redrafted so that it relates solely to land within Mid-Suffolk District Council. Should the application be made valid in this manner then Ipswich Borough Council requests that the above national policy is taken into account in determining the aforementioned planning application.

Yours Sincerely,



Carlos Hone
Development Management Team Leader

Martyn Fulcher BSc(hons) PGDip MRTPI
Planning and Development Operations Manager