

Public Document Pack



COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE B
DATE:	WEDNESDAY, 12 JUNE 2019 9.30 AM
VENUE:	KING EDMUND CHAMBER - ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

Councillors		
<u>Conservative and Independent Group</u> Peter Gould Kathie Guthrie (Chair) Barry Humphreys (Vice-Chair) Richard Meyer	<u>Green Group</u> Terence Carter John Matthissen Rowland Warboys	<u>Liberal Democrat Group</u> Mike Norris

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AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 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 **SA/19/1 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 24 APRIL 2019** 1 - 24
- 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

7	SA/19/2 SCHEDULE OF PLANNING APPLICATIONS	25 - 28
	<i>Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.</i>	
a	DC/19/01356 LAND AT WARREN FARM, THE STREET, BADWELL ASH, SUFFOLK	29 - 80
b	DC/18/05397 LAND TO THE WEST OF FARRIERS ROAD, EDGECOMB PARK, STOWMARKET (IN THE PARISH OF COMBS) IP14 2FD	81 - 164
c	DC/19/01248 LAND TO THE EAST OF, SHARPES ROW, WOOLPIT, SUFFOLK	165 - 202
d	DC/19/00061 LAND AT SCOLE ROUNDABOUT, (JUNCTION BETWEEN A413 & A140)	203 - 224
8	SITE INSPECTION	225 - 234

Note: Should a site inspection be required for any of the applications this will be decided at the meeting.

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

Notes:

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

[Charter on Public Speaking at Planning Committee](#)

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 Referrals Committee may take the opportunity to exercise their speaking rights but are not entitled to vote on any matter which relates to his/her ward.

Webcasting/ Live Streaming

The Webcast of the meeting will be available to view on the Councils Youtube page:
https://www.youtube.com/channel/UCSWf_0D13zmegAf5Qv_aZSg

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 10 July 2019 at 9.30 am.

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Robert Carmichael, Committee Services on: 01449 724930 or Email: Committees@babermidsuffolk.gov.uk

Introduction to Public Meetings

Babergh/Mid Suffolk District Councils are committed to Open Government. The proceedings of this meeting are open to the public, apart from any confidential or exempt items which may have to be considered in the absence of the press and public.

Domestic Arrangements:

- Toilets are situated opposite the meeting room.
- Cold water is also available outside opposite the room.
- Please switch off all mobile phones or turn them to silent.

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

1. Leave the building immediately via a Fire Exit and make your way to the Assembly Point (Ipswich Town Football Ground).
2. Follow the signs directing you to the Fire Exits at each end of the floor.
3. Do not enter the Atrium (Ground Floor area and walkways). If you are in the Atrium at the time of the Alarm, follow the signs to the nearest Fire Exit.
4. Use the stairs, not the lifts.
5. Do not re-enter the building until told it is safe to do so.

Mid Suffolk District Council

Vision

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

Strategic Priorities 2016 – 2020

1. Economy and Environment

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

2. Housing

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

3. Strong and Healthy Communities

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

Strategic Outcomes

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

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

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

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

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

Suffolk Local Code of Conduct

1. Pecuniary Interests

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

Yes

Declare you have a pecuniary interest

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

Breach = criminal offence

No

No interests to declare

2. Non-Pecuniary Interests

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

Yes

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

No

No interests to declare

Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the Baden-Powell Room, Blackbourne Community Centre, Blackbourne Road, Elmswell, Bury St Edmunds, IP30 9GY on Wednesday, 24 April 2019 – 09:30AM

PRESENT:

Councillor: Kathie Guthrie (Chair)
Roy Barker (Vice-Chair)

Councillors: Julie Flatman
Barry Humphreys MBE
John Matthissen
Derrick Haley
Wendy Marchant
Jane Storey

Ward Member(s):

Councillors: Andrew Stringer
Jessica Fleming

In attendance:

Officers: Acting Chief Planning Officer (PI)
Planning Lawyer (IDP)
Area Planning Manager (GW)
Development Management Planning Officer (AS/SB)
Planning Officer (MK)
Senior Planning Officer (DC)
Governance Officer (RC)

109 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

An apology of absence was received from Councillor Derek Osborne.

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

Councillor Wendy Marchant declared a pecuniary interest in DC/19/00859 as the applicant and that she would leave the meeting room whilst the application was being discussed.

Councillor Derrick Haley declared a non-pecuniary interest in application DC/18/03547 as he was a Member of the Parish Council.

Councillor Derrick Haley declared a non-pecuniary interest in applications DC/19/00733 & DC/19/00734 as he used to be the Chair of the Wingfield Barns CIC.

111 DECLARATIONS OF LOBBYING

All Members declared that they had been lobbied on applications DC/18/03547 and DC/19/00859.

112 DECLARATIONS OF PERSONAL SITE VISITS

None declared.

113 SA/18/21 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 27 MARCH 2019

It was resolved that the Minutes of the meeting from 27 March 2019 were confirmed and signed as a true record subject to an amendment in the declarations of interest to include the following:

“Councillor John Matthissen declared a non-pecuniary interest in DC/19/00259 as he lived nearby but did not consider it as pecuniary.”

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

None received.

115 SA/18/22 SCHEDULE OF PLANNING APPLICATIONS

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

Schedule of Applications

Application Number	Representations From
DC/18/03547	Richard Fawcett (Thurston Parish Council) Vicky Waples (Objector) Stuart McAdam (Applicant) Matthew Wright (Applicant) Cllr Derrick Haley (Ward Member)
DC/19/00022	Claire Richards (Applicant) Cllr Julie Flatman (Ward Member)
DC/19/00338	Peter Gibbs (Cotton Parish Council) Cllr Andrew Stringer (Ward Member)
DC/19/00733	Andy Robinson (Supporter)
DC/19/00734	None

116 DC/18/03547 LAND TO THE WEST OF, IXWORTH ROAD, THURSTON

116.1 Item 1

Application DC/18/03547
Proposal Application for approval of Reserved Matters following

Outline Planning Permission Town & Country Planning (Development Management Procedure) (England) Order 2015 – Layout, Scale, Appearance and Landscaping pursuant to condition 3 of Outline Planning Permission 4963/16, for up to 250 dwellings, open space and associated infrastructure.

Site Location **THURSTON-** Land to the West of, Ixworth Road, Thurston
Applicant Persimmon Homes (Suffolk)

116.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the changes that had been made to the proposal after the previous Committee meeting, the tabled papers that were before Members, and the Officer Recommendation of Approval.

116.3 The Case Officer responded to Members' questions on issues including: the number of 2.5 storey dwellings proposed on the site after the revisions, the sizes of the affordable housing, the responses within the tabled papers from Place Services and Suffolk County Councils floods team.

116.4 The Acting Chief Planning Officer advised Members that in the interregnum period between the application being heard at Committee, the Thurston Neighbourhood Plan had been examined by the Planning Inspectorate and was now a material consideration for the Committee and it was expected to go to referendum later in 2019. The Acting Chief Planning Officer advised Members that the Council currently did have a 5 year Housing Land Supply but that this was predicated on previously approved outline permissions such as the site that was before Members which had been approved at outline in 2017.

The Acting Chief Planning Officer also advised Members that on the southern portion of the site, the "Souter" house type detailed that on the top floor there would be velux windows and that this was not intended to be a viewing window.

116.5 The Case Officer responded to further questions from Members' on issues including the hoggin path across the site.

116.6 Members considered the representation from Richard Fawcett of Thurston Parish Council, who spoke against the application.

116.7 The Parish Council representative responded to Members' questions on issues including: the Neighbourhood Plan; and that it identified that a school would be preferred on a different site.

116.7 Members considered the representation from Vicky Waples who spoke as an Objector.

116.8 Members considered the representation from the Applicant, Stuart McAdam.

- 116.9 The Applicant responded to Members' questions on issues including: the Persimmon model of design including 2.5 storey development as a customer choice, the size of the affordable homes compared to National Space Standards, electric car charging points, and energy efficiency measures.
- 116.10 Members considered the representation from the Ward Member, Councillor Derrick Haley.
- 116.11 Members debated the application on the issues including: the proposed hoggin path on the site, the 2.5 storey houses on the site, the space sizes on the site.
- 116.12 The Acting Chief Planning Officer advised Members that Members could not condition that a housing planning application could not come forward on the south eastern edge of the site, but that an informative note could be added to the resolution if Members were minded to approve.
- 116.13 Members continued to debate the application on the issues including: the layout and design of the site, the ecological impact on the site, the possibility of a green corridor being introduced and that Members were concerned with the placement of 2.5 storey dwellings on the site.
- 116.14 Councillor John Matthissen proposed that the application be deferred to secure removal of all 2.5 storey dwellings and to resolve the concerns as raised by Place Services. A seconder was not found and as such the motion fell.
- 116.15 Councillor Roy Barker proposed that the application be approved as detailed in the Officer recommendation with the additional delegation and informative note of:

Delegate to the Acting Chief Planning Officer to

[a] negotiate the removal or reduction in the number of 2.5 storey dwelling plots and their relocation within the scheme and to negotiate the design and materials proposed having regard to Policy 4 of the Examined Thurston Neighbourhood Plan and the contours of the site and

[b] negotiate the amendment of the affordables dwelling content having regard to the comments of the Professional Lead – Strategic Housing

To his satisfaction and that subject to that delegate authority to grant Reserved Matters approval as recommended with additional conditions regarding

- Further ecological enhancements
- Landscaping conditions as per Late Papers (Place Services & SCC Floods Team)
- Resource and energy efficiency measures if not conditioned within the Outline

permission and

Add Informative Note: In the event that the education land does not come forward for that purpose the Committee would be minded to support a community based use for that land.

116.16 Councillor Julie Flatman seconded the motion.

116.17 By a unanimous vote

116.18 **RESOLVED:**

Delegate to the Acting Chief Planning Officer to

[a] negotiate the removal or reduction in the number of 2.5 storey dwelling plots and their relocation within the scheme and to negotiate the design and materials proposed having regard to Policy 4 of the Examined Thurston Neighbourhood Plan and the contours of the site and

[b] negotiate the amendment of the affordables dwelling content having regard to the comments of the Professional Lead – Strategic Housing

To his satisfaction and that subject to that delegate authority to grant Reserved Matters approval as recommended with additional conditions regarding

- **Further ecological enhancements**
- **Landscaping conditions as per Late Papers (Place Services & SCC Floods Team)**
- **Resource and energy efficiency measures if not conditioned within the Outline permission**

That authority be delegated to the Acting Chief Planning Officer - Growth & Sustainable Planning to Grant reserved matters approval subject to the following conditions:

- **Approved Plans and Documents**
- **Detailed scheme of Soft Landscape Planting (In addition to that already imposed as part of Outline Planning Permission Ref: 4963/16)**
- **Those required by SCC-Highways**
- **Those already imposed as part of Outline Planning Permission Ref: 4963/16**

Informative Note: In the event that the education land does not come forward for that purpose the Committee would be minded to support a community based use for that land.

117 DC/19/00022 LAND TO THE SOUTH OF, NEW STREET, STRADBROKE, SUFFOLK

117.1 A short comfort break was taken between 11:08-11:20 after the completion of DC/18/03547 but before the commencement of DC/19/00022.

117.2 Item 2

Application	DC/19/00022
Proposal	Outline Planning Application (Access to be considered) Erection of up to 60 no. dwellings and construction of access to New Street.
Site Location	STRADBROKE- Land to the South of, New Street, Stradbroke, Suffolk.
Applicant	AAH Planning Consultants

117.3 The Case Officer presented the application to the committee outlining the proposal before Members, the layout of the site and the tabled papers before Members, and the officer recommendation of approval with conditions.

117.4 The Case Officer responded to Members' questions on issues including: the current location of the 30MPH speed limit on the proposed access road.

117.5 Members considered the representation from Claire Richards, who spoke as the Applicant.

117.6 Members considered the representation from Councillor Julie Flatman, Ward Member.

117.7 Members debated the application on the issues including: how the applicant had worked with the community and the approved Neighbourhood Plan.

117.8 Councillor Barry Humphreys proposed that the application be approved as detailed in the officer recommendation.

117.9 Councillor Derrick Haley seconded the motion.

117.10 Councillor Roy Barker and Councillor John Mathissen asked that the recommendation include the following:

Limit to 2 storey properties – not 2.5, no rooms in the roof space

Garages to be provided on properties

Energy efficiency measures to be agreed

Notes:

National Space Standards for properties

Advance landscaping on site should be planted in advance of the commencement of development where possible.

The proposer and seconded agreed to the additions.

117.11 By a unanimous vote

117.12 **RESOLVED**

That authority be delegated to the Acting Chief Planning Officer - Growth & Sustainable Planning to grant Outline Planning Permission subject to the following:

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Acting Chief Planning Officer – Planning for Growth to secure:

- **On site delivery of 35% Affordable housing of a mix and tenure as advised by Council Strategic Housing Officers.**
- **On site provision of public open space and play equipment, including management of the space to be agreed and requirement for public access at all times.**
- **A financial contribution towards improvements to existing bus stops adjacent to the site on New Street. Including: Wheelchair accessible kerbs and pedestrian crossing point to bus stop on the north side of the road. As required by SCC-Highways.**

(2) That the Acting Chief Planning Officer – Planning for Growth be authorised to Grant Outline Planning Permission upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Acting Chief Planning Officer:

- **Approved Plans and Documents (Plans and Documents submitted that form this application)**
- **Standard Commencement Time Limit and Reserved Matters Submission Time Limit Condition**
- **Approval of Reserved Matters Condition**
- **Those required by SCC – Archaeology**
- **Those required by SCC – Local Lead Flood Authority**
- **Those required by MSDC – Ecology Consultant • Those required by SCC – Highways**
- **Standard Landscaping Implementation and Aftercare Condition**
- **Those required by MSDC – Landscape Consultant**
- **Those required by MSDC – Environmental Management – Sustainability**
- **Hours of working during construction – As advised by MSDC – Environmental Management**
- **Number and location of Fire Hydrants – To be agreed and implemented prior to first use/occupation**
- **Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL)**

(3) And the following informative notes as summarised and those as may be deemed necessary by the Acting Chief Planning Officer:

- NPPF – Positive and Proactive Working
- SCC – Highways notes
- Land Contamination notes
- Ecology and Biodiversity notes
- SCC – Local Lead Flood Authority notes
- S106 note

(4) That in the event of the Planning obligations referred to in Resolution (1) above not being secured that the Acting Chief Planning Officer – Planning for Growth be authorised to refuse the application on appropriate grounds.

(5) That in the event of the Planning obligations referred to in Resolution (1) above not being secured within 6 months that the Acting Chief Planning Officer – Planning for Growth be authorised to refuse the application on appropriate grounds.

118 DC/19/00338 WILLOW HOUSE, MENDLESHAM ROAD, COTTON, STOWMARKET, SUFFOLK, IP14 4RE

118.1 Item 3

Application	DC/19/00338
Proposal	Full Planning Application- Erection of 2No dwellings and creation of new vehicular access (re-submission of planning permission DC/18/03558)
Site Location	COTTON- Willow House, Mendlesham Road, Cotton, Stowmarket, Suffolk, IP14 4RE
Applicant	Mr & Mrs Flynn

118.2 The Case Officer presented the application to the committee outlining the proposal, the layout of the site, the comparison to application DC/18/03558 which had previously been granted on the site, the contents of the tabled papers and the officer recommendation of approval.

118.3 The Case Officer responded to Members' questions on issues including: the removal of a telegraph pole on the site, and the compliance of the application with regards to the NPPF.

118.4 Members considered the representation from Peter Gibbs of Cotton Parish Council, who spoke against the application.

118.5 The Parish Council representative responded to Members' questions on issues including: the sustainability of the proposal compared to application DC/18/03588, the size of the house, and the proposed number of bedrooms.

118.6 Members considered the representation from Councillor Andrew Stringer, Ward Member.

118.7 The Ward Member responded to Members' questions on issues including: the sustainability of the proposal, and Cottons' response to the Local Plan.

118.8 The Case Officer advised Members that the proposal before Members had a footprint of 156 M² whereas application DC/18/03588 was 136M².

118.9 Members debated the application on the issues including: the possible removal of Permitted Development Rights, the material consideration of what was already approved on the site, the sustainability of the proposal, and the design of the proposal.

118.10 Councillor Derrick Haley proposed that the application be approved as detailed in the officer recommendation with the addition as follows:

- Removal of Permitted Development Rights to loft conversion/windows to the loft.
- Provision of electric car charging point.

118.11 Councillor Jane Storey seconded the motion.

118.12 By a unanimous vote

118.13 **RESOLVED**

Grant PLANNING PERMISSION for subject to following conditions:

- **Standard time limit (3yrs for implementation of scheme)**
- **Approved Plans (Plans submitted that form this application)**
- **Highways - access**
- **Highways - manoeuvring and parking**
- **Highways - bin storage**
- **PD Rights removal – All**
- **Materials details**

And the following informative notes

- **NPPF Pro-active working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**
- **Land Contamination**
- **Building Control**

Additional Conditions:

- **Removal of Permitted Development Rights to loft conversion/windows to the loft.**
- **Provision of electric car charging point.**

119 DC/19/00733 WINGFIELD BARNES, CHURCH ROAD, WINGFIELD, EYE, SUFFOLK, IP21 5RA

119.1 Item 4

Application	DC/19/00733
Proposal	Full Planning Application – Minor alterations to the Granary and change of use to (D1) to create a Day Nursery.
Site Location	WINGFIELD – Wingfield Barns, Church Road, Wingfield, Eye, Suffolk, IP21 5RA
Applicant	Mr David Wardley

119.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site including access and the officer recommendation of approval with conditions.

119.3 The Case Officer responded to Members questions on issues including: the proposed amenity space, the parking provision and access arrangements, and that further licenses would have to be acquired by the applicant.

119.4 The Governance Officer read out short statement of Support from Andy Robinson (Director Wingfield Barns (CIC) who had registered to speak but due to the length of the meeting had to leave before the item was heard.

119.5 Members debated the application on the issues including: the positive use of a heritage asset.

119.6 Councillor Derrick Haley proposed that the application be approved as detailed in the Officer Recommendation with the additions as follows:

- Traffic and access statement to be agreed
- Details of outside play equipment to be agreed

Informative Notes:

- Stair safety to be considered given open access to stairwell at first floor
- Ofsted registered provider is expected.

119.7 Councillor Roy Barker seconded the proposal.

119.8 By a unanimous vote

119.9 **RESOLVED**

- (1) That authority be delegated to the Acting Chief Planning Officer to grant planning permission subject to conditions as summarised below and those as may be deemed necessary by the Corporate Manager:
- Standard time limit
 - Approved Plans (Plans submitted that form this application)
 - Hours of operation to 8am to 5pm Mon to Friday (No weekend working)

Additional Conditions:

- Traffic and access statement to be agreed
- Details of outside play equipment to be agreed

Informative Notes:

- Stair safety to be considered given open access to stairwell at first floor
- Ofsted registered provider is expected.

120 DC/19/00734 WINGFIELD BARNES, CHURCH ROAD, WINGFIELD, EYE, SUFFOLK, IP21 5RA

120.1 Item 5

Application Proposal	DC/19/00734 Listed Building Consent Application. Alterations to curtilage listed building including insertion of new internal staircase
Site Location	WINGFIELD – Wingfield Barns, Church Road, Wingfield, Eye, Suffolk, IP21 5RA
Applicant	Mr David Wardley

120.2 The Case Officer presented the application to Members outlining the proposal, the layout of the site, the response from the Heritage Consultation and the Officer Recommendation of Approval with conditions.

120.3 Members debated the application on the issues including the heritage impact.

120.4 Councillor Derrick Haley proposed that the application be approved as detailed in the officer recommendation.

120.5 Councillor John Matthissen seconded the motion.

120.6 By a unanimous vote.

120.7 **RESOLVED**

(1) That authority be delegated to the Acting Chief Planning Officer to grant planning permission subject to conditions as summarised below and those as may be deemed necessary by the Corporate Manager:

- **Standard time limit**
- **Approved Plans (Plans submitted that form this application)**
- **Plan of the ceiling / floor structure clearly identifying which timbers are to be removed and which retained shall be agreed.**
- **Confirmation on retention of existing external stair.**

121 SA/18/23 SCHEDULE OF PLANNING APPLICATIONS

A lunch break was taken between 12:42 -13:45, after the completion of application DC/19/00734 but before the commencement of application DC/19/00657.

During the lunch break Councillor Barry Humphreys MBE left the meeting.

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

Schedule of Applications

Application Number	Representations From
DC/19/00657	None
DC/19/00336	Geoff Short (Rickinghall Parish Council) William Sargeant (Botesdale Parish Council) Antek Lejk (Objector) Ben Elvin (Agent) Cllr Jessica Fleming (Ward Member)
DC/19/00337	Antek Lejk (Objector) Ben Elvin (Agent) Cllr Jessica Fleming (Ward Member)
DC/18/02014 & DC/18/02015	Item sent to Planning Referrals Committee prior to Committee meeting. (None)
DC/19/00859	None
DC/19/01072	Cllr Julie Flatman (Ward Member)

The items of business were taken in the order as follows as set out by the Chair at the beginning of the afternoon session:

1. DC/18/02014 & DC/18/02015
2. DC/19/00657
3. DC/19/00859

- 4. DC/19/00336
- 5. DC/19/00337
- 6. DC/19/01072

122 DC/18/02014 & DC/18/02015 WALSHAM HALL, METFIELD ROAD, MENDHAM, HARLESTON, SUFFOLK, IP20 0NR

122.1 Item 4

Application Proposal	DC/18/02014 & DC/18/02015 Householder Planning Application – Erection of an extension to lobby. Application for Listed building consent- Erection of an extension to lobby.
Site Location	MENDHAM- Walsham Hall, Metfield Road, Mendham, Harleston, Suffolk, IP20 0NR
Applicant	Mr S Haddingham

122.2 The Governance Officer advised Members that after the publication of the agenda but before the beginning of the meeting, that the applications had been referred to the Planning Referrals Committee for final determination.

122.3 RESOLVED

That applications DC/18/02014 & DC/18/02015 be referred to the Planning Referrals Committee for final determination.

123 DC/19/00657 LAND ON EYE AIRFIELD, IPSWICH ROAD, EYE, SUFFOLK

123.1 Item 1

Application Proposal	DC/19/00657 Full Planning Application- Erection of 2no. B8 storage buildings and link extension between buildings 6 and 7.
Site Location	EYE – Land on Eye Airfield, Ipswich Road, Eye, Suffolk
Applicant	RH Developments (East Anglia) Ltd

123.2 The Case Officer presented the application to the Committee outlining the proposal, the layout of the site, and the officer recommendation of approval with conditions.

123.3 The Case Officer responded to Members' questions on issues including: the renewable energy provision of the proposal, the location for Owl nesting boxes, ecology measures, and the history of the site and associated buildings.

123.4 Members debated the application on the issues including: the employment that would be created by the site, and the evolving nature of the business park.

123.5 Councillor Derrick Haley proposed that the application be approved as detailed in the officer recommendation with the amendment as follows:

- Location of nesting boxes to be agreed.

123.6 Councillor Roy Barker seconded the proposal.

123.7 By a unanimous vote

123.8 **RESOLVED**

That authority be delegated to Acting Chief Planning Officer to GRANT FULL PLANNING PERMISSION for the development subject to conditions as summarised below

- **Standard time limit (3yrs for implementation of scheme)**
- **Approved Plans (Plans submitted that form this application)**
- **Control over hours of operation**
- **Control over noise emissions from plant, equipment and machinery**
- **External lighting to be kept to a minimum necessary and prevent upward and outward light radiation**
- **Limitation on hours of construction**
- **Control over materials arising from site clearance and construction phases**
- **Details of the strategy for the disposal or surface water and details for the implementation, maintenance and management of the strategy**
- **No occupation until details of SUDS are submitted and approved**
- **Agreement and implementation of a Construction Surface Water Management Plan**
- **Submission of a Written Scheme of Investigation (WSI) for archaeology**
- **No occupation until the WSI requirements have been completed and agreed**
- **Submission of a Travel Statement and Travel Plan if the employees exceed 50no.**
- **Submission of a Construction Management Plan**
- **At least 10% of energy requirements from renewable sources**
- **Provision of two barn owl nesting boxes to be erected poles in the hedgerow along the southern boundary – Location of nesting boxes to be agreed**

And the following informative notes as summarised:

- **Proactive NPPF working statement**
- **SCC Highways notes**
- **Support for sustainable development principles**
- **Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991**
- **Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales)**

Regulations 2017

- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board catchment is subject to payment of a surface water developer contribution
- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991
- Any works to a main river may require an environmental permit
- Trenches dug during the construction phase recommended to be covered at night or planks left in to enable animals to escape
- Reporting of unexpected contamination

124 DC/19/00859 HALLGARTH HOUSE, 137 HIGH STREET, NEEDHAM MARKET, IPSWICH, SUFFOLK, IP6 8DH

124.1 Councillor Wendy Marchant left the meeting room after the completion of DC/19/00657 but before the commencement of DC/19/00859.

124.2 Item 5

Application	DC/19/00859
Proposal	Application for Listed Building Consent- Installation of panel of pargetted render in existing rendered north wall.
Site Location	NEEDHAM MARKET - Hallgarth House, 137 High Street, Needham Market, Ipswich, Suffolk, IP6 8DH
Applicant	Mrs Wendy Marchant

124.3 The Case Officer presented the application to the Committee outlining the proposal, the design for the pargetting, the response from the Heritage consultation, and the offer recommendation of refusal.

124.4 The Chair advised the Committee that under the rules of the Planning Charter, if Members were minded to approve the application against the officer recommendation then the application would be sent to the Planning Referrals Committee for final determination.

124.5 The Case Officer responded to Members' questions on issues including: the type of pargetting and other examples that had been applied within Needham Market.

124.6 Members debated the application on the issues including: the harm to the listed building, the response from the Town Council, the construction measures that would be used and the colour of the design.

124.7 Councillor Derrick Haley proposed that the application be approved against the officer recommendation and as such is reported to the Planning Referrals Committee with the following details:

- Request Officer to confirm details of works to the listed building, changes to the render and construction of pargetting
- Minded to Approve (thereby referring to referrals committee) subject to conditions for:

Time Limit

Approved Plans

Details of attachment and construction of panel

Details of colour to be agreed

124.8 Councillor Jane Storey seconded the motion.

124.9 By 5 votes to 1 with no abstentions.

124.10 **RESOLVED**

Request officer to confirm details of works to the listed building, changes to the render and construction of pargetting.

Minded to approve (thereby referring to referrals committee) subject to conditions for:

Time Limit

Approved Plans

Details of attachment and construction of panel

Details of colour to be agreed

125 DC/19/00336 BELL HILL COTTAGE AND THE NEWSAGENT, THE STREET, RICKINGHALL INFERIOR, IP22 1BN

125.1 Councillor Wendy Marchant re-joined the committee after the completion of application DC/19/00859 but before the commencement of DC/19/00336.

125.2 Councillor Jessica Fleming attended the meeting as Ward Member for applications DC/19/00336 & DC/19/00337 only.

125.3 Item 2

Application
Proposal

DC/19/00336

Planning Application. Change of Use of ground floor to A5 Hot Food Takeaway. Installation of extract equipment internally and flue through roof. Internal alterations to provide sound and fire-proofing to party walls and floors.

Site Location **RICKINGHALL INFERIOR-** Bell Hill Cottage and The Newsagent, The Street, Rickinghall Inferior, IP22 1BN
Applicant Mr Y Karakus

125.4 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the planning history of the property, the contents of the tabled papers. The Case Officer concluded the presentation with an amendment to the recommendation to add an additional condition as follows:

- That the occupancy of the living space be restricted to an employee of the business.

125.5 The Case Officer responded to Members' questions on issues including: the response from the Council's Environmental Health team, the response from Suffolk Fire and Rescue, the internal layout of the proposal, and the acoustic and fireproofing treatment proposed.

125.6 Members considered the representation from Geoff Short of Rickinghall Parish Council, who spoke against the application.

125.7 Members considered the representation from William Sargeant of Botesdale Parish Council, who spoke against the application.

125.8 The Parish Council representatives responded to Members' questions on issues including: the current provision of parking in proximity to existing takeaway establishments and the heritage value of the property.

125.9 Members considered the representation from Antek Lejk who spoke as an Objector.

125.10 The Objector responded to Members' questions on issues including: the impact that the property would have on the residential amenity.

125.11 Members considered the representation from Ben Elvin who spoke as the agent on behalf of the Applicant.

125.12 The Agent responded to Members' questions on issues including: the proposed separation of the electricity supplies, the responses from Environmental Health and Suffolk Fire and Rescue, and the freestanding fireproof acoustic boarding would be in line with the profile of the existing structure.

125.13 Members considered the representation from Councillor Jessica Fleming, Ward member, who spoke against the application.

125.14 Members debated the application on the issues including: the detrimental impact on residential amenity, the impact on the heritage asset, the preservation of the conservation area.

125.15 Councillor Derrick Haley proposed that the application be refused on the reasons as follows:

Paragraph 127 of the NPPF states that all developments should “create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”

This approach flows into Local Plan Policy E12 (General Principles for location, design and layout of industrial and commercial development) of the Mid Suffolk Local Plan (1998), which states

“When considering proposals for new development or extensions to existing industrial or commercial premises the District Planning Authority will have regard to the following criteria:

....development should not adversely affect the neighbouring properties or land uses by reason of undue environmental disturbance such as noise, vibration, smell, noxious emissions or dust...”

Similarly, Policy H16 (Protecting Residential Amenity) states that the District Planning Authority will refuse development that materially reduces the amenity of adjacent dwellings and will also refuse “change to non-residential use, where such a change would materially and detrimentally affect the amenity of the area by means of ... nuisance or safety”

In this instance it is proposed to convert an existing A1 unit to A5 hot food takeaway. The only access for users of the A5 use would be from the front entrance of the building which would lead to nuisance in terms of smell and noise to the rooms above, which form part of the flying freehold. There would also be general noise and disturbance resulting from such a proposed use, in respect of access to and from the site.

This is considered to materially reduce the amenity of adjacent dwellings, contrary to Local Plan Policies E12 and H16.

Therefore the proposal by reason of impacts on neighbouring properties in respect of noise, disturbance, smell, access to the site from cars, including as a result of insufficient parking provision, and comings and goings in close proximity to neighbouring residents would have an unacceptable material impact on the amenity of adjacent dwellings contrary to Local Plan Policies E12 and H16, and paragraphs 12, 47 and 127 of the NPPF.

125.16 Councillor Roy Barker seconded the motion.

125.17 By a unanimous vote

125.18 RESOLVED

Refusal on following grounds:

Paragraph 127 of the NPPF states that all developments should “create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”

This approach flows into Local Plan Policy E12 (General Principles for location, design and layout of industrial and commercial development) of the Mid Suffolk Local Plan (1998), which states

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In this instance it is proposed to convert an existing A1 unit to A5 hot food takeaway. The only access for users of the A5 use would be from the front entrance of the building which would lead to nuisance in terms of smell and noise to the rooms above, which form part of the flying freehold. There would also be general noise and disturbance resulting from such a proposed use, in respect of access to and from the site.

This is considered to materially reduce the amenity of adjacent dwellings, contrary to Local Plan Policies E12 and H16.

Therefore the proposal by reason of impacts on neighbouring properties in respect of noise, disturbance, smell, access to the site from cars, including as a result of insufficient parking provision, and comings and goings in close proximity to neighbouring residents would have an unacceptable material impact on the amenity of adjacent dwellings contrary to Local Plan Policies E12 and H16, and paragraphs 12, 47 and 127 of the NPPF.

126 DC/19/00337 BELL HILL COTTAGE AND THE NEWSAGENT, THE STREET, RICKINGHALL INFERIOR, IP22 1BN

126.1 Item 3

Application Proposal	DC/19/00337 Listed Building Consent Application. Works to ground floor to create A5 Hot Food Takeaway. Installation of extract equipment internally and flue through roof. Internal alterations to provide fire and sound-proofing to floors and party walls.
Site Location	RICKINGHALL INFERIOR- Bell Hill Cottage and the Newsagent, The Street, Rickinghall Inferior, IP22 1BN
Applicant	Mr Yusuf Karakus

126.2 The Case Officer presented the application to the Committee outlining the proposal before members, the layout of the site, the consultation response from heritage, the contents of the tabled papers and the officer recommendation of approval.

126.3 Members considered the representation from Antek Lejk, who spoke as an Objector.

126.4 Members considered the representation from Ben Elvin, who spoke as the Agent on behalf of the Applicant.

126.5 Members considered the representation from Councillor Jessica Fleming, Ward Member.

126.6 Members debated the application on the issues including: the response from the Heritage consultation, and whether breathing bricks would be used in the design of the building.

126.7 Councillor Roy Barker proposed that the application be approved as detailed in the officer recommendation with the additional condition as follows:

Details of the impact of the airflow/dampness resulting from the proposed soundproofing shall be submitted to the Local Planning Authority including a scheme of mitigation measures to be submitted to and agreed in writing if necessary, including timetable for implementation.

126.8 Councillor John Matthissen seconded the motion.

126.9 By 6 votes to 1

126.10 **RESOLVED**

That authority be delegated to Acting Chief Planning Officer - Growth & Sustainable Planning to grant Listed Building Consent subject to the following

conditions :

- Standard time limit
- To be in accordance with submitted plans, drawings and details

(2) And the following informative notes as summarised and those as may be deemed necessary by the Corporate Manager:

- Pro active working statement
- Support for sustainable development

Additional Condition:

Details of the impact of the airflow/dampness resulting from the proposed soundproofing shall be submitted to the Local Planning Authority including a scheme of mitigation measures to be submitted to and agreed in writing if necessary, including timetable for implementation.

127 DC/19/01072 BARN AT LITTLE MEADOW FARM, BANYARDS GREEN, LAXFIELD, WOODBRIDGE, SUFFOLK, IP13 8EU

127.3 A short comfort break was taken between 16:00-16:08 after the completion of application DC/19/00337 but before the commencement of DC/19/01072.

127.2 Item 6

Application Proposal	DC/19/01072 Notification for Prior Approval for a Proposed Change of Use of existing Barn to a Single Dwellinghouse (Class C3), and for associated Operation Development. Town and Country Planning (General Permitted Development) Order 2015, Schedule 2 , Part 3, Class Q.
Site Location	LAXFIELD- Barn at Little Meadow Farm, Banyards Green, Laxfield, Woodbridge, Suffolk, IP13 8EU
Applicant	Mr J Edwards and Miss A Martin

127.3 The Case Officer presented the application to the Committee outlining the proposal before Members, that the development was a General Permitted Development Application and that the officer recommendation was for approval with conditions.

127.4 The Case Officer responded to Members' questions on issues including: the lack of footpath provision to the site and that the goats situated in the site would be relocated.

127.5 Members considered the representation from Councillor Flatman, Ward Member.

127.6 Councillor Roy Barker proposed that the application be approved as detailed in the officer recommendation.

127.7 Councillor Wendy Marchant seconded the motion.

127.8 By a unanimous vote

127.9 **RESOLVED**

That authority be delegated to Acting Chief Planning Officer to approve the prior approval of details as required under Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, subject to the conditions and informatives listed below:

Conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH SPECIFIC TIMETABLE: TIME LIMIT FOR COMPLETION The development hereby approved shall be completed within a period of three years starting with the date given on this notice. Reason - In order to comply with the provisions of Section Q.2 (3) of Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

2. APPROVED PLANS & DOCUMENTS The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

3. COMPLIANCE REQUIRED: ECOLOGICAL CONSTRUCTION METHODS The ecological mitigation set out at Section 6.2 and at Appendix 1 of the Ecological Survey submitted in support of this application by JP Ecology dated February 2019 shall be undertaken at all times during the construction of the development hereby approved. Reason - In order for the Local Planning Authority to have certainty as to the ecological impacts of the development and to ensure these are minimised at all times.

4. ACTION REQUIRED PRIOR TO THE OCCUPATION OF THE DWELLING: ADDITIONAL DETAILS REQUIRED AS TO CYCLE STORAGE AND BIN STORAGE Prior to the first occupation of the development hereby approved, details relating to vehicle and cycle parking at the property, and bin storage and presentation areas, shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented at the site and retained in their approved form at all times thereafter.

Reason - In order to provide clarity with regards to how the property will function once occupied and to ensure that this does not impede the safe use of the public highway.

Informatives:

Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high-quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. Environmental Health at the District Councils should be contacted in the event of unexpected ground conditions / contamination being encountered during construction. The developer should be aware that the responsibility for the safe development of the site lies with them at all times.

128 SITE INSPECTION

None Requested.

After the Conclusion of the main business of the meeting, the Chair thanked all the Members and Officers for their service with special thanks to Councillors Roy Barker, Derrick Haley and Wendy Marchant who were not standing for Re-election.

Councillor Derrick Haley thanked all the Members for their support over the past 16 years and to all the Officers that he had worked with.

Councillor Roy Barker thanked Members and Officers during his 16 years of Office.

Councillor Wendy Marchant thanked all Members and Officers for their work.

The business of the meeting was concluded at 4.30 pm.

.....
Chair

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Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B

12th June 2019

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
1	DC/19/01356	Land at Warren Farm, The Street, Badwell Ash, Suffolk	Cllr Richard Meyer / Walsham-le-Willows	Bradly Heffer	29-80
2	DC/18/05397	Land to the west of Farriers Road, Edgecomb Park, Stowmarket (In the Parish of Combs) IP14 2FD	Cllr Gerard Brewster and Cllr Keith Scarff/ Combs Ford	Mark Russell	81-164 145-164 Outline permission 1492/15
3	DC/19/01248	Land to the East of Sharpes Row, Woolpit, Suffolk	Cllr Sarah Mansel and Cllr Helen Geake / Elmswell and Woolpit	Alex Scott	165-202 175-175- Member referral 177-178 Agent Email 179-184 Previous decision
4	DC/19/00061	Land at Scole Roundabout, (Junction between A413 & A140)	Cllr David Burn/ Palgrave	Alex Scott	203-224

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Important information that forms consideration for all applications being considered by this committee.

To avoid duplicate information being repeated in each report this information is centralised here.

Plans and Documents

The application, plans and documents submitted by the Applicant for all applications presented to committee can be viewed online at www.midsuffolk.gov.uk or www.babergh.gov.uk leading to the joint web site for the Councils.

Policies and Planning Consideration

All applications have been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Detailed assessment of policies in relation to the recommendation and issues highlighted in each case will be carried out within the assessments attached. From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to each case are set out. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded in the minutes for the meeting.

Note on National Planning Policy Framework 2019 (NPPF)

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

The National Planning Policy Framework (NPPF) *"The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."*

The NPPF also provides (para 38) that *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."*

Note on Community Infrastructure Levy Regulations (CIL)

The Community Infrastructure Levy (CIL) is a fixed rate payment that councils can charge on new buildings in their area to off-set the impacts of additional homes and businesses on facilities such as roads, schools, open space and health centres (infrastructure) and to enable sustainable growth. Self Build and affordable housing are exempt from CIL. Section 106 legal agreements will be used alongside CIL to secure on-site infrastructure and obligations that are not infrastructure, such as affordable housing, when identified and recommended to fulfil the tests under the CIL Regulations.

Note on Obligations and Conditions

NPPF Paragraph 54 states *“Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”*

For each recommendation, in accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured shall only be recommended for consideration when considered necessary to make the Development acceptable in planning terms, directly related to the Development and fairly and reasonably relate in scale and kind to the Development.

For each recommendation, in accordance with the NPPF Paragraph 55 the conditions recommended to be secured shall only be recommended when considered necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The NPPF also provides planning conditions should be kept to a minimum.

Details of Financial Benefits / Implications (S155 Housing and Planning Act 2016)

Under Section 155 of the Housing and Planning Act 2016 it states, *“A local planning authority in England must make arrangements to ensure that the required financial benefits information is included in each report which is made by an officer or agent of the authority for the purposes of a non-delegated determination of an application for planning permission”.*

Financial benefits for new housing, businesses or extensions are generally as follows and are not considered to be material to the applications being determined: -

- Council Tax
- New Home Bonus
- Business Rates

Any further material or non-material benefits in addition to those listed above shall be specifically reported to members, including any interests on land owned by the Council. Community Infrastructure Levy and Section 106 obligations that may include financial benefit or adoption of land to the Council may also be sought and are considered to be material.

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

When determining planning applications, The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain whether, and if so how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. This shall be detailed within the officer report and/or shall be detailed on any decision issued as necessary.

Note on Photos/Video Footage and other media

All sites are visited by the planning officer as part of their assessment. Officers will take photographs/video of the site for the purpose of explaining features of the site and providing context for members consideration of the proposal. These images are taken at random times and during normal working hours in accordance with the Council's lone working requirements. Photographs/Video are helpful, but it is accepted that they have limitations that may include showing appropriate scale, understanding levels and are on a snapshot in time of the local circumstances.

Agenda Item 7a

Committee Report

Item No: 1

Reference: DC/19/01356

Case Officer: Bradly Heffer

Ward: Walsham-le-Willows

Ward Member/s: Cllr Richard Meyer

RECOMMENDATION – PLANNING PERMISSION WITH CONDITIONS

Description of Development

Outline Planning Application (all matters reserved) - Erection of up to 21No dwellings including new access (re-submission of withdrawn application DC/18/05331).

Location

Land At Warren Farm, The Street, Badwell Ash, Suffolk

Parish: Badwell Ash

Expiry Date: 18/06/2019

Application Type: OUT - Outline Planning Application

Development Type: Major Small Scale - Dwellings

Applicant: Mrs Elaine Tague

Agent: Not applicable

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

It is a “Major” application for:

- a residential land allocation for 15 or more dwellings

Details of Previous Committee / Resolutions and any member site visit

None

Has a Committee Call In request been received from a Council Member?

No

Details of Pre-Application Advice

This application follows the withdrawal of a previous planning application (ref. DC/18/05331) which sought outline planning permission for the following development:

‘Erection of up to 40 dwellings (14 affordable) to include new accesses off The Street and Langham Road’

The application was withdrawn prior to formal determination. The applicant engaged in discussions with officers in relation to a reduced proposal for a reduced number of dwellings, and in an amended layout from that proposed under the original application submission.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC02 - Provision And Distribution Of Housing
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure
CS07 - Brown Field Target
CS09 - Density and Mix
SB02 - Development appropriate to its setting
SB03 - Retaining visually important open spaces
GP01 - Design and layout of development
HB01 - Protection of historic buildings
H03 - Housing development in villages
H04- Proportion of Affordable Housing
H07 - Restricting housing development unrelated to needs of countryside
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
CL02 - Development within special landscape areas
T09 - Parking Standards
T10 - Highway Considerations in Development
RT04 - Amenity open space and play areas within residential development

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

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

A: Summary of Consultations

Badwell Ash Parish Council has commented as follows:

'The Parish Council met last night and discussed this application. The PC noted that the site would require heavy sewer equipment, more costly school transportation costs to outlying catchment schools, there was less congestion on site, the hedging could still be improved around the site but the developers had taken

on board our previous comments. **It should therefore be noted that Badwell Ash Parish Council had no objections to this application.**

The **Highway Authority** comments as follows:

'We have reviewed the data supplied with this application, the summary of our findings are as follows:

- *The proposed visibility splays for the accesses are sufficient for this application.*
- *The proposal for 21 dwellings would create approximately 13 vehicle movements within the peak hour (1 vehicle every 5 minutes) therefore the additional vehicles from the development will not affect the capacity of the highway network in the area.*
- *The closest bus stop is 210m from the centre of the site with a public transport service.*
- *There is a proposal to create a footway on The Street from the site to make it a continuous link to the bus stops and facilities.*

The development would not have a severe impact on the highway network (NPPF para 109) therefore we do not object to the proposal.'

A series of conditions are recommended to be attached to a grant of planning permission; including a condition requiring the provision of a footway linking the site to the existing footway network.

Suffolk County Council's Strategic Development Team has identified a range of contributions, secured through a S106 Agreement or a Community Infrastructure Levy (CIL) payment as appropriate, that would be necessary to appropriately mitigate the impacts of the proposals. These are explained in the relevant section of this report.

Planning Policy Team has noted that this current proposal is for a lesser number of dwellings than was proposed under the previously-withdrawn application. Nevertheless concerns are expressed with regard to the scale of development and impacts on listed buildings, landscape and form of development etc. It is considered that the development is out of proportion with the surroundings and would have detrimental impacts, undermining a plan led approach. A refusal recommendation is made.

Heritage Team considers that the current proposal, in outline form with only an indicative layout provided, would cause a very low level of less than substantial harm to the setting and significance of designated heritage assets and should therefore be weighed against public benefits.

Environmental Sustainability Officer has expressed disappointment that the application submission does not include information with regard to sustainability issues. It is recommended that a condition be included on a grant of planning permission to ensure that development on the site is as sustainable as possible.

Anglian Water has identified that there are assets within or close the development boundary that may affect the layout of development on the site. It is requested that appropriate text is added to the decision notice in the event that planning permission is granted.

Natural England has advised that it has no comment to make on the application. The Council's attention is drawn to its standing advice in relation to protected species, ancient woodland and veteran trees.

Environmental Health – Noise, Smoke and Odour has confirmed no objection to the proposal and has requested the inclusion of a condition requiring the submission of a Construction Management Plan.

Environmental Health – Land Contamination has no objection to the proposal from the perspective of land contamination. It is requested that the Local Planning Authority is contacted in the event of unexpected

ground conditions being encountered during construction. Notes in relation to this aspect would be included on a decision notice in the event that the recommendation of planning permission is accepted.

SCC Archaeological Service has advised that the site lies in an area of very high potential for archaeological remains to be found. It is recommended that two conditions are included on a grant of planning permission.

Suffolk Fire and Rescue Service has requested that access to buildings for fire appliances and firefighters must meet with current Building Regulations requirements. It is also recommended that fire hydrants are installed in the development together with sprinklers.

B: Representations

As a result of notification two representations of objection have been received in which the following summarised comments are made:

- The proposal conflicts with the Local Plan
- The development will result in an increase in pollution
- A loss of outlook will occur

Four representations expressing support for the scheme were received.

Two 'neutral' representations were received that included the following summarised comments:

- The scheme would appear more sympathetic than the previous proposal, but stricter speed restriction measures should be considered for the northern (Walsham-le-Willows) approach and street lighting should be as environmentally sensitive as possible.
- The predicted amount of traffic generated from the development is queried in relation to potential impacts.
- The amenity and character of the village should be protected – both listed and un-listed but nevertheless historic buildings.

PLANNING HISTORY

REF: DC/18/05331	Outline Planning Permission (some matters reserved) - Erection of up to 40 dwellings (14 affordable) to include new accesses off The Street and Langham Road.	DECISION: WDN
REF: DC/19/01356	Outline Planning Application (all matters reserved) - Erection of up to 21No dwellings including new access (re-submission of withdrawn application DC/18/05331).	DECISION: PCO
REF: 1113/10	Application for non-material amendment for alterations to house design to improve internal layout and elevations of Plot 12 following grant of planning permission 1961/05.	DECISION: GTD

REF: 2809/08/EQ	What was the possibility of getting planning permission for a dwelling over the road from their house next to the stables.	DECISION: REC
REF: 1578/07	Residential development of 4 No cottages with garages, together with store and garage to Warren Farm House.	DECISION: GTD

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site for this proposal is a relatively level piece of land, approximately rectangular in shape, with a given area of 1.4 hectares. It is located in the village of Badwell Ash which, within the adopted Mid-Suffolk Core Strategy, is identified as a Primary Village.
- 1.2. The site is bounded by The Street, on its south-eastern boundary and Langham Road on its northern boundary. Notable features include a livery and associated hard standings and exercise area that, in combination, occupy approximately the southern third of the overall site. It also contains mature trees, and established hedgerows – much of which define the boundaries of the site with surrounding land.
- 1.3. The site is adjacent to established residential development, located to the north, east and south – with part of the western boundary adjacent to land that appears to be utilised for agricultural purposes.
- 1.4. Within the adopted Local Plan the identified site is bounded to the north and south by the established settlement boundary for Badwell Ash – this site itself being located outside of the boundary. The site is also located in a Special Landscape Area that abuts the entire settlement to the west.

2. The Proposal

- 2.1. This planning application seeks outline planning permission for the erection of 21 dwellings on the site (including the provision of affordable housing units). All matters are reserved, apart from the means of vehicular access to the site, for which full planning permission is being sought at this stage. As part of the application submission the scheme is accompanied by an illustrative layout plan that shows the provision of detached and semi-detached dwellings, with associated garages and curtilage areas. The plan also shows the provision of 4 no. maisonettes as part of the overall number of dwellings proposed. An undeveloped grassed area of land is shown located immediately north of the proposed vehicular access. This would contain planting that focussed on an existing pond feature.
- 2.2. The application submission is supported by a number of documents including a Planning Statement, Design and Access Statement, Contamination Report, Ecology Report, Flood Statement and Heritage Statement. These may be viewed on the Council's website.

3. The Principle Of Development

- 3.1. The statutory development plan documents that are of particular relevance to the determination of this application are:

- The Mid Suffolk Local Plan (1998)
- Core Strategy and Development Plan Document (2008)
- Core Strategy Focused Review (2012)

The Council is currently in the process of preparing a new Joint Local Plan (that would cover both Mid Suffolk and Babergh districts). As this Plan is at a relatively early stage of development it is considered that very limited weight can be attached to the emerging policies in that document.

- 3.2 At the national level the NPPF identifies that the planning system should contribute to the achievement of sustainable development. In this regard three objectives are identified to achieve sustainable development - economic, social and environmental. Paragraph 11 of the NPPF identifies the presumption in favour of sustainable development and states inter alia

‘... For decision-taking this means c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. 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.’

- 3.3 Members are advised that at a previous appeal in Woolpit (ref: APP/W3520/W/18/3194926) the Inspector concluded that the Council was unable to demonstrate a five year housing land supply, as required to be maintained by local authorities. At the time of the appeal it was concluded that 3.4 years’ supply was available. Following the appeal the Council published a Housing Land Supply position statement (March 2019) that provided an updated assessment. This document concluded that a 5.06 year supply could be demonstrated in Mid Suffolk district.
- 3.4 This is a material planning consideration. The amount of weight to be attributed to this consideration needs to be made on a case by case basis. In being able to demonstrate a sufficient land supply, the Council’s development plan policies would be considered to be up-to-date. However, the relevant policies relating to the *principle* of development in the local plan and core strategy at this site have also been considered against the requirements of the National Planning Policy Framework (NPPF) as to whether they are up-to-date or not. Key policies CS1 and CS2 of the Core Strategy and policy FC1 of the Core Strategy Focussed Review, together with policy H7 of the Local Plan are not considered to align with the NPPF and are therefore given less weight. Even in the presence of the 5.06 year land supply these key policies cannot be given full weight.
- 3.5 Further to this it is considered that the site is in a sustainable location for the level of housing proposed and any harm presented by the proposed development are considered to be outweighed by the benefits of the housing (including affordable housing), improvements to connectivity in the village etc. As identified in paragraph 59 of the NPPF, it is the Government’s intention to significantly boost the supply of homes and this is considered to be an appropriate location to do so, and further support the supply of homes required to maintain the five year supply.
- 3.6 As identified previously in this report, the site for this proposal is located outside of the established settlement boundary for Badwell Ash, and therefore is within countryside. That said, the site is bounded to a significant extent, to the north and south, by land that is within the defined settlement boundary. In locational terms therefore the site abuts a Primary Village. In addition, the location of the application site is such that it is, spatially, closely related to a built up area of the

village, with established residential development located to the north, south and east (including some newer infill development).

- 3.7 Therefore while the findings of the Housing Land Supply Position Statement are noted, but the weight placed on the above local plan and core strategy policies noted above is not considered to significantly change to alter the recommendation as presented to Members and the proposed development is considered a sustainable and suitable site to boost the supply of housing.
- 3.8 It is also relevant to note that the site for this proposal has been put forward to the Council as a possible site for residential development as part of the current provision of the Joint Local Plan. In the Council's Draft Strategic Housing and Economic Land Availability Assessment (SHELAA) August 2017 it is noted that '...The site is potentially considered suitable for residential development, taking identified constraints into consideration...'

4. Nearby Services and Connections Assessment Of Proposal

- 4.1. Badwell Ash, being designated a Primary Village, does contain a number of local services including a village hall, village shop and post office, hot food takeaway, public house and church. It is the case that these are located within reasonable walking distance of the application site. In addition, as a consequence of the development taking place, the means of access to the site would (as required by the Highway Authority) include the provision of a new footway that would link the site with the existing provision that is found to the southwest. It is estimated by the applicant that the length of this new path would be approximately 40 metres. This new facility would be secured via condition attached to a grant of planning permission.
- 4.2 As is noted in the consultation response provided by Suffolk County Council's Strategic Development Team, the development would generate a demand for school places and the mitigation to be secured by s106 agreement would include a contribution towards school transportation.

5. Site Access, Parking And Highway Safety Considerations

- 5.1. As noted elsewhere in this report, although this application seeks outline planning permission for residential development on the identified site, full planning permission is being sought for the proposed access to the site. In this regard, Policy T10 of the adopted Local Plan requires that development proposals can demonstrate a safe means of access and do not result in unacceptable harm and hazards being created within the local highway network. Members are advised that, in the case of this application submission, pre-submission liaison took place between the applicant and the Highway Authority.
- 5.2 In its consultation response, the Highway Authority has confirmed that there is no objection to the proposal, in principle. In reaching this conclusion, the Authority has noted the acceptability of visibility splays at the proposed access, the location of the site in relation to the nearest bus stops and the fact that the applicant has proposed a footway link in order to provide a continuous link from the site to the bus stops and local facilities. Furthermore it is identified that the traffic generated by the development would not adversely affect the capacity of the highway network in the area.
- 5.3 In relation to parking provision for vehicles on site, Members are advised that a reserved matters proposal would, in your officer's opinion, be able to accommodate spaces in accordance with the Council's adopted standards i.e:
- 1 bedroom dwelling – 1 space per dwelling
 - 2 and 3 bedroom dwellings – 2 spaces per dwelling

- 4+ bedrooms – 3 spaces per dwelling

6. Design And Layout [Impact On Street Scene]

- 6.1. Policies SB02 and GP01 of the adopted Local plan require that new development is appropriate to its context and reaches a satisfactory standard. The nature of the application, being outline with all matters reserved (except access) means that detailed design issues are not for consideration at this stage. Nevertheless, the application submission is accompanied by an illustrative plan that shows a development layout. This takes, in effect, the form of a cul-de-sac leading off The Street, with built form following the line of the main access road. Subsidiary areas of dwellings would be located off the main access road, served by private drives. The proposed layout would also include two areas of open space – one within the site towards the western end and a larger area adjacent to The Street. The arrangement of development is such that there would be a clear demarcation between the public and private realms.
- 6.2. Members will note that a previous application submitted on this site (subsequently withdrawn) sought outline permission for the provision of up to 45 dwellings on the site; clearly a more intensive use of the site than this current proposal. In addition, the illustrative plan submitted in support of that scheme showed a development layout that, in the context of the surroundings, would have appeared visually incongruous in this village setting. It is considered that, in this regard, the current proposal would appear significantly more in keeping with the overall character of the village. Generally, the form of residential development that has taken place thus far in the village may be characterised by single and two-storey dwellings that are located on relatively spacious plots. The development proposed under this application would reflect this established character, thereby not appearing visually incongruous in this setting. In addition, it is pertinent to note that the subsequent submission of reserved matters proposals would mean that the Council would retain control over the detailed location and design of individual dwellings.

7. Landscape Impact, Trees, Ecology, Biodiversity And Protected Species

- 7.1. The adopted Local Plan identifies that the site for this proposal is included within a Special Landscape Area. Local Plan Policy CL2 relates specifically to development within this type of area and requires that landscape quality will be safeguarded and where development does take place it should be sensitively designed.
- 7.2. In consideration of the issue of impact on landscape, it is pertinent to consider the context in which the development would take. The site lies immediately adjacent to established residential development, bordering it on three sides. This development takes a variety of forms, consisting of a denser grain to the east of the site and looser to the north and south. In this regard it is considered that the introduction of residential development in this location would, potentially, appear as an infill scheme – particularly when viewed from The Street.
- 7.3. In addition, the fact that the site is bounded by Langham Road to the north-east and north-west, augmented by established hedging, would mean that it is effectively ‘contained’ and proposed development would not appear to encroach into the surrounding countryside. Therefore it is considered that the proposal would not have an adverse impact on the overall visual quality of the Special Landscape Area in which it is located.
- 7.4. In relation to the impacts of the development on existing trees on site it is noted that existing feature trees would be retained, along with the boundary hedging (which would also assist in filter screening the development from wider view). Importantly, the frontage of the site with The Street is largely devoid of vegetation and therefore the provision of the site access (and the attendant visibility splays) would not involve the removal of these features from the site.

- 7.5 In relation to ecology and biodiversity, Core Strategy policy CS 5, inter alia, identifies the Council's aim to protect, manage and enhance this natural resource. The application submission is accompanied by a preliminary ecological appraisal in which the following concluding comments are made:

'The site overall was considered to be of low ecological value. With the further survey(s) for bats undertaken and appropriate impact avoidance, mitigation and/or compensation measures designed and implemented, as well as the other impact avoidance measures of this report undertaken as outlined, it should be possible for the proposed development to proceed with minimal risk of impact on protected or Section 41 wildlife or local nature conservation. Further, with some or all of the suggested enhancements included, it may be possible to increase the value of the site to biodiversity and local wildlife, with a net gain for biodiversity as encouraged by the National Planning Policy Framework (NPPF).'

- 7.6 Suggested ecological enhancements within the document include improvements to the retained pond feature, additional tree and shrub planting, flower-rich amenity grassland planting, hedgehog-friendly fencing and provision of bird/bat boxes on site. These enhancements could be secured through conditions attached to a grant of planning permission. It is noted that Natural England has not raised an objection to the proposal.

8. Land Contamination

- 8.1. The NPPF (para.178) identifies that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and risks arising from land contamination. The application submission includes a Phase 1 contaminated land risk assessment which concluded that '...No significant plausible pollutant linkages or significant uncertainties are considered to exist...' To this end it is noted that the majority of the application site appears unused apart from horse grazing. Some development associated with a livery has taken place in the southern third. While this particular use is not anticipated to have given rise to unusual or excessive land contamination, it is the case that the Council's Land Contamination Officer has confirmed no objection to a residential use taking place within the site – subject to a note being added to a grant of planning permission requiring that the LPA be contacted in the event that unexpected land contamination is found.

9. Heritage Issues [Including The Impact On The Character And Appearance Of The Conservation Area And On The Setting Of Neighbouring Listed Buildings]

- 9.1. Members will note that the Council's Heritage Team were consulted on the application. The Team's specific comments on the proposal are as follows:

'This application follows a previously withdrawn outline application (reference DC/18/05331) for up to 40 dwellings. This amended scheme has addressed some of the concerns previously raised by the Heritage Team. It has provided a reduced quantity of proposed dwellings and subsequently the density of the housing development, more in line with the semi-rural character of the village and setting of nearby listed buildings dispersed throughout the village; the existing undeveloped paddock which currently contributes to and provides a link to the wider countryside context. The Heritage Team therefore considers the current proposal in outline form with only an indicative layout provided, would cause a very low level of less than substantial harm to the setting and therefore significance of the designated heritage assets, and should therefore be weighed against public benefits. Any subsequent reserved matters application therefore also has the potential to cause harm. Should the LPA be minded to grant outline permission, any future application should be development with consideration given to the setting of nearby listed buildings, the traditional morphology of the settlement and the semi-rural character of the wider context.'

- 9.2 The comments received from the Heritage Team are fully acknowledged and supported. The successful development of this site for residential purposes would depend on appropriately designed and detailed buildings that responded positively to the context of the surroundings. As this current submission is an outline application proposal, with all matters (except access) reserved the Council would retain control over detailed design via the submission of reserved matters proposals. It is considered that a detailed development could be achieved on the site that did not harm the setting of the listed buildings and other unlisted, but nevertheless historic buildings in the vicinity.

10. Impact On Residential Amenity

- 10.1. Due to the nature of the proposal it is not possible to judge the specific impact of the development proposals arising, for example, from overlooking and overshadowing of adjacent and nearby dwellings. That said, it is anticipated that the overall impacts of the proposal as shown on the illustrative plan would not give rise to the creation of unacceptable impacts. In any event, these impacts could be properly addressed as part of a reserved matters planning application.

11. Planning Obligations / CIL (delete if not applicable)

- 11.1. SCC's Strategic Development Team has identified the following payments that would be secured through a Planning Obligation (S106 Agreement) as a consequence of the proposed development taking place. These can be summarised as follows:

- **Planning Obligation**

The Strategic Development Team has identified that in order for school age occupiers of the proposed dwellings to access the nearest available facilities it would be necessary for the following contributions to **school transportation** to be secured via s106 agreement:

Primary age pupils - £26 880

Secondary age pupils - £14 400

- **CIL contribution**

The Strategic Development Team has identified that a future CIL funding bid of at least £48 724 to contribute towards primary school place demand that would be generated by the development proposal. In the case of secondary school place demand a funding bid of at least £55 065 would be generated. In terms of pre-school provision the bid would be £24 999.

In relation to library service mitigation a bid of at least £4 536 would be sought.

- 11.2 In addition, it is the case that the applicant recognises the Council's requirement that 35% of the units provided should be affordable and, on this basis a relevant clause would be inserted into the s106 agreement.

- 11.3 SCC as Highway Authority has requested that improvements are secured to the local PROW network as follows:

- A creation order to be made by Suffolk County Council to create a legal link between FP7 Badwell Ash and FP5 Langham, as none currently exists on the Definitive Map (the legal record of all currently registered public rights of way in Suffolk), thereby creating a complete (and very attractive) circular walking route, and facilitating easy access for residents of the proposed development to the wider PROW network: estimated cost £5,400.

- A footbridge over the ditch to link FP7 Badwell Ash and FP5 Langham on the ground, thereby creating the entirely off road circular walking route for residents of the new development and existing local residents: estimated cost £1,600.

PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

- 12.1. It is acknowledged that, at this point, the site identified for the proposed development is outside of an area that is allocated for residential development. That said, it abuts the established settlement boundary for Badwell Ash – which has Primary Village status within the adopted Local Plan. Notwithstanding the Council’s current position in relation to housing land supply, it is considered that, when judged against the NPPF, key policies relating to housing supply can be determined as being out of date. As such the ‘tilted balance’ in relation to residential development proposals is engaged and the proposal is to be determined in relation to the primary function of the planning system to secure sustainable development.
- 12.2 It is considered that the proposal can reasonably be determined to be sustainable development bearing in mind its location, access to local service provision (including public transport), relatively limited environmental impacts etc. In addition the population generated by the development would assist in helping to sustain local services within Badwell Ash. The impacts arising from the development could, it is felt, be adequately mitigated through s106 agreement and the imposition of conditions on a grant of planning permission. Lastly, the outline nature of the application means that the Council would be able to consider detailed development proposals through submission of reserved matters.

RECOMMENDATION

That authority be delegated to Acting Chief Planning Officer to grant outline planning permission (full planning permission for the proposed access) for the proposed development

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Acting Chief Planning Officer to secure:

- Affordable housing provision – 35% of the total number of dwellings that are constructed on the site

This shall include

- Properties shall be built to current Housing Standards Technical requirements March 2015 Level All ground floor 1 bed flats to be fitted with level access showers, not baths.
- The council is granted 100% nomination rights to all the affordable units on initial lets and 75% on subsequent lets
- All affordable units to be transferred freehold to one of the Councils preferred Registered providers.
- Adequate parking provision is made for the affordable housing units including cycle storage for all units.
- Commuted sum option available to be paid instead of on site provision should the LPA agree to such request.

- Contributions to **school transportation from this site only to school** as follows:

Primary age pupils - £26 880
 Secondary age pupils - £14 400

- A creation order to be made by Suffolk County Council to create a legal link between FP7 Badwell Ash and FP5 Langham - estimated cost £5,400.
- A footbridge over the ditch to link FP7 Badwell Ash and FP5 Langham on the ground, thereby creating the entirely off road circular walking route for residents of the new development and existing local residents - estimated cost £1,600.

(2) That the Acting Chief Planning Officer be authorised to grant Planning Permission upon completion of the legal agreement subject to conditions as summarised below and those as may be deemed necessary by the Acting Chief Planning Officer :

- Standard time limit (3yrs for application for approval of reserved matters and commencement of development commenced not later than two years from final approval of reserved matters)
- Approved Plans (Plans submitted that form this application)
- Phasing Condition (To allow phasing of the development and allows spreading of payments under CIL)
- Written Scheme of archaeological investigation
- No occupation of buildings until the site investigation and post investigation assessment completed
- Agreement of a Construction Management Plan
- Proposed site access to have appropriate site splays with no obstruction above 0.6 m permitted in the splays
- Footway link to be provided to existing footway network prior to any dwelling being occupied
- Details of estate roads and footpaths to be approved
- No dwelling to be occupied until carriageways and footways serving that dwelling have been constructed
- Details of discharge of surface water on to highways to be approved
- Details of manoeuvring areas, parking (including electric charging points), secure cycle storage to be approved
- Details for storage and presentation of refuse/recycling bins to be approved
- Provision and approval of a Sustainability and Energy Strategy

(3) And the following informative notes as summarised and those as may be deemed necessary by the Acting Chief Planning Officer:

- Proactive working statement
- SCC Highways notes
- Support for sustainable development principles
- Unexpected ground conditions reported to the Local Planning Authority
- Responsibility for the safe development of the site rests with the developer

- Archaeological investigation in accordance with agreed brief
- Informatives recommended by Anglian Water

(4) That in the event of the Planning obligations referred to in Resolution (1) above not being secured that the Acting Chief Planning Officer be authorised to refuse the application on appropriate grounds.

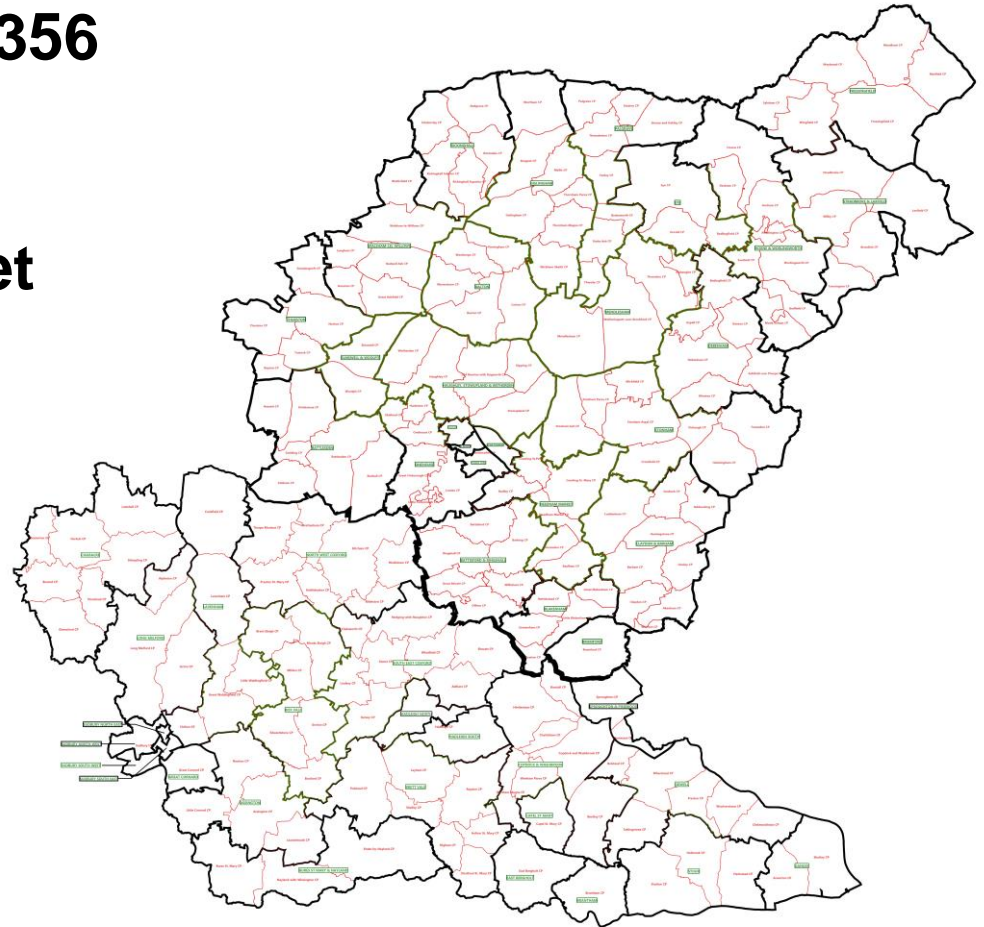
(5) That in the event of the Planning obligations referred to in Resolution (1) above not being secured within 6 months that the Acting Chief Planning Officer be authorised to refuse the application on appropriate grounds.

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Application No: DC/19/01356

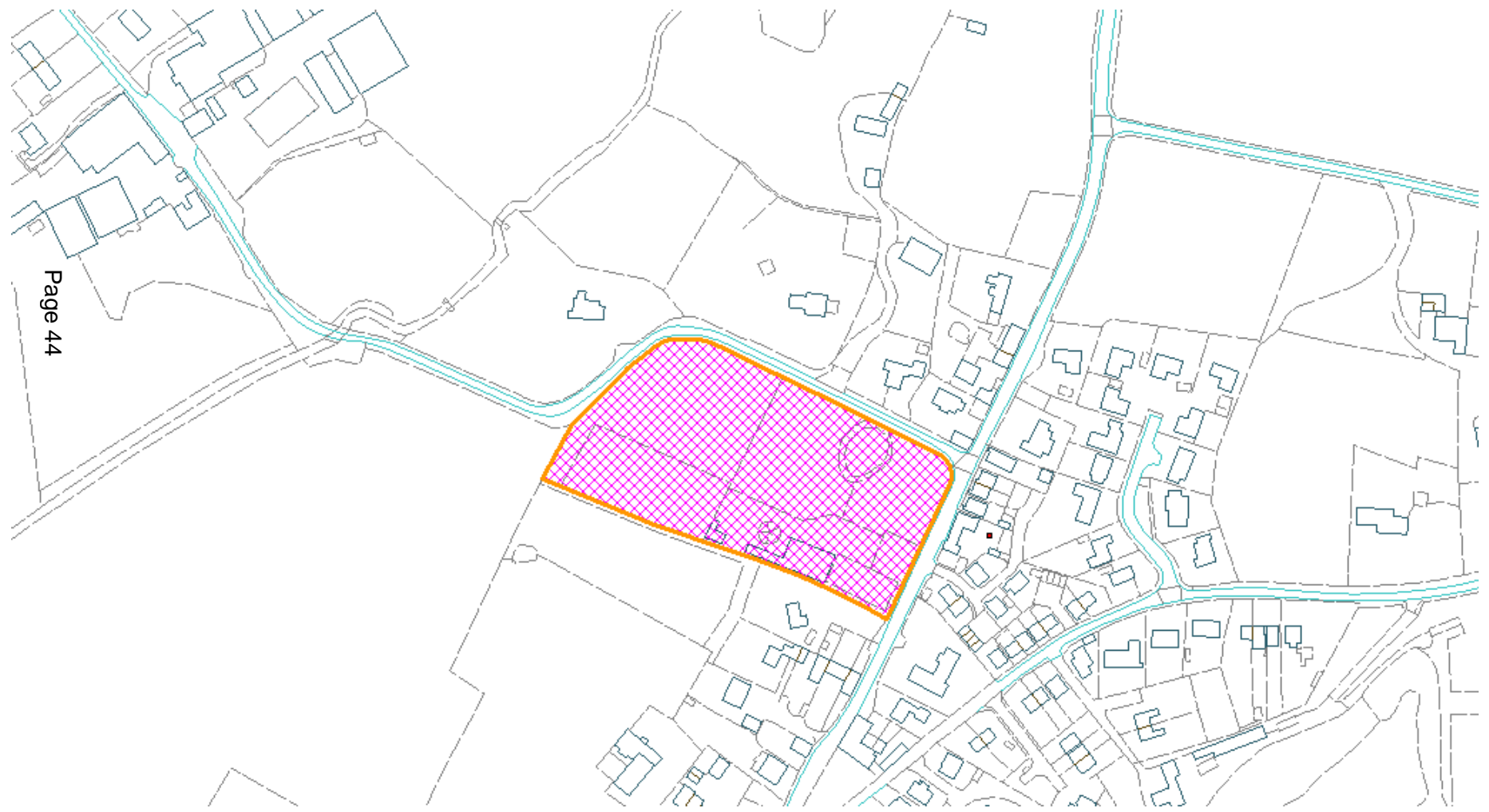
**Address: Land At Warren
Farm, The Street
Badwell Ash**

Page 43





Site Location Plan


Slide 2




Constraints Map


 Special Landscape Area

 Public Rights of Way

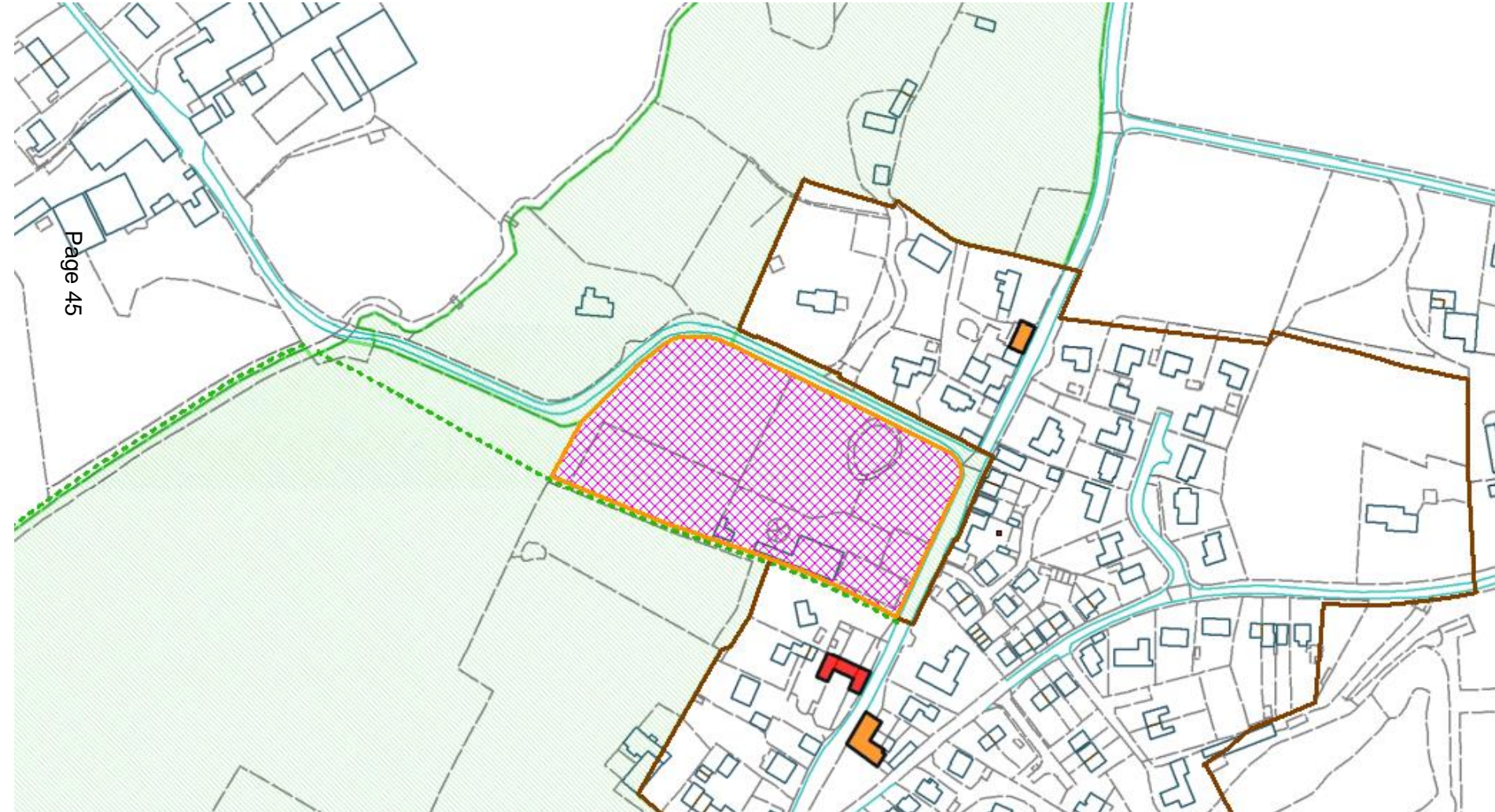
 Built Up Area Boundaries

Listed Buildings

 Grade II

 Grade II*

Page 45

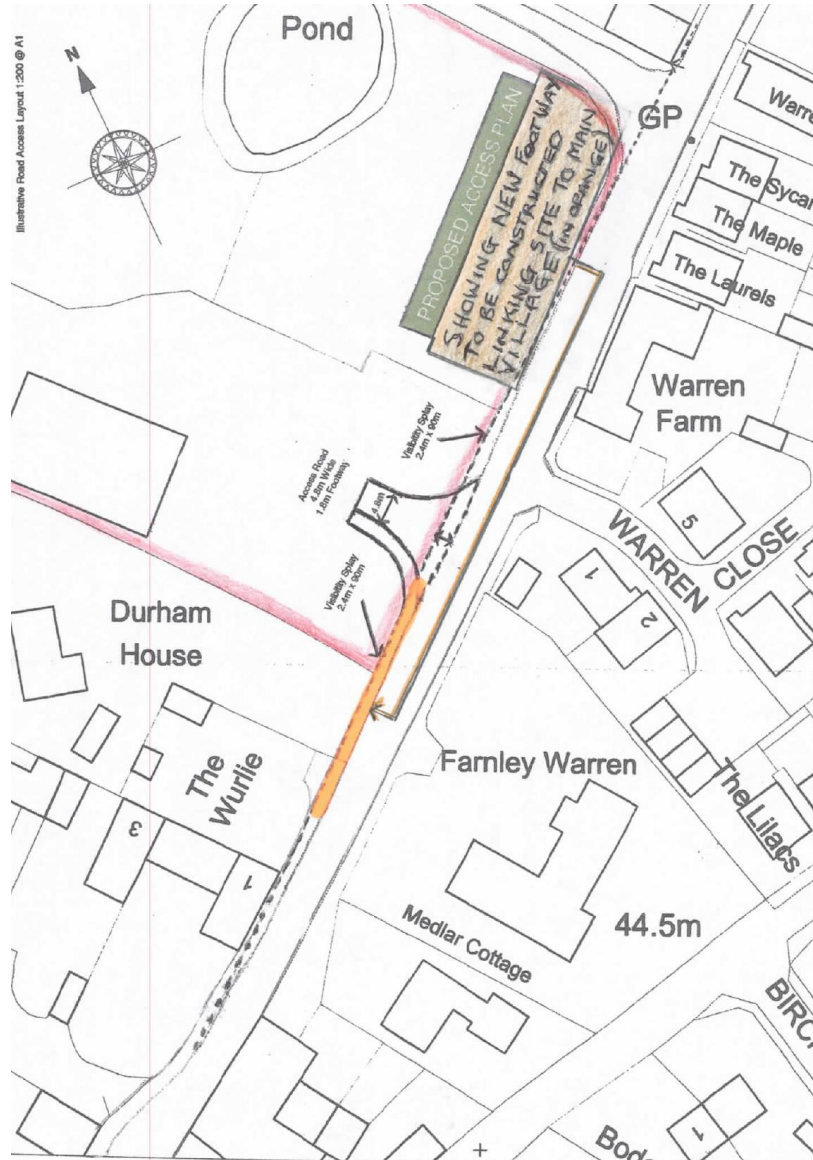




Block Plan/Site Layout



Visibility Splay/Access Plan



From: Badwell Ash PC <badwellashpc@outlook.com>

Sent: 04 April 2019 11:27

To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>

Subject: RE: MSDC Planning Consultation Request - DC/19/01356

The Parish Council met last night and discussed this application. The PC noted that the site would require heavy sewer equipment, more costly school transportation costs to outlying catchment schools, there was less congestion on site, the hedging could still be improved around the site but the developers had taken on board our previous comments. **It should therefore be noted that Badwell Ash Parish Council had no objections to this application.**

Kind regards
Carole Rose
Parish Clerk

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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Bradly Heffer

Dear Bradly

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/19/01356

PROPOSAL: Erection of up to 21No dwellings

including new access (re-submission of withdrawn application DC/18/05331).

LOCATION: Land at Warren farm The Street Badwell Ash Suffolk

ROAD CLASS:

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

COMMENTS

We have reviewed the data supplied with this application, the summary of our findings are as follows:

- The proposed visibility splays for the accesses are sufficient for this application.
- The proposal for 21 dwellings would create approximately 13 vehicle movements within the peak hour (1 vehicle every 5 minutes) therefore the additional vehicles from the development will not affect the capacity of the highway network in the area.
- The closest bus stop is 210m from the centre of the site with a public transport service.
- There is a proposal to create a footway on The Street from the site to make it a continuous link to the bus stops and facilities.

The development would not have a severe impact on the highway network (NPPF para 109) therefore we do not object to the proposal.

CONDITIONS

Should the Planning Authority be minded to grant planning approval the Highway Authority in Suffolk would recommend they include the following conditions and obligations:

V 1 - Condition: Before the access is first used visibility splays shall be provided with an X dimension of 2.4m and a Y dimension of 90m 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.

AL10 - Condition: Before the development is commenced, details of the access and associated works, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

FW - Condition: Before any dwelling is first occupied, the developer shall construct a footway link to existing footway network. Design and Construction details shall first be submitted to and approved by the Local Planning Authority.

Reason: To ensure that suitable footways are provided to access the application site and to connect the sites with adjacent footways and bus stops.

ER 1 - Condition: Before the development is commenced, details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage), shall be submitted to and approved in writing by the Local Planning Authority.

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

ER 2 - Condition: No dwelling shall be occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details except with the written agreement of the Local Planning Authority.

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

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.

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 electric vehicle charging points and 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 enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety.

B 2 - Condition: Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/Recycling bins 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 for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

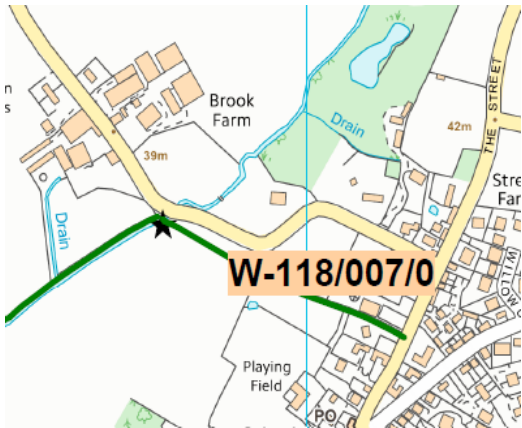
S106 CONTRIBUTIONS

PROW are important for sustainable transport links, recreation, encouraging healthy lifestyles, supporting the local economy and promoting local tourism. They provide opportunities for residents to access the local countryside, and local towns for shopping, education, employment etc, without adding to the already heavily congested road network. The protection and enhancement of PROW directly contributes towards achieving this.

We request the following improvement works to improve the PROW links in the area:

- A creation order to be made by Suffolk County Council to create a legal link between FP7 Badwell Ash and FP5 Langham, as none currently exists on the Definitive Map (the legal record of all currently registered public rights of way in Suffolk), thereby creating a complete (and very attractive) circular walking route, and facilitating easy access for residents of the proposed development to the wider PROW network: estimated cost £5,400.
- A footbridge over the ditch to link FP7 Badwell Ash and FP5 Langham on the ground, thereby creating the entirely off road circular walking route for residents of the new development and existing local residents: estimated cost £1,600.

Total s106 funding request from this development is £7,000. These improvements are indicated by a star on the plan below.



The site would also benefit with a pedestrian access directly from the development site onto FP7.

NOTES

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

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.

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. These works will need to be applied for and agreed with Suffolk County Council as the Local Highway Authority. Application form under Section 278 of the Highways Act 1980 can be found at the following webpage: www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
 Growth, Highways and Infrastructure

Your ref: DC/19/01356
Our ref: Badwell Ash – land at Warren Farm
(Warren Stables), The Street 00058589
Date: 22 March 2019
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Mr Bradley Heffer,
Growth & Sustainable Planning,
Mid Suffolk District Council,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Bradley,

Badwell Ash: land at Warren Road (Warren Stables), The Street – developer contributions

I refer to the proposal: outline planning application (all matters reserved) – erection of up to 21 No dwellings including new access (re-submission of withdrawn application DC/18/05331).

Ideally, the County Council would like to see a plan-led approach to housing growth in the locality, which would also identify the infrastructure requirements based on cumulative growth. The risk here is that individual developer-led applications are granted planning permission without proper consideration being given to the cumulative impacts on essential infrastructure including highway impacts and school provision.

The District Council Joint Local Plan consultation document (Regulation 18) was published on 21 August 2017. The merits of this development proposal must be considered against this emerging document, plus other local planning policies and the NPPF. It is suggested that consideration should be had to the published call for sites submission document (April 2017) – with an initial consideration by the District's planning policy team set out in the SHELAA (August 2017). The SHELAA identifies sites considered with potential capacity for future development and sites which have been discounted.

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

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

The National Planning Policy Framework (NPPF) paragraph 56 sets out the requirements of planning obligations, which are that they must be:

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

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

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

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

The emerging Joint Local Plan contains policy proposals that will form an important tool for the day to day determination of planning application in both districts. Infrastructure is one of the key planning issues and the Infrastructure chapter (page 65, Babergh & Mid Suffolk Joint Local Plan: Consultation Draft – August 2017) states that the Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, and new development must provide for the educational needs of new residents.

The Joint Local Plan proposals include:

- a) All new development should be supported by, and have good access to, all necessary infrastructure. Planning Permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development (Page 67, Babergh & Mid Suffolk Joint Local Plan: Consultation Draft – August 2017).
- b) A draft policy is similarly drafted to address education provision as follows: Development must be supported by provision of infrastructure, services and facilities that are identified to serve the needs arising from new development (Page 67, Babergh & Mid Suffolk Joint Local Plan: Consultation Draft – August 2017).

Under Strategic policies in paragraph 20 of the NPPF it says “Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision (in line with the presumption in favour of sustainable development) for:

- c) community facilities (such as health, education and cultural infrastructure).”

Under Decision-making in paragraph 38 of the NPPF it says “Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

In determining applications paragraph 48 of the NPPF says “Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

Community Infrastructure Levy

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

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

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

The details of the impact on local infrastructure serving the development is set out below and, apart from the s106 school transport contribution, will form the basis of a future CIL bid for funding:

- 1. Education.** The revised NPPF says in paragraph 94, ‘It is important 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. They should:
 - a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

Furthermore, the NPPF at paragraph 104 states: 'Planning policies should:

- a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;'

SCC anticipates the following **minimum** pupil yields from a development of 21 dwellings, namely:

- a) Primary school age range, 5-11: 4 pupils. Cost per place is £12,181 (2018/19 costs).
- b) Secondary school age range, 11-16: 3 pupils. Cost per place is £18,355 (2018/19 costs).
- c) Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2018/19 costs).

The local schools are Norton CEVC Primary School (catchment school, but 3rd nearest school from the proposed development which is over 3 miles away), Walsham-le-Willows CEVC Primary School (nearest school which is under 2 miles away but there is no safe walking route from the proposed development to this school), Stanton County Primary School (2nd nearest school which is over 3 miles away), Thurston Community College and the Sixth Form Campus at Beyton (catchment school but 2nd nearest school from the proposed development which is over 3 miles away), and Ixworth Free School (nearest secondary school but over 3 miles away).

The County Council has considered the expansion of the primary school at Norton, but this is not possible because of site constraints. The Norton school capacity is forecast to be exceeded based on basic need and additional children arising from new development. This may also result in those children currently living in the catchment area being displaced by children arising from housing growth. As a result, pupils will need to be transported to schools in surrounding settlements, most likely being to Stanton which can be expanded. The school at Walsham-le-Willows is forecast to be full.

Based on existing forecasts, SCC will have no surplus places available at the local primary and secondary (ages 11 – 16) schools. On this basis, at the primary school level a future CIL funding bid of at least £48,724 (2018/19 costs) will be made and at the secondary school level a future CIL funding bid of at least £55,065 (2018/19 costs) will be made.

If the District Council considers that planning permission should be granted for the proposed development, this must be on the basis that s106 developer funding is secured by way of a planning obligation for the costs of primary and secondary school transport. Contribution required is as follows:

a) **School transport contribution** – 4 primary-age pupils are forecast to arise from the proposed development. Developer contributions are sought to fund school transport provision for a minimum of seven years for primary-age pupils. Annual school transport cost per pupil is £960. Therefore, contribution is £960 x 4 pupils x 7 years = £26,880, increased by the RPI.

b) **School transport contribution** – 3 secondary-age pupils are forecast to arise from the proposed development. Developer contributions are sought to fund school transport provision for a minimum of five years for secondary-age pupils. Annual school transport cost per pupil is £960. Therefore, contribution is £960 x 3 pupils x 5 years = £14,400, increased by the RPI.

2. Pre-school provision. Education for early years should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities'

The Childcare Act 2006 places a range of duties on local authorities regarding the provision of sufficient, sustainable and flexible childcare that is responsive to parents' needs. Local authorities are required to take a lead role in facilitating the childcare market within the broader framework of shaping children's services in partnership with the private, voluntary and independent sector. Section 7 of the Act sets out a duty to secure funded early years provision of the equivalent of 15 hours funded education per week for 38 weeks of the year for children from the term after their third birthday until they are of compulsory school age. The Education Act 2011 places a statutory duty on local authorities to ensure the provision of early education for every disadvantaged 2-year-old the equivalent of 15 hours funded education per week for 38 weeks. The Childcare Act 2016 places a duty on local authorities to secure the equivalent of 30 hours funded childcare for 38 weeks of the year for qualifying children from September 2017 – this entitlement only applies to 3 and 4 years old of working parents.

From these development proposals SCC would anticipate up to 3 pre-school children arising, at a cost of £8,333 per place

This proposed development is in the Badwell Ash Ward, where there is an existing deficit of places. Therefore, a future CIL funding bid of £24,999 (2018/19 costs) will be made for the 3 children arising.

3. Play space provision. This should be considered as part of addressing the requirements of the NPPF Section 8: 'Promoting healthy and safe communities.' A key document is the 'Quality in Play' document fifth edition published in 2016 by Play England.

4. Transport issues. Refer to the NPPF 'Section 9 Promoting sustainable transport'.

A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via

Section 38 and Section 278. Suffolk County Council FAO Sam Harvey will coordinate this.

Paragraph 102 of the NPPF says Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

Paragraph 104 says that planning policies should provide for high quality walking and cycling networks and supporting facilities such as cycle parking (drawing on Local Cycling and Walking Infrastructure Plans).

Paragraph 109 says development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 110 says applications for development should:

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles

in safe, accessible and convenient locations.

Paragraph 111 says that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

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

Suffolk County Council, in its role as local Highway Authority, has worked with the local planning authorities to develop county-wide technical guidance on parking which replaces the preceding Suffolk Advisory Parking Standards (2002) in light of new national policy and local research. It has been subject to public consultation and was adopted by Suffolk County Council in November 2014 (updated 2015).

5. Libraries. Refer to the NPPF Section 8: 'Promoting healthy and safe communities'.

The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A CIL contribution of £216 per dwelling is sought i.e. £4,536, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of $(30 \times £3,000) = £90,000$ per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling.

6. Waste. All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

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

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

- 7. Supported Housing.** Section 5 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, needs to be considered in accordance with paragraphs 61 to 64 of the NPPF.

Following the replacement of the Lifetime Homes standard, designing homes to Building Regulations Part M 'Category M4(2)' standard offers a useful way of meeting this requirement, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition, we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the LPAs housing team to identify local housing needs.

- 8. Sustainable Drainage Systems.** Section 14 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. Suffolk County Council is the lead local flood authority. Paragraphs 155 – 165 refer to planning and flood risk and paragraph 165 states: 'Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;
- b) have appropriate proposed minimum operational standards;
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) where possible, provide multifunctional benefits.'

In accordance with the NPPF, when considering a major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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

- 9. Ecology, landscape & heritage.** These are matters for Mid Suffolk District Council to consider and address. In terms of good design, it is suggested that consideration should be given to incorporating suitable roosting and nesting boxes within dwellings for birds and bats, as well as providing suitable biodiversity features including plants to attract & support insects, reptiles, birds & mammals.

- 10. Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.

11. Superfast broadband. This should be considered as part of the requirements of the NPPF Section 10 'Supporting high quality communication'. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

As a minimum, access line speeds should be greater than 30Mbps, using a fibre based broadband solution, rather than exchange-based ADSL, ADSL2+ or exchange only connections. The strong recommendation from SCC is that a full fibre provision should be made, bringing fibre cables to each premise within the development (FTTP/FTTH). This will provide a network infrastructure which is fit for the future and will enable faster broadband.

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

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

Apart from the site-specific s106 developer contribution for school transport costs, the above will form the basis of a future bid to Mid Suffolk District Council for CIL funds if planning permission is granted and implemented.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate – Strategic Development

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

From: Elizabeth Thomas <Elizabeth.Thomas@baberghmidsuffolk.gov.uk>
Sent: 10 April 2019 14:23
To: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Jennifer Candler <Jennifer.Candler@baberghmidsuffolk.gov.uk>; Matt Deakin <Matt.Deakin@baberghmidsuffolk.gov.uk>; Holly Farthing <Holly.Farthing@baberghmidsuffolk.gov.uk>; Thea Lane <Thea.Lane@baberghmidsuffolk.gov.uk>
Subject: DC/19/01356 - Badwell Ash (21 dwellings)

Dear Bradly,

It is noted this is a resubmission of withdrawn application DC/18/05331, which the strategic planning policy team objected to major development of the site.

In comparing both the withdrawn proposal and this current proposal there is no significant difference in the size of the site as the red line location plan remain the same. The main difference being is the previous application was for up to 40 dwellings whereas this proposal is for 21 dwellings. Whilst it is noted the density of the site would reduce due to the reduction in proposed housing numbers. The fundamental issue of the site size, size of the proposal (still major) and the development area of the site still remains.

Therefore, this proposal would still cause setting issues, impact on the listed buildings, landscape, pattern and form of development, significant protrusion. The proposal would essentially clump new major built form into an area that is out of proportion and not emerging for major growth. Which directly links back to cumulative impacts of major growth in this location and the impacts upon, transport network, connectivity, lack of services and facilities as per the policy consultation response dated 21st December 2018 and submitted for application DC/18/05331 (found here: https://planning.baberghmidsuffolk.gov.uk/online-applications/files/FA1FEC9559E061B20232231C73AD3A58/DC_18_05331-PLANNING_POLICY_RESPONSE-7125186.PDF)

The size of the site is not suitable and the proposal would undermine a plan led approach. The proposal would still create the same issues as the Strategic Planning policy response for DC/18/05331. **This application proposal is recommended for refusal.**

Regards,

Elizabeth Thomas

Senior Policy Strategy Planner

[Babergh District Council](#) & [Mid Suffolk District Council](#) - Working Together

T. 0300 1234 000 (Option 5, then Option 4 for Strategic Planning team)

E. elizabeth.thomas@baberghmidsuffolk.gov.uk

From: Tegan Chenery <Tegan.Chenery@baberghmidsuffolk.gov.uk>
Sent: 11 April 2019 12:09
To: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/01356 - Heritage response

Hello Bradly

DC/19/01356 – Land at Warren Farm, The Street, Badwell Ash

This application is for the erection of up to 21 dwellings with access only to be considered. The issues of heritage concern relate to the potential impact of the development on the setting of nearby listed buildings.

The proposal site is a plot of land to the northern end of Badwell Ash. Nearby and to the north of the site is a Grade II listed building (Barn to the south east of Street Farmhouse) and to the south a Grade II* (1, 2 & 3 The Wurlie) and Grade II (White Horse Inn) listed building. The historic pattern of development is broadly linear in form but with late 20th century development, particularly further to the south east of The Street, diluting this traditional arrangement.

This application follows a previously withdrawn outline application (reference DC/18/05331) for up to 40 dwellings. This amended scheme has addressed some of the concerns previously raised by the Heritage Team. It has provided a reduced quantity of proposed dwellings and subsequently the density of the housing development, more in line with the semi-rural character of the village and setting of nearby listed buildings dispersed throughout the village; the existing undeveloped paddock which currently contributes to and provides a link to the wider countryside context.

The Heritage Team therefore considers the current proposal in outline form with only an indicative layout provided, would cause a *very low level of less than substantial harm* to the setting and therefore significance of the designated heritage assets, and should therefore be weighed against public benefits. Any subsequent reserved matters application therefore also has the potential to cause harm. Should the LPA be minded to grant outline permission, any future application should be development with consideration given to the setting of nearby listed buildings, the traditional morphology of the settlement and the semi-rural character of the wider context.

Tegan Chenery

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

tel: 01449 724677 | 07860 827107

email: tegan.chenery@baberghmidsuffolk.gov.uk

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From: Iain Farquharson <Iain.Farquharson@babberghmidsuffolk.gov.uk>
Sent: 16 April 2019 10:53
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: 257170: MSDC Planning Consultation Request - DC/19/01356

Dear Sir/Madam

We have reviewed this application and while we note it is for outline permission we are disappointed that there is no mention, consideration or allowance for sustainability features and measures.

For a large application such as this we require some indication even at this early stage what commitments the applicant is willing to make on the topics of sustainability, energy and carbon reduction, water use, renewable and low carbon technologies.

As there is no information on these topics there is nothing upon which we can make an informed decision therefore we must request refusal of permission.

Should permission be granted we request condition(s) are included to ensure the development is as sustainable as possible:

A Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3 SO8 and NPPF para 35) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day). Details as to the provision for electric vehicles should also be included. This document shall be submitted to, and approved in writing by, the Local Planning Authority before works extend beyond foundation level.

The document should clearly set out the unqualified commitments the applicant is willing to undertake on the topics of energy and water conservation, CO2 reduction, resource conservation, use of sustainable materials and provision for electric vehicles.

Clear commitments and minimum standards should be declared and phrases such as 'where possible, subject to, where feasible' must not be used.

Evidence should be included where appropriate demonstrating the applicants previous good work and standards achieved in areas such as site waste management, eg what recycling rate has the applicant achieved in recent projects to show that their % recycling rate commitment is likely.

Guidance can be found at the following locations:

<https://www.midsuffolk.gov.uk/environment/environmental-management/planning-requirements/>
<https://www.babergh.gov.uk/environment/environmental-management/planning-requirements/>

Iain Farquharson

Senior Environmental Management Officer
Babergh Mid Suffolk Council

BB01449 724878 / 07860 827027
//iain.farquharson@babberghmidsuffolk.gov.uk

Planning Applications – Suggested Informative Statements and Conditions Report

If you would like to discuss any of the points in this document please contact us on 03456 066087, Option 1 or email planningliaison@anglianwater.co.uk.

AW Site Reference: 141705/1/0055518

Local Planning Authority: Mid Suffolk District

Site: Land At Warren Farm The Street Badwell Ash Suffolk

Proposal: Outline Planning Application (all matters reserved) - Erection of up to 21No dwellings including new access (re-submission of withdrawn application DC/18/05331)

Planning application: DC/19/01356

Prepared by: Pre-Development Team

Date: 18 April 2019

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

WASTEWATER SERVICES

Section 2 - Wastewater Treatment

The foul drainage from this development is in the catchment of Badwell Ash Water Recycling Centre that will have available capacity for these flows

Section 3 - Used Water Network

The sewerage system at present has available capacity for these flows via a gravity discharge regime only. 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. Should the developer require a pumped solution, further consultation will be required with Anglian Water. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (2) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. (3) INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. (4) INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5) INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

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.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

FOR THE ATTENTION OF THE APPLICANT - if Section 3 or Section 4 condition has been recommended above, please see below information:

Next steps

Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with us a feasible drainage strategy.

If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website <http://www.anglianwater.co.uk/developers/pre-development.aspx>

Once submitted, we will work with you in developing a feasible mitigation solution.

If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:

Foul water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution including:
 - Development size
 - Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s)
 - Connecting manhole discharge location (No connections can be made into a public rising main)
- Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website)
- Feasible mitigation strategy in agreement with Anglian Water (if required)

Surface water:

- Feasible drainage strategy agreed with Anglian Water detailing the discharge solution, including:
 - Development hectare size
 - Proposed discharge rate (Our minimum discharge rate is 5l/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://www.uksuds.com/drainage-calculation-tools/greenfield-runoff-rate-estimation> . For Brownfield sites being demolished, the site should be treated as Greenfield. Where this is not practical Anglian Water would assess the roof area of the former development site and subject to capacity, permit the 1 in 1 year calculated rate)
 - Connecting manhole discharge location
- Sufficient evidence to prove that all surface water disposal routes have been explored as detailed in the surface water hierarchy, stipulated in Building Regulations Part H (Our Surface Water Policy can be found on our website)

From: SM-Defra-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 22 March 2019 13:05
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/01356 Consultee Response.

Dear Sir or Madam,

Application ref: DC/19/01356
Our ref: 277516

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

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 SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully

Julian Clarke
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

tel 0300 060 3900
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www.gov.uk/natural-england

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For further information on the Pre-submission Screening Service see [here](#)

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Thank you for consulting me on the above outline application to erect up to 21 dwellings and associated new access.

I can confirm with regard to noise and other environmental health issues that I do not have any adverse comments and no objection to the proposed development.

Due to the location of the development in the village and construction phase having an impact on the amenity of neighbouring premises, however, I would recommend that any approval is conditioned such that prior to works starting a construction management plan is submitted (CMP). Such a plan should include but not be limited to:

Noise

- a) Working hours to be restricted between 08:00 and 18:00 Monday to Saturday (finishing at 13:00 on Saturday) with no working of any kind permitted on Sundays or any Public/Bank Holiday days. The contractor shall provide the Local Authority with as much warning as possible of any emergency work that is necessary to conduct outside of the permitted working hours.
- b) No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency).
- c) All vehicles and mechanical plant used for the purpose of the works shall be fitted with effective exhaust silencers and shall be maintained in good and efficient working order. All compressors and generators shall be "sound reduced" models fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use, and all ancillary pneumatic percussive tools shall be fitted with mufflers or suppressers of the type recommended by the manufacturers and shall be kept in a good state of repair. Full use should be made of acoustic screens where necessary.
- d) Machines in intermittent use shall be shut down in the intervening periods between work or where this is impracticable, throttled down to a minimum.
- e) Where practicable, plant with directional noise characteristics shall be positioned to minimise noise at adjacent properties. Static machines shall be sited as far as is practicable from inhabited buildings.

Vibration

- f) The Developer or their Contractor shall comply with BS 6472: 1992 Evaluations of Human Exposure to Vibration in Buildings (1Hz-80Hz). Any vibration monitoring carried out shall also be in compliance with BS 6472: 1992.

Dust & Smoke

- g) The Developer or their Contractor shall not be permitted to burn any materials on Site.
- h) Machinery with obvious defects, e.g. plant which emits an unreasonable amount of noise or exhaust smoke, shall be withdrawn from service without delay.
- i) The Developer or their Contractor shall take all reasonable measures which shall include the provision and use of adequate water spraying equipment to minimise dust nuisance

and to damp down areas where activities are likely to create dust. Measures shall include the spraying by pressure hoses to suppress dust and the provision of bowsers where appropriate, and ensuring that stockpiles shall be covered to prevent the generation of dust.

- j) The Developer or their Contractor shall take all measures necessary to prevent spillage onto roads adjoining the Site and in wet weather shall prevent mud from the site being carried onto the highway.

I trust this is of assistance.

David Harrold MCIEH
Senior Environmental Health Officer

Babergh & Midsuffolk District Councils

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 26 March 2019 13:32
To: Bradly Heffer <Bradly.Heffer@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/01356. Land Contamination

Dear Bradly

EP Reference : 257169
DC/19/01356. Land Contamination
Land at Warren Farm, The Street, Badwell Ash, BURY ST EDMUNDS, Suffolk.
Outline Planning Application (all matters reserved) - Erection of up to 21No dwellings including new access (re-submission of withdrawn application DC/18/05331).

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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



Minimum requirements for dealing with unexpected ground conditions being encountered during construction.

1. *All site works at the position of the suspected contamination will stop and the Local Planning Authority and Environmental Health Department will be notified as a matter of urgency.*
2. *A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.*
3. *The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.*
4. *The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.*
5. *The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.*
6. *Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.*
7. *Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.*
8. *Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.*
9. *Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.*
10. *A photographic record will be made of relevant observations.*
11. *The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: • re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or • treatment of material on site to meet compliance targets so it can be re-used; or • removal from site to a suitably licensed landfill or permitted treatment facility.*
12. *A Verification Report will be produced for the work.*

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

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

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

Our Ref: 2019_01356
Date: 28th March 2019

For the Attention of Bradly Heffer

Dear Mr Isbell

Planning Application DC/19/01356– Land at Warren Farm, The Street, Badwell Ash: Archaeology

This site lies in an area of very high archaeological potential recorded on the County Historic Environment Record. Roman pottery has been recorded from within the site itself (BAA 001), with a Roman building, ovens and pits, plus earlier prehistoric features, identified to the east during recent archaeological investigations (BAA 035 and 036). Archaeological remains dating from the 16th century onwards have also been recorded immediately opposite the site (BAA 025). The proposed development area is situated in a topographically favourable location for archaeological activity from all periods given its position overlooking a watercourse on light soils. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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 199), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

Mid Suffolk District Council
Planning Department
Endeavour House
Russell Road
Ipswich
IP1 2BX

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

Your Ref:
Our Ref: FS/311017
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 03/04/2019

Dear Sirs

Warren Stables, The Street, Badwell Ash, Bury St Edmunds IP31 3DP
Planning Application No: DC/19/01356/OUT
Hydrants are required for this development
(see our required conditions)

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 recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. 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.

Sprinklers Advised

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

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: Mrs E Tague, Kings Head, Manningtree Road, Stutton, Ipswich IP9 2SW

Enc: Sprinkler information

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

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

Date:

Planning Ref:

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS:
DESCRIPTION:
HYDRANTS REQUIRED**

If the Planning Authority is minded to grant approval, the Fire Authority require 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, or consulted and the conditions not applied, the Fire Authority will require that fire hydrants be installed retrospectively by the developer if the Planning Authority has not submitted a reason for the non-implementation of the required condition in the first instance.

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/

OFFICIAL

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

Yours faithfully

Mrs A Kempen
Water Officer

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Agenda Item 7b

Committee Report

Item No:

Reference: DC/18/05397

Case Officer: Mark Russell

Ward: Combs Ford

Ward Members: Cllr Gerard Brewster and Cllr Keith Scarf

RECOMMENDATION – APPROVE RESERVED MATTERS SUBJECT TO CONDITIONS

Description of Development

Submission of details under Outline Planning Permission 1492/15: Appearance, Landscaping, Layout and Scale for phase II for up to 110 dwellings* to incorporate a sheltered housing scheme of up to 60 units and public open space areas

*NOTE – the applicant has applied for 90 units only, with a consequent reduction in the number of sheltered housing units.

Location

Land west of Farriers Road, Edgecomb Park, Stowmarket (in the Parish of Combs) IP14 2FD

Parish: Stowmarket

Expiry Date:

Application Type: Reserved matters

Development Type:

Applicant: Construct Reason Limited

Agent: Construct Reason Limited

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

It is a 'Major' application for:

- a residential development for 15 or more dwellings.

Details of Previous Committee/Resolutions and Member Site Visit

None.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF National Planning Policy Framework 2018

Core Strategy Focused Review 2012:

FC01 - Presumption In Favour of Sustainable Development
FC01_1 - Mid Suffolk Approach to Delivering Sustainable Development
FC02 - Provision and Distribution of Housing

Core Strategy 2008:

CS01 - Settlement Hierarchy
CS02 - Development in the Countryside and Countryside Villages
CS05 - Mid Suffolk's Environment
CS06 - Services and Infrastructure

Mid Suffolk Local Plan 1998:

GP01 - Design and layout of development
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
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
T09 - Parking Standards
T10 - Highway Considerations in Development
CL08 - Protecting wildlife habitats

Supplementary Planning Documents:

Suffolk Adopted Parking Standards (2015)
Stowmarket Area Action Plan (2013)

Relevant Planning History

A hybrid application was lodged in 2015 and subsequent planning approvals issued for the following:

- Full planning permission 1492/15 was granted on 6 July 2016 for Phase I comprising 75 single-storey dwellings, garaging and parking and public open space/attenuation basin (SUDs).
- Outline planning permission 1492/15 was granted on 6 July 2016 for Phase II for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units and public open space areas. The outline permission included the approval of access (as shown on approved drawing 0787-SK-001-C Rev A), all other matters were reserved.

A section 106 legal agreement has been entered into, dated 6 July 2016, in accordance with the Planning Committee's 2016 resolution.

The current application seeks approval of the outstanding reserved matters following the issue of the outline approval, those being appearance, landscaping, layout and scale. Condition 21 of outline planning permission 1492/15 requires the approval of reserved matters prior to the commencement of the development.

By way of clarification, the submitted documents refer to “phases 4, 5 and 6” these are the applicant’s build phases and are not to be confused with the Planning reference to “Phase II” which is the application at hand.

Consultations and Representations

During the course of the application consultation and representations from third parties have been received. The below is a summary of the responses received.

A: Summary of Consultations

Stowmarket Town Council

No objection.

Combs Parish Council

The Council notes the plan is largely similar to the outline plans previously submitted. They would like to suggest that it be ensured a green belt of trees will be put in place around the entirety of the boundary with arable land.

The Council notes with disappointment that the number of sheltered housing units has now reduced from up to 60 to 42.

Councillors look forward to completion of phase three in accordance with the overall planning consent.

SCC Highways

The details as submitted are not considered acceptable or sufficient in highway terms for the following reasons:

1. The main point of access onto Poplar Hill is to be in accordance with Drawing Number 0787-SK-001-C Revision A which was submitted and approved with application 1492/15. This includes adjusting Poplar Hill to the east to allow widening of existing footways together with utilisation of land to the east of Poplar Hill to provide a forward visibility splay. I can find no reference to this within the package of information submitted, it has a bearing on the application site outline and the submitted Planning Layout Drawing.
2. The intention is that the existing bus service will be able to divert through the development site. There is a requirement for a bus stop with shelter on the main spine road. To best serve the development it should be positioned centrally outside or adjacent to Plot 501. The footway will need to be widened to accommodate the required hard standing for the bus shelter.
3. The road serving Plots 402 to 410 may be reduced in width from 6m to 4.8 metres to match the previous phases.
4. Private driveways into parking areas should be 4.5 metres wide for the first 10m length.
5. The car parking space for Plot 630 will seriously obstruct the visibility from the adjacent car parking area access.
6. The car parking spaces should be numbered / allocated for the areas of Sheltered Bungalows. It is not currently possible to determine the parking strategy for these dwellings. Numbers and positions of spaces, including provision for visitors, should be indicated.
7. There is a footpath link to existing next to Plot 613. This extends beyond the red site outline. Can the applicant please confirm that this link can be provided?

NOTE – Access has already been secured and is not for consideration here; however, the applicant has now provided comfort on this point and responded to the majority of the other requested changes. A further response is awaited from the Highway Authority and will be reported in the late papers or at Committee.

BMSDC – Heritage Team

No comment.

Strategic Housing

Affordable housing requirement:

Phase II includes = 17 dwellings for affordable housing which equals 18.88% (NOTE – a scheme-wide provision on 19 per cent was agreed at Outline following a viability appraisal).

Phase II:

4 x 1-bedroom 2-person bungalows; 13 x 2-bedroom 3-person bungalows

1BB's are 56.38 sqm and 2BB's are 67.44 sqm. I would confirm that these are acceptable sizes for this application.

The confirmation that there will be no service charges is interesting as I would expect there to be some charge even if only for any communal garden maintenance which is fairly standard for a sheltered scheme.

I would confirm that I have no objection to the reserved matters application.

Natural England

No objection.

Environment Agency

No objection.

Environmental Health

No objection.

SCC - Flood and Water

No objection.

BMSDC Environmental Health – Sustainability

The details submitted thus far do not involve sustainability issues.

Suffolk Secure by Design

“I commend the developers for incorporating a number of back to back gardens, reducing the need for alleys and reducing the risk of rear intrusions.” However, some comments were added, detailing how the scheme could be amended in order to achieve Secured by Design accreditation.

In particular, concern was raised about the width of proposed footpaths to the south and west and its proximity to vegetation, which could lead to users of the paths feeling unsafe.

The applicant has been asked to deal with the issue of the vegetation within the landscaping condition, and has been asked about the footpath width and has responded thus:

“I agree about the Landscaping but there are some things I would like to clarify about the independent footpaths crossing the POS.

We have the same arrangement within our current phase of the development in which after much deliberation the HA agreed upon a compromise width of 2.5m which is an increase of 0.5m over the usual width for adopted independent footpaths. Secondly as these paths are adopted by the HA they are already included within the street lighting design.

I would confirm that I have drawn the paths on this application at 2.5m wide to match what we are linking to on the earlier phase and that the tarmac sections will form part of the road adoption agreement.

We normally only seek Secure by Design accreditation for the affordable units within our developments.”

NOTE – As stated, the planting can be covered with the submission of details to discharge the landscaping condition; similarly, the issue of boundary treatment to the Public Open Space will be dealt with by discharge of a boundary treatment condition. Lighting has already been covered by condition 27 of the Outline permission.

It is not possible to agree to all of Secure by Design’s requests such as removal of all rear parking (only five units in this case) and provision of secure garage parking for each unit, as the current provision makes the scheme work in a visually acceptable manner and deferring to Secure by Design standards on all fronts does, in your Officer’s opinion, stifle interesting layout and matters of good urban design.

PROW Officer

No objection.

SCC Strategic Development

There is a completed planning obligation dated 08 July 2016 which is attached to the planning permission previously granted under reference 1492/15. There are a number of existing obligations in the legal agreement in respect of phase 1 which require monitoring by the local planning authority to ensure that they have been discharged by the applicant. Otherwise, I have no comments to make on the reserved matters planning application.

SCC - Archaeological Service

This large site lies in an area of archaeological potential as recorded by information held by the County Historic Environment Record (HER). The site lies between two tributaries of the Rattlesden River in a location that was topographically favourable for early occupation of all periods, as indicated by multi-period finds scatters recorded in the vicinity. A first phase of archaeological evaluation carried out at the site has detected a number of boundary features containing Roman and medieval pottery and as a result there is high potential for further archaeological remains to survive within the development site. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits and below ground heritage assets that exist.

There would be no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 199), we would recommend that any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

NOTE – these conditions were imposed at Outline and remain relevant.

MSDC Waste Management Officer

Please can the below bin presentation points be amended to the following.

Plot 515, 513, 514 & 516 bin collection point to be moved to the end of the drive.

Plot 425, 424, 423 & 422 bin collection point to be moved to the end of the private drive.

Plot 415,416, 417,418 & 419 bin collection point to be moved to the edge of the curtilage.

Plot 611, 610, 609, 608, 607 bin collection point to be moved to the end of the drive.

Plot 615, 616,617,618,619,620, 621& 622 bin collection point to be moved the end of the shared access.

Plot 640, 639, 638, 637, 636, 635 & 634 bin collection point to be moved to the end of the drive.

The applicant has responded as follows:

“I am happy to treat these comments from the Waste Manager as post- committee tweaks discharged by condition, but I have to point out that the positions of the bin collection points shown on our layout are determined by the maximum carry distance permitted within the Building Regulations by the Householder to the point of collection so it may not be possible to comply with his comments in all cases.”

B: Representations

Four submissions received, based on the following:

*The dwellings to which this application relates should be constructed via the new vehicular access off Poplar Hill and not via the existing access off Farriers Road.

*Construction traffic be restricted from using the current Edgecomb Park estate for access.

*Doctors surgery, school and road access do not support the demands this development will bring.

NOTE – most of these issues can be dealt with by a Construction Works Management Plan condition. The final point raised concerns the quantum of development which has already been agreed at Outline.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

1.1 The site is located at the southwestern periphery of Stowmarket, north of Poplar Hill. The site is accessed from Poplar Hill with connection to the approved phase I development currently under construction which is accessed from Coppersmith. Open countryside is to the west. Residential development is located to the east, with Honeycombs Nursery adjoining the site’s eastern boundary at the Poplar Hill entrance. The site currently is open farm land.

1.2 The site is not in or near a Conservation Area. There are no nearby listed buildings.

2.0 The Proposal

2.1 Approval of reserved matters in respect to appearance, landscaping, layout and scale is sought.

2.2 It is to be noted that, whilst the Outline element allowed for “up to” 110 dwellings, permission is only being sought here for 90.

- 2.3 It is also noted that, whilst the submitted comprehensive landscape information is largely satisfactory, this was described at Outline as being a matter to be dealt with by discharge of condition (conditions 28 and 29). Therefore, the applicant will need to apply to discharge this matter following this Reserved Matters application.
- 2.4 The layout of development very closely resembles the indicative layout presented in support of the outline application assessed in 2016. Key elements of the development are as follows:
- Vehicular access via Poplar Hill (as approved at outline stage) with connectivity provided into the phase I development to the north.
 - Substantial public open space area to the south-western corner of the site, featuring a plane and lime treed avenue.
 - Periphery landscape planting to soften the development.
 - Retention of trees at the boundary between the phase I and phase II development.
 - Parking courts and garaging are generally located to the rear of built form.
 - Adoption of traditional vernacular architecture.
 - All dwellings are bungalows.
 - Finishing materials include the typical traditional range – pantile roofs, brickwork exteriors (Anglian Cream and Anglian Red), white uPVC openings.
 - Boundary treatments comprise a mix of hedges, brick walls and timber fences.
 - Proposed footpath connectivity to the east linking with an established network via The Twinings.

3.0 The Principle of Development

- 3.1 The principle of development was established by the granting of Outline planning permission 1492/15. The key test is whether the proposed appearance, landscaping, layout and scale of the development responds appropriately to the character and amenity of the area, having regard to relevant guiding development plan policies as well as the provisions of the Stowmarket Area Action Plan (SAAP) which provided for housing in this location.

4.0 Layout

- 4.1 The development layout is a traditional one and, as noted above, is consistent with that shown in the indicative layout considered at the time of the outline application. The layout offers a conventional suburban character outcome that is consistent with the established development pattern to the north and east. Internal estate roads and footpaths break up the scale of the overall development to form a number of smaller developments rather than being perceived as one large development.
- 4.2 The layout features two culs-de-sac, a legitimate design response supported by the Suffolk Design Guide. There is a plethora of culs-de-sac east of the site which forms part of the prevailing character of neighbouring development. The proposed layout meets the needs of pedestrians and cyclists and there is a clearly defined movement hierarchy, one that offers connectivity with the existing public footpath network. The layout also offers a clear definition of public and private space. The layout is not contentious, respecting the character and appearance of the broader area.
- 4.3 Fundamental to acceptability of the scheme is that it should respect the gap between Stowmarket and Combs. This is implicit with the aims and aspirations of the Stowmarket Area Action Plan (SAAP) Policy 6.3, which says, of development proposed between Poplar Hill and Farrier's Road, that "its visual effect must be mitigated by an appropriate planting scheme. The feeling of openness and long-distance views from

the top of Poplar Hill looking South and West will need to be maintained. Suggested open space provision will help in this process.”

4.4 Members are reminded that permission already exists (in Outline) for housing in this location and it is, therefore, essential that the positioning of the open space and of the landscaping is provided in a satisfactory manner. This has the open space in the southern and western aspects, maintaining the desired views south and west.

4.5 Hedge planting to the western-most plots (514-519) would complete the circuit of soft boundary treatment requested by Combs Parish Council. The scheme complies, therefore, with the SAAP.

5.0 Scale

5.1 The proposed quantum of development, in terms of dwelling numbers, does not exceed the outline approval (in fact it falls short of the maximum by some 20 units) and is considered acceptable. The single storey scale of development is welcomed, representing a less prominent, respectful design approach.

6.0 Appearance

6.1 The applicant has paid careful attention to design details. The variation in roof colour finishing is welcomed, providing a development that offers visual interest and variety in appearance, consistent with Policy CS5. Likewise, the variation in brickwork colour finishing is appropriate.

6.2 The permeable paving of driveways and hardstanding is appropriate. The spacing between dwellings is varied and also offers visual relief. Some dwellings are attached and grouped, while others are detached. The siting of garages and shared parking areas to the rear of dwellings is also welcomed, ensuring these structures do not dominate the streetscape.

6.3 The proposed streetscapes will be visually attractive, add to the overall built form quality of the area and establish an appropriate sense of place for future residents. The design incorporates the use of gables to break up what would otherwise be flat façades. The gables incorporate decoration including barge board finials to create interest in the front elevations, and some of the house types have stone head lintels and keystones as decorative features, and coloured brick archways. The appearance of the development respects local distinctiveness, consistent with Policy CS5.

7.0 Landscaping

7.1 As mentioned above, the application is supported by a comprehensive landscaping plan. The plan features site periphery planting (predominantly native hedging), planting within the southwestern public open space area, landscaping around the bungalows, and the retention of existing trees where appropriate. The planting regime includes a mix of planting types, including meadow grassland, lawn areas, planting beds, ornamental shrub and tree planting. On the whole, the landscaping extent and theme is considered appropriate.

7.2 To confirm, whilst this is largely acceptable, a small amount of change is required in terms of the vegetation next to footpaths. The matter is to be dealt with by discharge of condition from the Outline permission.

- 7.3 The supporting landscape plans do not detail boundary treatments. Condition 28 of the outline approval requires the submission of boundary treatment details and these will therefore be assessed separately. Boundary treatments are a critical element of any development of this scale, as they can ‘make or break’ streetscape quality.
- 7.4 The proposed hard landscaping details are deemed appropriate. As noted above, the use of permeable pavements is appropriate, softening the visual impact of the development.
- 7.5 The s106 legal agreement places the implementation, maintenance and overall management responsibilities of the public open space areas in the hands of the owners and for them to establish an Open Space Scheme detailing these requirements, to be submitted to and approved in writing by Council. The s106 agreement states that the ongoing management of the public open spaces will be the responsibility of the owners until it has been transferred to a Management Company.
- 7.6 The agreement requires the submission of an Open Space Scheme to Council prior to development commencing. The Open Space Scheme is critical to this proposal. It is beyond the scope of this assessment but it will require very careful consideration when submitted for Council review.

8.0 Other Matters

- 8.1 Archaeology was assessed as part of the outline application with conditions 23 and 24 imposed to address potential adverse archaeology impacts.
- 8.2 Objector concerns regarding how the construction of this phase of the development will be accessed is noted. Condition 33 of the outline planning permission requires the approval of a Construction Management Plan and it is more appropriate that this matter be considered at the time of discharging that condition.
- 8.3 The Secure by Design referral response raises a number of safety related design requirements, not all of which have been addressed by the development. Officers are of the view that if all requirements were to be met it would result in a scheme not appropriate for its semi-rural setting. The proposal strikes the right balance in this regard, with officers concluding that it provides a sufficiently safe and secure environment for future residents.

PART FOUR – CONCLUSION

- 9.1 The principle of development is established by the previous grant of outline planning permission. The quantum of development accords with the outline approval.
- 9.2 The design, layout, scale and appearance of the development are all acceptable, responding appropriately to local distinctiveness and therefore consistent with Core Strategy Policy CS05. There are no designated heritage assets that require consideration.
- 9.3 The layout offers good pedestrian and cyclist connectivity, with a proposed footpath network connecting with the existing public footpath network. The footpath network is afforded good passive surveillance and landscaped appropriately. Public open space

areas will be designated through the Open Space Scheme separate to this application, as required by the s106 agreement.

- 9.4 The details submitted in support of the reserved matters application are to a standard that is appropriate. The scheme's appearance, layout and scale, together with the landscaping response are recommended for approval.

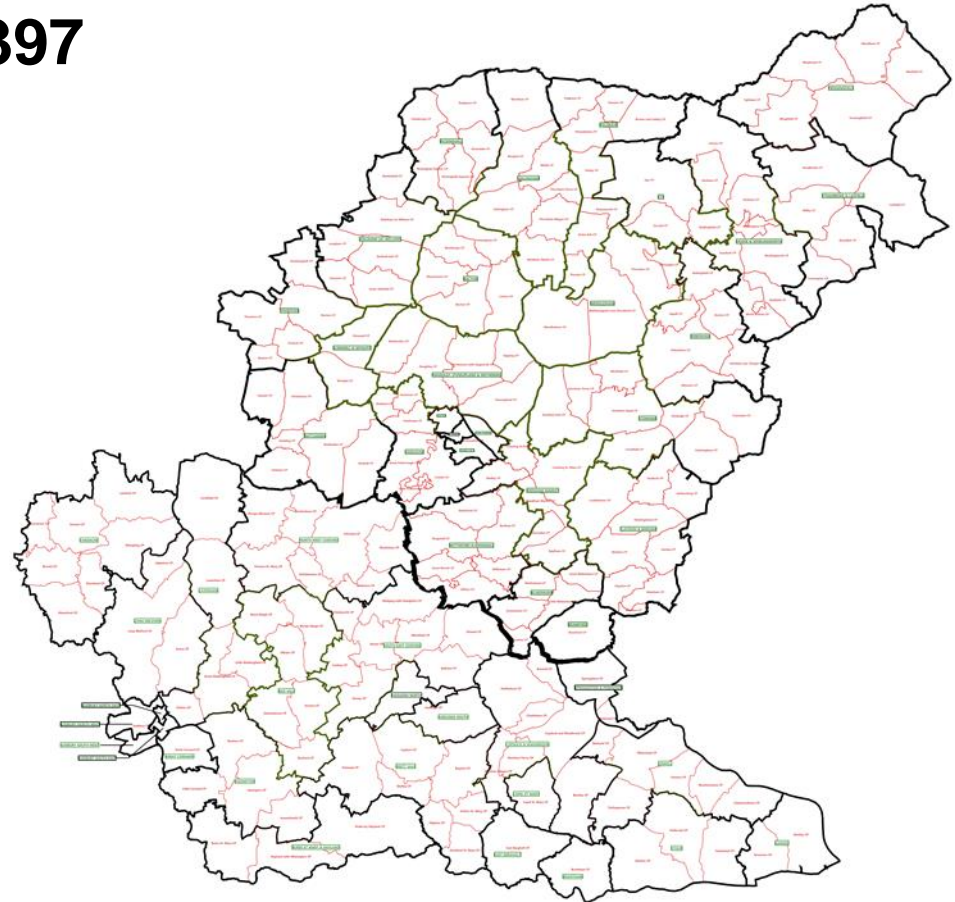
RECOMMENDATION

(1) That the Corporate Manager- Planning for Growth be authorised to approve reserved matters of appearance, layout, scale and landscaping subject to conditions.

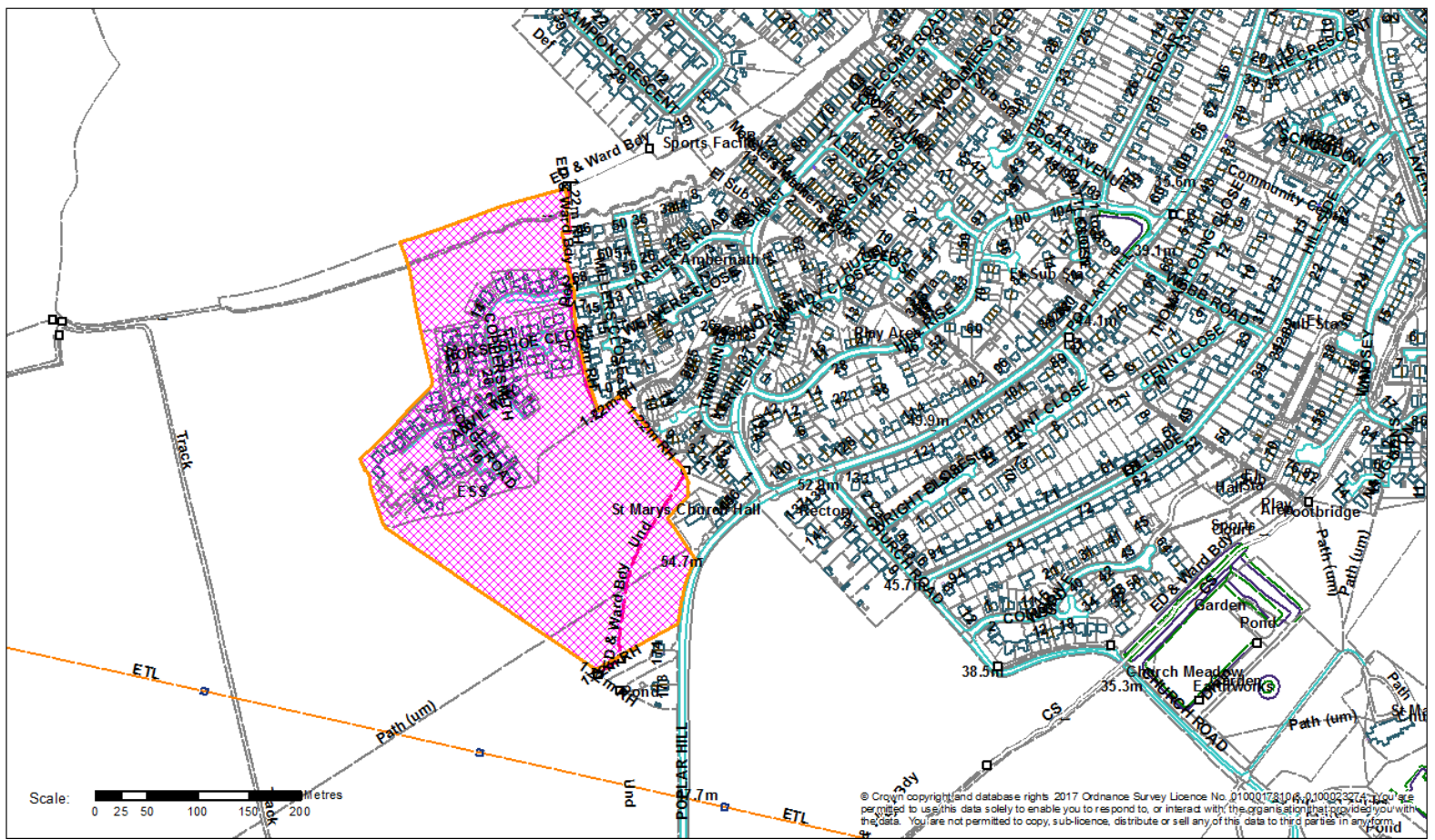
- Compliance with drawings
- Relocation of bin points

Application No: DC/18/05397
Address: Land West of
Farriers Road,
Edgecombe Park
Stowmarket

Page 91







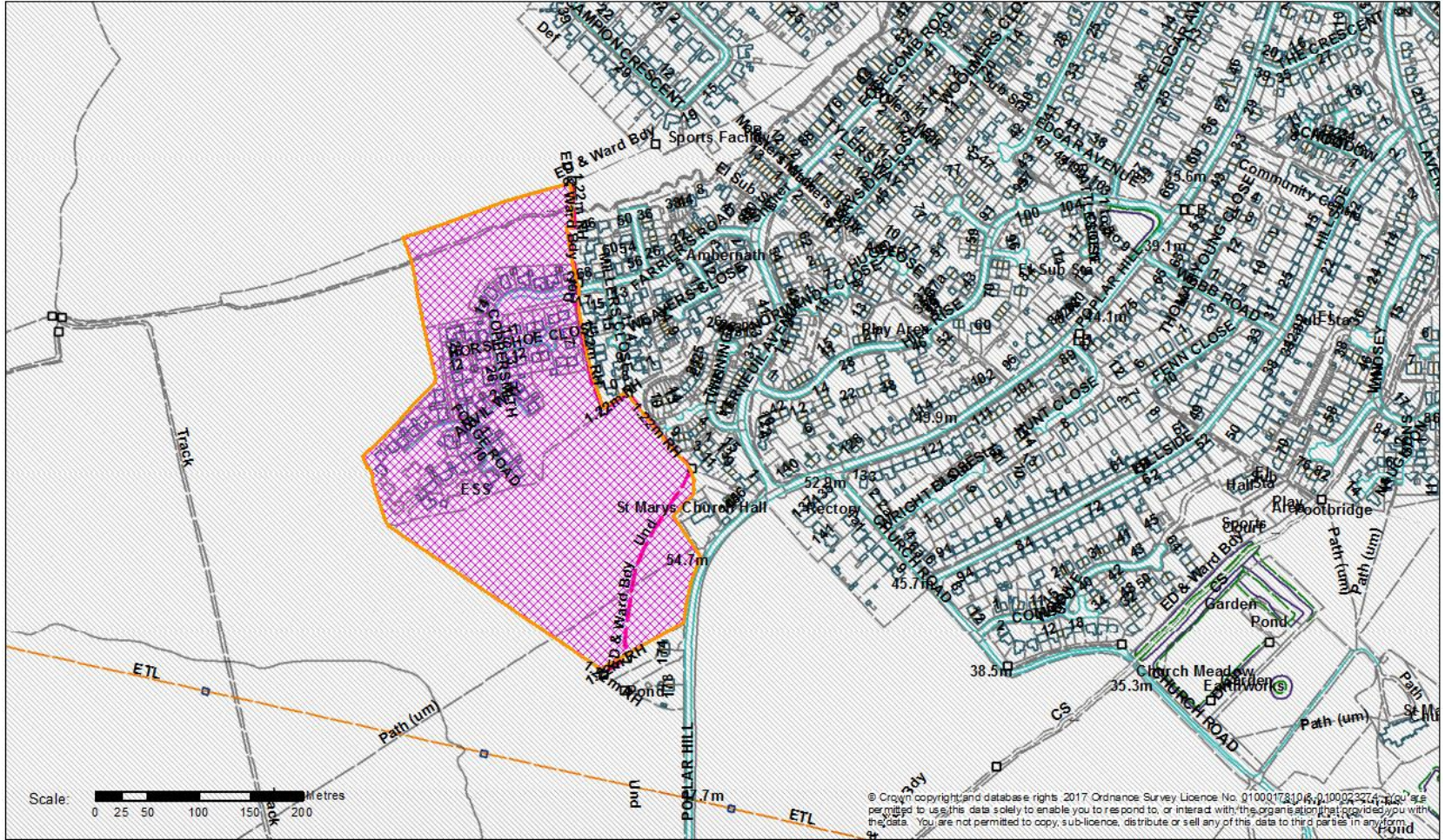




Constraints Map

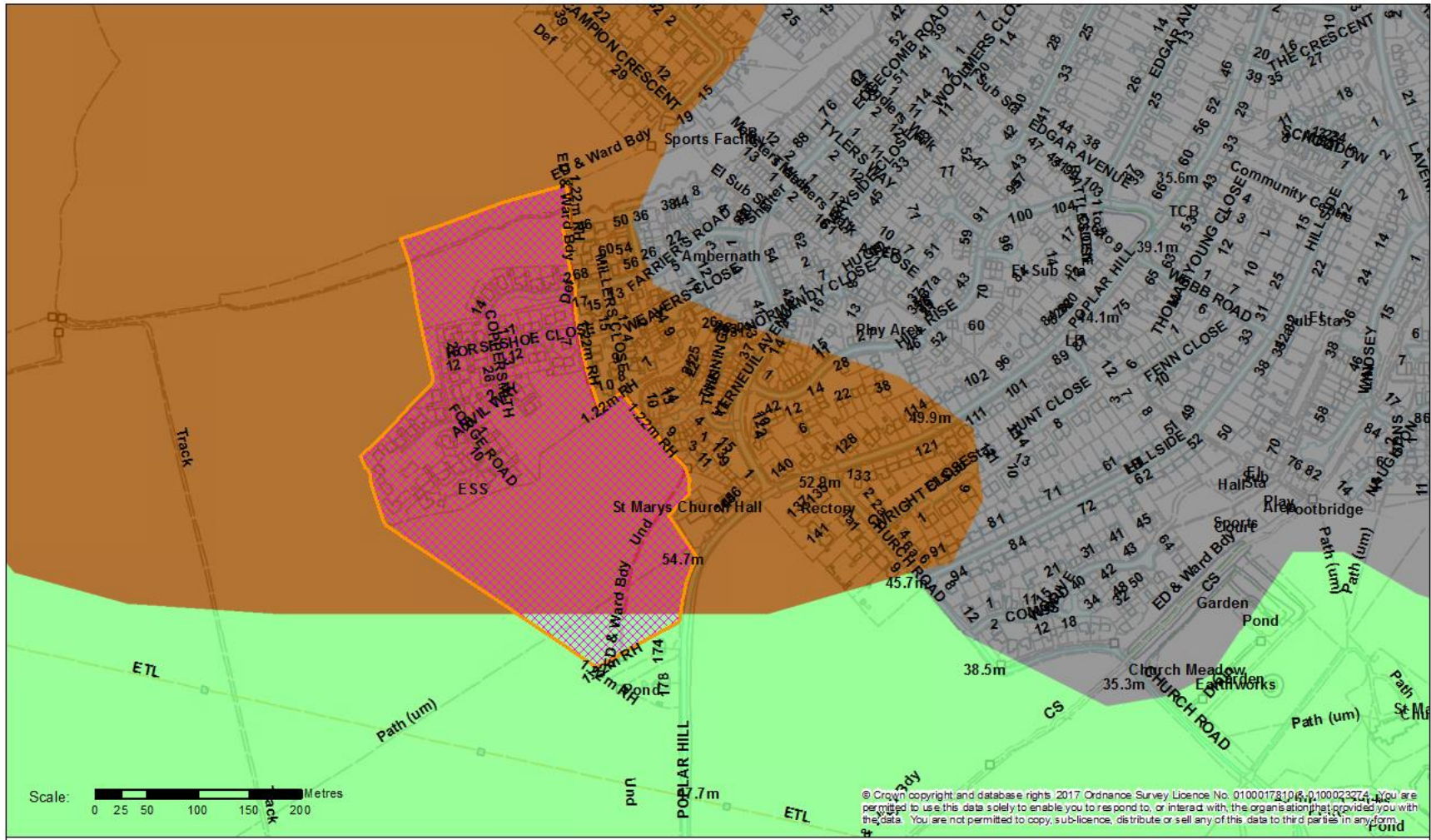
Slide 4

-  Airfield safeguarding area
-  All development
-  Structures above 10.7m
-  Structures above 15.2m
-  Structures above 45.7m
-  Any overhead power lines above 100Kv
-  Airfield
-  Mast radius
-  Runway lines
-  radius




Constraints Map

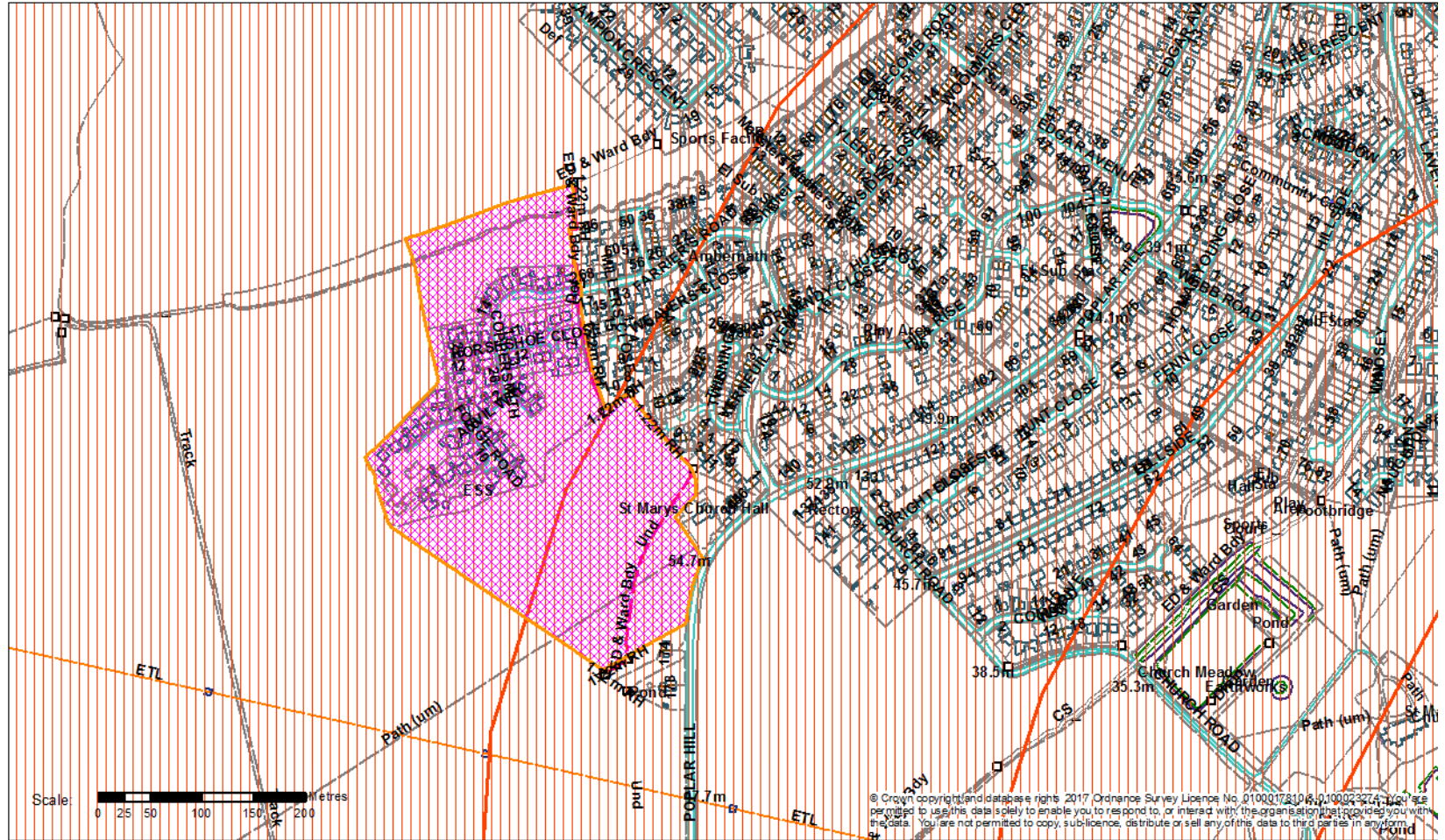
- Agricultural Land provisional
- Grade 1
 - Grade 2
 - Grade 3
 - Grade 4
 - Non-Agricultural
 - Urban



Constraints Map

Slide 7

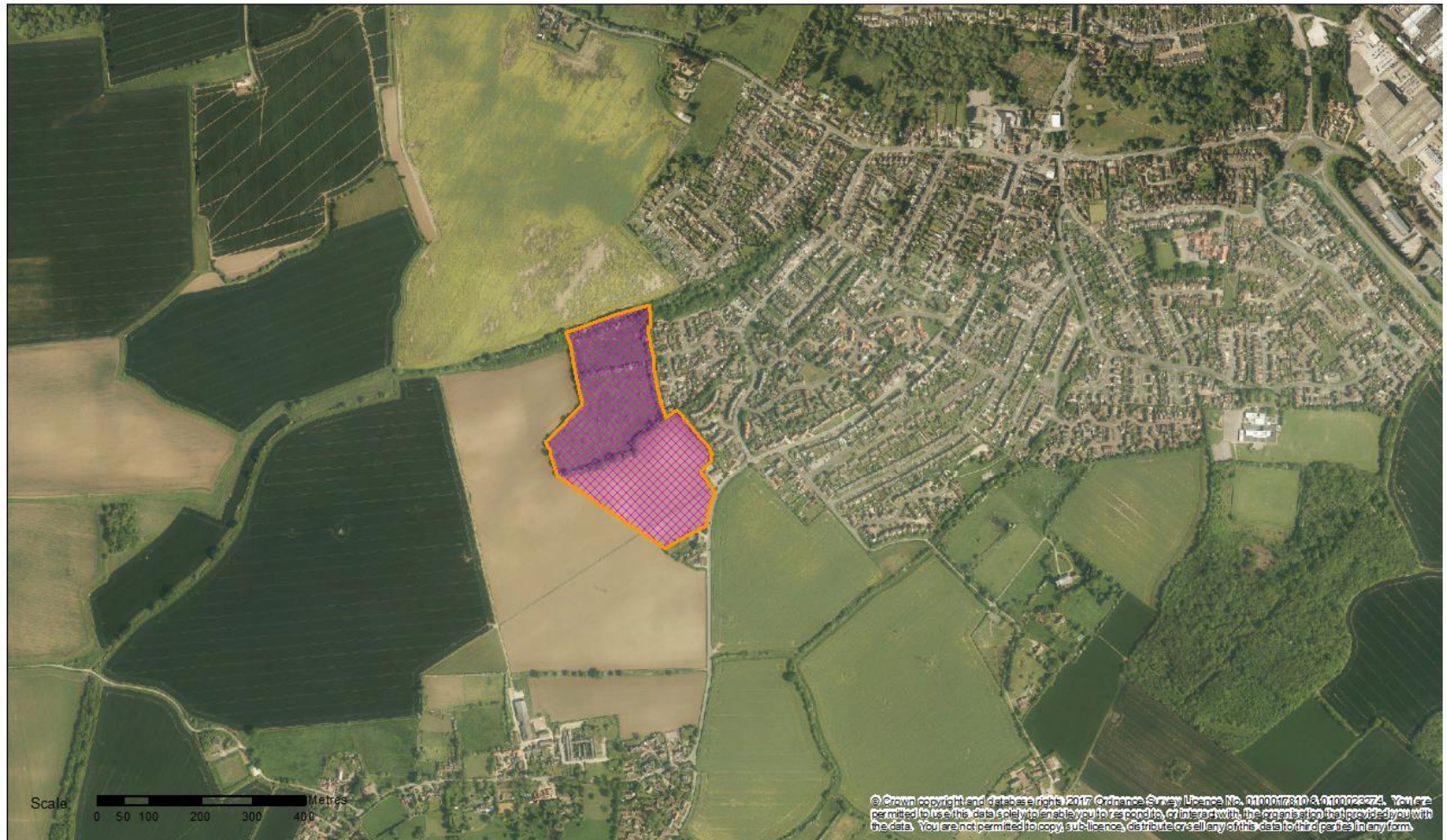
 SSSI Impact Risk Zones



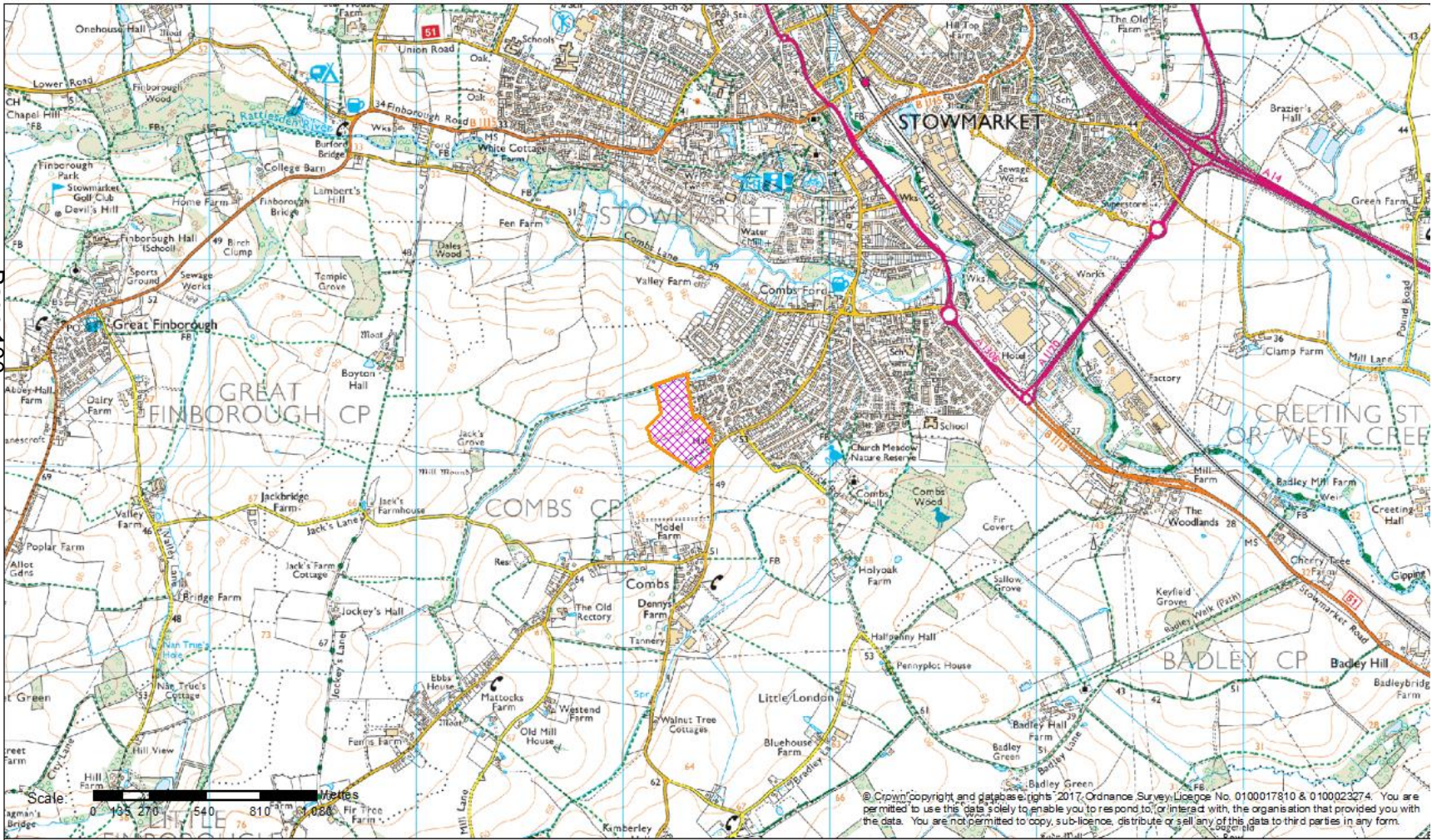
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Page 98



Page 100





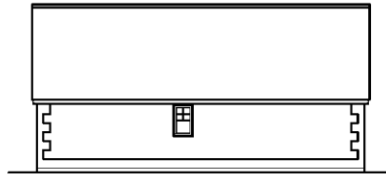
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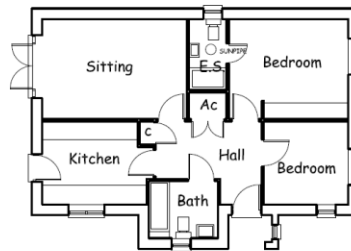


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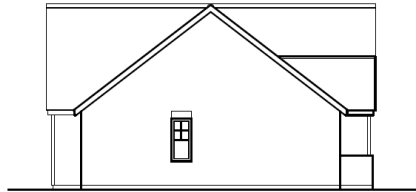
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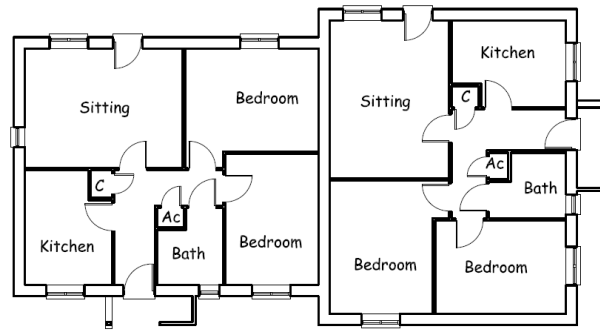


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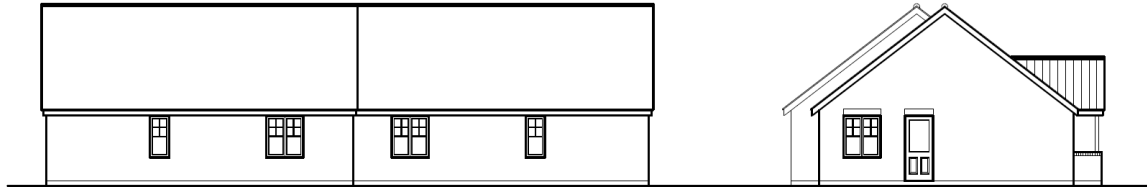
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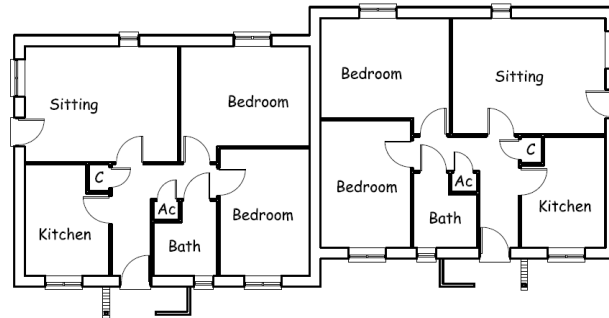
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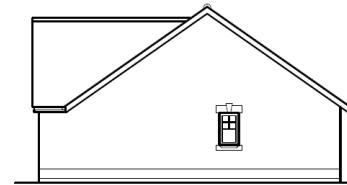


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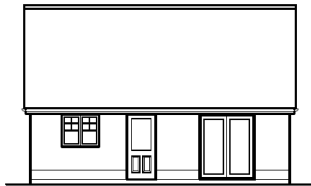
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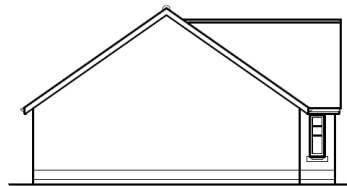
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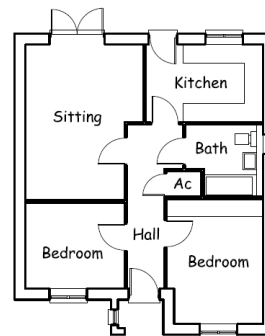


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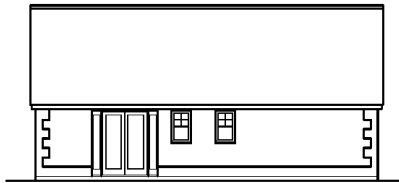
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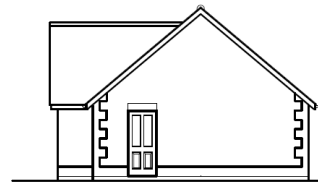
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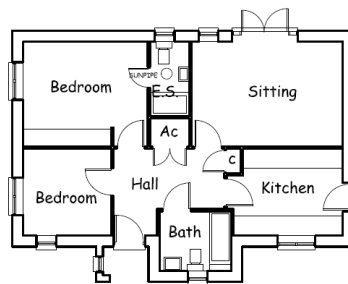


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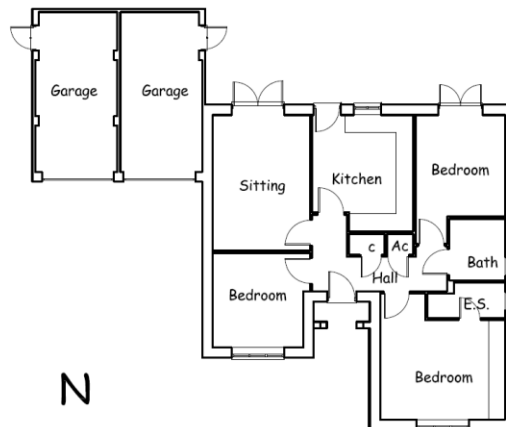
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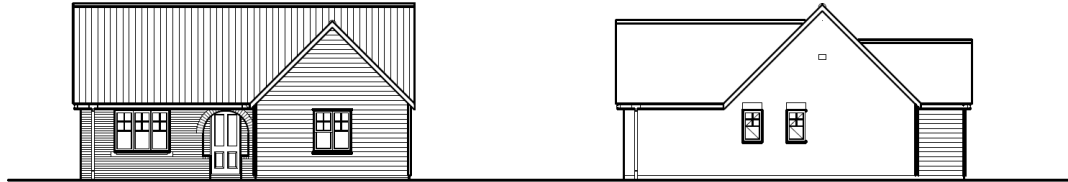
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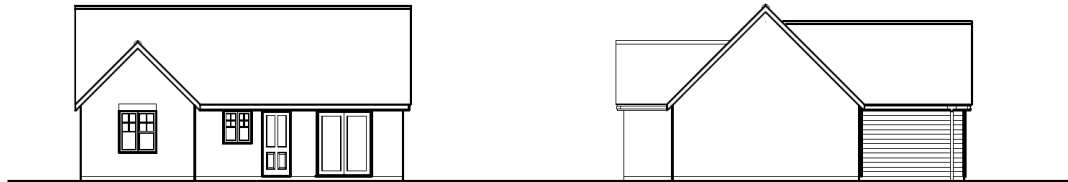
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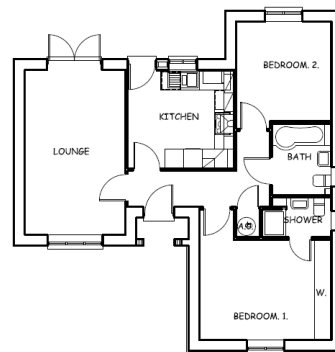
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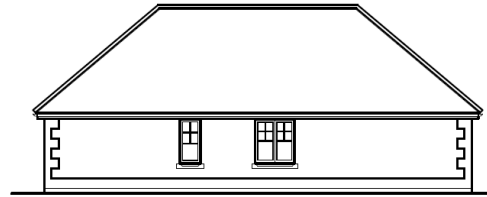
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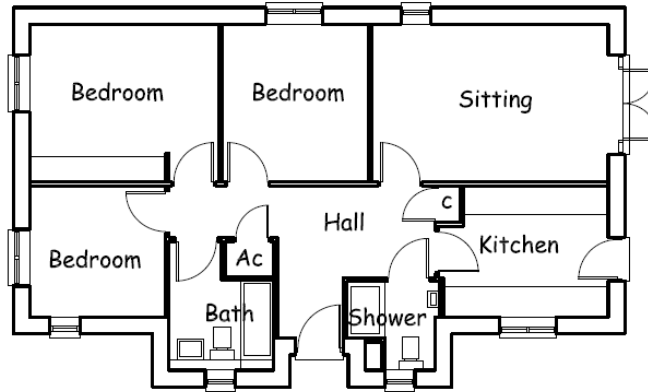
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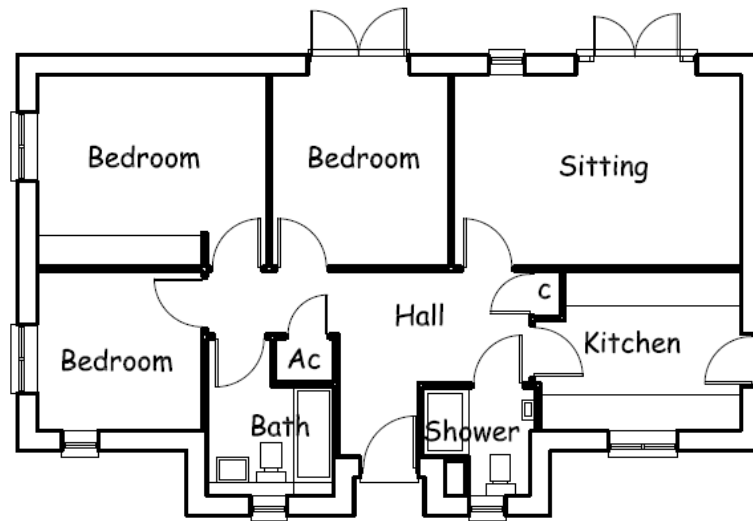
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ELEVATIONS:



FLOOR PLAN

Elevations and Plans Dunwich



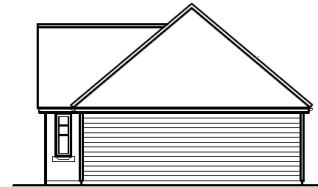
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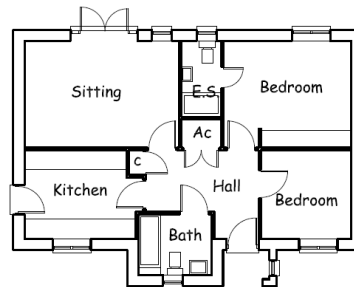


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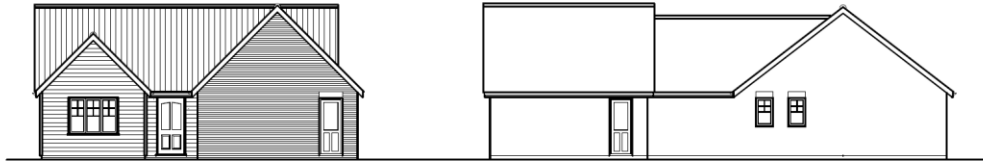
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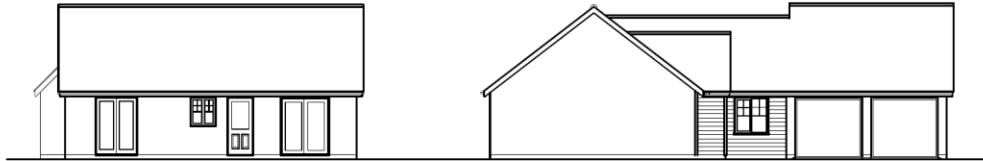
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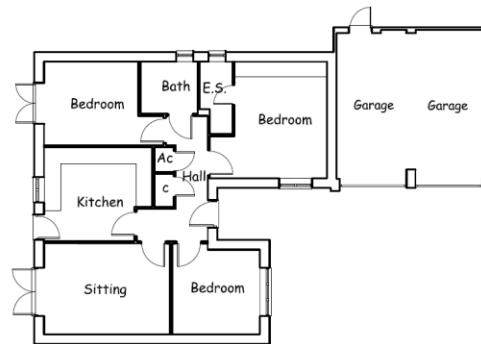
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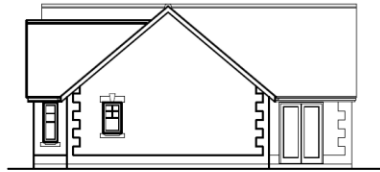
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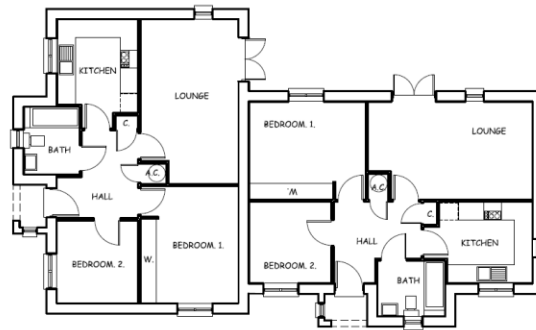


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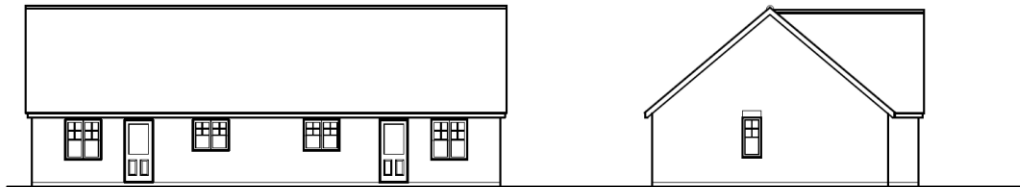
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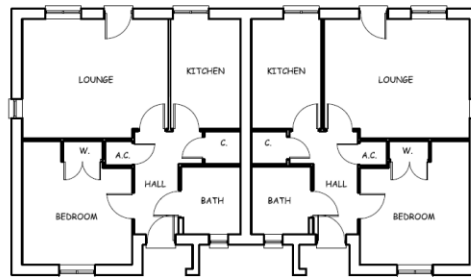
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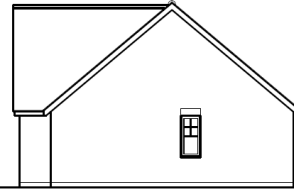
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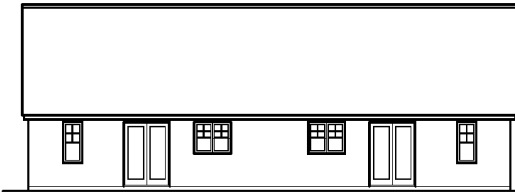
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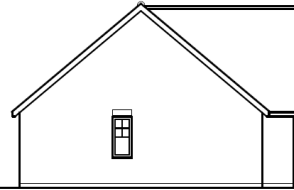
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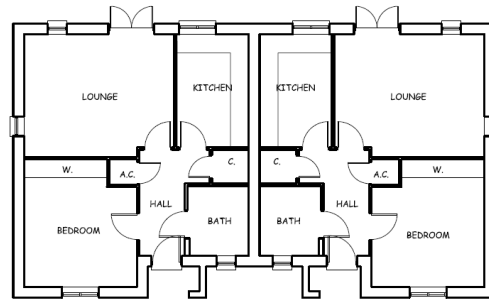


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Elevations Plans Ashley and Ashmore

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SOUTH WEST



SOUTH EAST

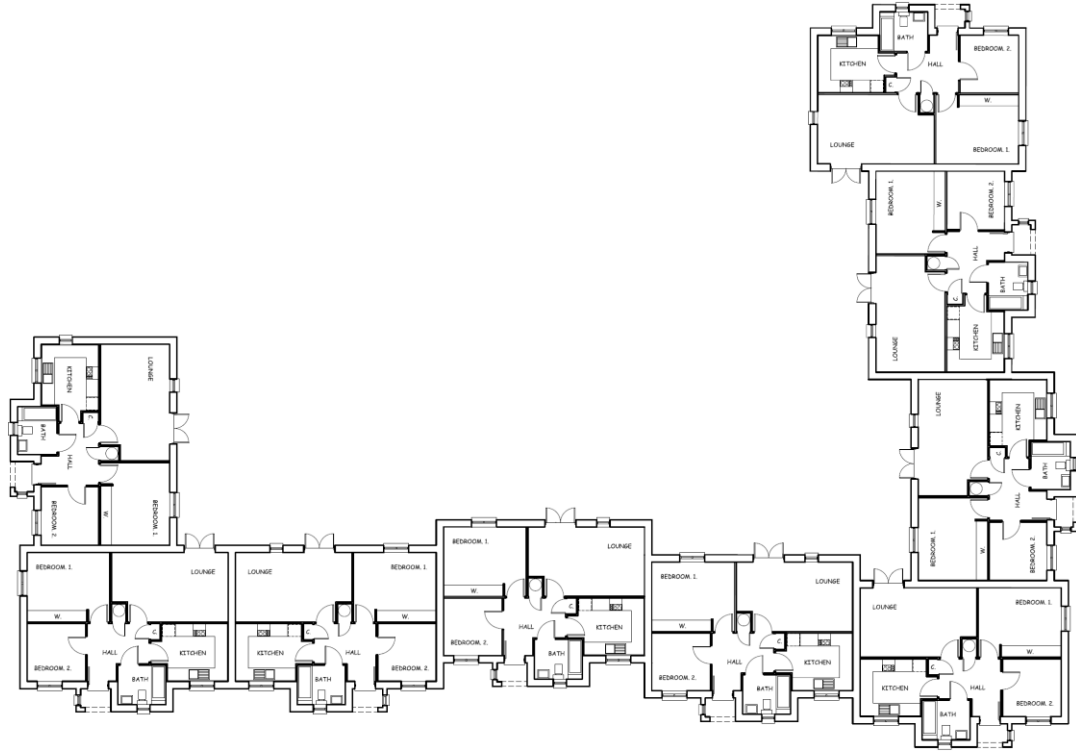


NORTH WEST



NORTH EAST

E L E V A T I O N S



P L A N

Final Summary

- Updates since writing the report
- Conclusions and Key Material Points
- Any further details around Recommendation, Conditions and Obligations.

Recommendation from Officers is for *Approval / Refusal / Other* as detailed within report.

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Ref. No.	Details	Site and Applicant	Comments	Case Officer	Observation from Stowmarket Town Council
DC/18/05397	Details under Outline Planning Permission 1492/15 Appearance, Landscaping, Layout and Scale for phase II for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units and public open space areas.	Land West of Farriers Road for Construct Reason Limited	Relevant Planning Policies: Outline Planning Permission	Gemma Walker	There is no objection from the Town Council to the grant of planning consent.

Consultee Comments for Planning Application DC/18/05397

Application Summary

Application Number: DC/18/05397

Address: Land West Of Farriers Road Edgecomb Park Stowmarket (In The Parish Of Combs)
IP14 2FD

Proposal: Submission of details under Outline Planning Permission 1492/15 Appearance, Landscaping, Layout and Scale for phase II for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units and public open space areas.

Case Officer: Gemma Walker

Consultee Details

Name: Mr Tony Bamber

Address: Adstone, Bildeston Road, Combs Stowmarket, Suffolk IP14 2JZ

Email: combsparishcouncil@gmail.com

On Behalf Of: Combs Parish Clerk

Comments

The Council notes the plan is largely similar to the outline plans previously submitted. They would like to suggest that it be ensured a green belt of trees will be put in place around the entirety of the boundary with arable land.

The Council notes with disappointment that the number of sheltered housing units has now reduced from up to 60 to 42.

Councillors look forward to completion of phase three in accordance with the overall planning consent.

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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Gemma Walker

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/18/05397

PROPOSAL: Submission of details under Outline Planning Permission 1492/15 Appearance, Landscaping, Layout and Scale for phase II for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units and public open space areas.

LOCATION: Land West Of Farriers Road Edgecomb Park Stowmarket (In The Parish Of Combs)
IP14 2FD

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

The details as submitted are not considered acceptable or sufficient in highway terms for the following reasons:

1. The main point of access onto Poplar Hill is to be in accordance with Drawing Number 0787-SK-001-C Revision A which was submitted and approved with application 1492/15. This includes adjusting Poplar Hill to the east to allow widening of existing footways together with utilisation of land to the east of Poplar Hill to provide a forward visibility splay. I can find no reference to this within the package of information submitted, it has a bearing on the application site outline and the submitted Planning Layout Drawing.
2. The intention is that the existing bus service will be able to divert through the development site. There is a requirement for a bus stop with shelter on the main spine road. To best serve the development it should be positioned centrally outside or adjacent to Plot 501. The footway will need to be widened to accommodate the required hard standing for the bus shelter.
3. The road serving Plots 402 to 410 may be reduced in width from 6m to 4.8 metres to match the previous phases.

4. Private driveways into parking areas should be 4.5 metres wide for the first 10m length.
5. The car parking space for Plot 630 will seriously obstruct the visibility from the adjacent car parking area access.
6. The car parking spaces should be numbered / allocated for the areas of Sheltered Bungalows. It is not currently possible to determine the parking strategy for these dwellings. Numbers and positions of spaces, including provision for visitors, should be indicated.
7. There is a footpath link to existing next to Plot 613. This extends beyond the red site outline. Can the applicant please confirm that this link can be provided?

Please inform the applicant of my comments and I shall await further information / revised details.

Yours faithfully,

Martin Egan
Development Management Engineer
Growth, Highways and Infrastructure

For The Attention of: Gemma Walker

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Government guidance considers that the effect of development on a public right of way is a material consideration in the determination of applications for planning permission and local planning authorities should ensure that the potential consequences are taken into account whenever such applications are considered (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected.

Public Footpath 37 is recorded through the proposed development area.

Whilst we do not have **any objections** to this proposal, the following informative notes apply.

Informative Notes

The granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates. These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

To apply to carry out work on the Public Right of Way or seek a temporary closure, visit <http://www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way/> or telephone 0345 606 6071.

To apply for structures, such as gates, on a Public Rights of Way, visit <http://www.suffolkpublicrightsofway.org.uk/home/land-manager-information/> or telephone 0345 606 6071.

1. Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. If you wish to build upon, block, divert or extinguish a public right of way within the red lined area marked in the application, an order must be made, confirmed, and brought into effect by the local planning authority, using powers under s257 of the Town and Country Planning Act 1990. In order to avoid delays with the application this should be considered at an early opportunity.
2. The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team; any damage resulting from these works must be made good by the applicant.
3. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of the Public Right of Way with a retained height in excess of 1.37 metres must not be constructed without the prior approval of drawings & specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature

and complexity of the proposals. Applicants are strongly encouraged to discuss preliminary proposals at an early stage, such that the likely acceptability of any proposals can be determined, and the process to be followed can be clarified.

Construction of any retaining wall or structure that supports the Public Right of Way or is likely to affect the stability of the right of way may also need prior approval at the discretion of Suffolk County Council.

4. If the Public Right of Way is temporarily affected by works which will require it to be closed, a Traffic Regulation Order will need to be sought from Suffolk County Council.
5. The applicant must have private rights to take motorised vehicles over the Public Right of Way. Without lawful authority it is an offence under the Road Traffic Act 1988 to take a motorised vehicle over a Public Right of Way other than a byway. We do not keep records of private rights and suggest a solicitor is contacted.
 - **Public footpath** – only to be used by people **on foot**, or using a mobility vehicle.
 - **Public bridleway** – in addition to people on foot, bridleways may also be used by someone on a **horse** or someone riding a **bicycle**.
 - **Restricted byway** – has similar status to a bridleway, but can also be used by a ‘non-motorised vehicle’, for example a **horse and carriage**.
 - **Byway open to all traffic (BOAT)** – can be used by **all vehicles**, including motorised vehicles as well as people on foot, on horse or on a bicycle. In some cases, there may be a Traffic Regulation Order prohibiting forms of use.
6. Public Rights of Way & Access is not responsible for maintenance and repair of the route beyond the wear and tear of normal use for its status and it will seek to recover the costs of any such damage it is required to remedy.
7. There may be other public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

More information about Public Rights of Way can be found at www.suffolpublicrightsofway.org.uk

Jennifer Green

(Working hours - Monday to Wednesday)

Rights of Way and Access

Growth, Highways and Infrastructure, Suffolk County Council
Suffolk Highways, Phoenix House, Goddard Road, Ipswich, IP1 5NP

Tel: 01473 264266



Your ref: DC/18/05397
Our ref: Stowmarket – land west of Farriers
Road, Edgecomb Park 00038037
Date: 11 January 2019
Enquiries to: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

Ms Gemma Walker,
Growth & Sustainable Planning,
Mid Suffolk District Council,
Endeavour House,
8 Russell Road,
Ipswich,
Suffolk,
IP1 2BX

Dear Gemma,

Stowmarket: land west of Farriers Road, Edgecomb Park – reserved matters application

I refer to the proposal: submission of details under outline planning permission 1492/15 appearance, landscaping, layout and scale for phase II for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units and public open space areas.

There is a completed planning obligation dated 08 July 2016 which is attached to the planning permission previously granted under reference 1492/15. There are a number of existing obligations in the legal agreement in respect of phase 1 which require monitoring by the local planning authority to ensure that they have been discharged by the applicant. Otherwise, I have no comments to make on the reserved matters planning application.

I have copied this letter to colleagues who deal with highways, floods planning and archaeological matters who may have comments to make on the reserved matters application.

Yours sincerely,

Neil McManus BSc (Hons) MRICS
Development Contributions Manager
Growth, Highways & Infrastructure Directorate – Strategic Development

cc Sam Harvey, Suffolk County Council
Floods Planning, Suffolk County Council
Suffolk Archaeological Service

Growth, Highways and Infrastructure
Bury Resource Centre
Hollow Road
Bury St Edmunds
Suffolk
IP32 7AY

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

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

Our Ref: 2018_05397
Date: 17th January 2019

For the Attention of Gemma Walker

Dear Mr Isbell

Planning Application DC/18/05397 – Land west of Farriers Road, Edgecomb Park, Stowmarket: Archaeology

This large site lies in an area of archaeological potential as recorded by information held by the County Historic Environment Record (HER). The site lies between two tributaries of the Rattlesden River in a location that was topographically favourable for early occupation of all periods, as indicated by multi-period finds scatters recorded in the vicinity. A first phase of archaeological evaluation carried out at the site has detected a number of boundary features containing Roman and medieval pottery and as a result there is high potential for further archaeological remains to survive within the development site. The proposed works would cause significant ground disturbance that has potential to damage any archaeological deposits and below ground heritage assets that exist.

There would be no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 199), we would recommend that any permission granted should be the subject of planning conditions to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

Gemma
Heritage does not wish to offer comment on this application.
Paul

Paul Harrison

Heritage and Design Officer

T 01449 724677 | 07798 781360

E paul.harrison@babberghmidsuffolk.gov.uk

E heritage@babberghmidsuffolk.gov.uk

W www.babergh.gov.uk | www.midsuffolk.gov.uk



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Mid Suffolk District Council
Working Together

From: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Sent: 22 January 2019 14:50
To: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: FW: MSDC Planning Consultation Request - DC/18/05397

Dear Gemma,

This is a strategic site for the purposes of CIL and will therefore attract CIL at a rate of £0 per square metre.

Kind Regards,

Nicola

Nicola Parrish
Senior Infrastructure Officer

Babergh and Mid Suffolk District Council – Working Together

Please be advised that any comments expressed in this email are offered at an officer level as a professional opinion and are given without prejudice to any decision or action the Council may take in the future. Please check with the emails author if you are in any doubt about the status of the advice given within this email.

Date: 15 January 2019
Our ref: 270133
Your ref: DC/18/05397



Gemma Walker
Mid Suffolk District Council
planningblue@baberghmidsuffolk.gov.uk

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

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Walker

Planning consultation: Submission of details under Outline Planning Permission 1492/15 Appearance, Landscaping, Layout and Scale for phase II for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units and public open space areas.

Location: Land West Of Farriers Road, Edgecomb Park, Stowmarket (In The Parish Of Combs), IP14 2FD.

Thank you for your consultation on the above dated 10 January 2019 which was received by Natural England on 10 January 2019

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

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites or landscapes.

Natural England's advice on other natural environment issues is set out below.

Combs Wood Site of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

Sites of Special Scientific Interest Impact Risk Zones

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

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

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

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

Yours sincerely

Alice Watson
Consultations Team

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 170 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

Protected Species

Natural England has produced [standing advice](#)¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

Gemma Walker
Mid Suffolk District Council
Planning Department
Endeavour House Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AE/2019/123701/01-L01
Your ref: DC/18/05396
Date: 10 January 2019

Dear Ms Walker

SUBMISSION OF DETAILS UNDER OUTLINE PLANNING PERMISSION 1492/15 APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR PHASE II FOR UP TO 110 DWELLINGS TO INCORPORATE A SHELTERED HOUSING SCHEME OF UP TO 60 UNITS AND PUBLIC OPEN SPACE AREAS.

LAND WEST OF FARRIERS ROAD, EDGECOMB PARK, STOWMARKET (IN THE PARISH OF COMBS), IP14 2FD

Thank you for your consultation dated 10 January 2019. We have reviewed the application as submitted. Our response remains unchanged to that under the outline planning application reference 1492/15. We had no objections to the application providing conditions on contaminated land and ecology were included should the permission be granted. These conditions and our advice remain valid and can be found in our letter referenced AE/2015/119270 and dated 24 June 2015. We ask to be re-consulted if the applicant applies to discharge these conditions and will provide a response within 21 days.

We trust this advice is useful.

Yours sincerely

Mr Liam Robson
Sustainable Places - Planning Advisor

Direct dial 020 8474 8923
Direct e-mail Liam.Robson@environment-agency.gov.uk

Thank you for consulting me on the above application concerning the submission of details for appearance, landscaping, layout and scale for phase II.

I can confirm that I do not have any adverse comments to make.

David Harrold MCIEH
Senior Environmental Health Officer

Babergh & Midsuffolk District Councils
t: 01449 724718
e: david.harrold@baberghmidsuffolk.gov.uk

-----Original Message-----

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

Sent: 14 January 2019 13:34

To: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>

Cc: Gemma Walker <Gemma.Walker@babberghmidsuffolk.gov.uk>

Subject: 2019-01-14 JS reply Land West Of Farriers Road, Edgecomb Park, Stowmarket (In The Parish Of Combs), IP14 2FD Ref DC/18/05397

Dear Gemma Walker,

Subject: Land West Of Farriers Road, Edgecomb Park, Stowmarket (In The Parish Of Combs), IP14 2FD Ref DC/18/05397

We have no comment to make.

Kind Regards

Jason Skilton

Flood & Water Engineer

Flood & Water Management

Growth, Highways & Infrastructure

Suffolk County Council | Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX

T: 01473 260411 | <https://www.suffolk.gov.uk/planning-waste-and-environment/flooding-and-drainage/>

Appendix A to the Suffolk Flood Risk Management Strategy has been updated! If you're involved in the planning, design and construction of new developments this may be of interest to you. You will be expected to comply with this new local guidance. More information can be found here; <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/>

-----Original Message-----

From: planningblue@babberghmidsuffolk.gov.uk <planningblue@babberghmidsuffolk.gov.uk>

Sent: 10 January 2019 10:17

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

Subject: MSDC Planning Consultation Request - DC/18/05397

Please find attached planning consultation request letter relating to planning application - DC/18/05397 - Land West Of Farriers Road, Edgecomb Park, Stowmarket (In The Parish Of Combs), IP14 2FD

Kind Regards

Planning Support Team

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of

Consultation Response Pro forma

1	Application Number	DC/18/05397	
2	Date of Response	31/01/2019	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
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 subject to conditions	
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>Please can the below bin presentation points be amended to the following.</p> <p>Plot 515, 513, 514 & 516 bin collection point to be moved to the end of the drive.</p> <p>Plot 425, 424, 423 & 422 bin collection point to be moved to the end of the private drive.</p> <p>Plot 415,416, 417,418 & 419 bin collection point to be moved to the edge of the curtilage.</p> <p>Plot 611, 610, 609, 608, 607 bin collection point to be moved to the end of the drive.</p> <p>Plot 615, 616,617,618,619,620, 621& 622 bin collection point to be moved the end of the shared access.</p> <p>Plot 640, 639, 638, 637, 636, 635 & 634 bin collection point to be moved to the end of the drive.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are		

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

	proportionate	
7	Recommended conditions	Meet the conditions in the discussion.

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

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 11 January 2019 15:35
To: Gemma Walker <Gemma.Walker@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/18/05397. Land Contamination

Dear Jack

EP Reference : 253918
DC/18/05397. Land Contamination
Land west of, Farriers Road, STOWMARKET, Suffolk.
Submission of details under Outline Planning Permission 1492/15 Appearance, Landscaping, Layout and Scale for phase II for up to 110 dwellings to incorporate a sheltered housing scheme etc

Many thanks for your request for comments in relation to the above application. I can confirm that I concur with the comments by the Environment Agency and have no objection to the proposed development.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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



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Mid Suffolk District Council
Working Together



**Ipswich and East Suffolk
Clinical Commissioning Group**

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Email address: planning.apps@suffolk.nhs.uk
Telephone Number – 01473 770000

Your Ref: DC/18/05397

Our Ref: IESCCG/000119/STO

Planning Services
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk, IP1 2BX

30/01/2019

Dear Sirs,

Proposal: Submission of details under Outline Planning Permission 1492/15 Appearance, Landscaping, Layout and Scale for phase II for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units and public open space areas.

Location: Land West Of Farriers Road, Edgecomb Park, Stowmarket (In The Parish Of Combs), IP14 2FD

1. I refer to your consultation letter on the above planning application and advise that, following a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of NHS England Midlands and East (East) (NHSE), incorporating Ipswich & East Suffolk Clinical Commissioning Group (CCG).

Background

2. The proposal comprises a development of up to 110 residential dwellings to incorporate a sheltered housing scheme of up to 60 units, which is likely to have an impact of 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 the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There is 1 GP practices within a 2km radius of the proposed development. This practice does not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Impact Assessment

4. The intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
5. The primary healthcare services directly impacted by the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of capacity position for healthcare services closest to the proposed development.

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Combs Ford Surgery	8,465	520.62	7,592	-60
Total	8,465	520.62	7,592	-60

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. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO) Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on existing weighted list size.
6. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at Combs Ford Surgery, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.
7. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

Developer Contribution required to meet the Cost of Additional Capital Funding for Health Service Provision Arising

8. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
9. 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.
10. NHS England is satisfied that the basis of a request for CIL contributions is consistent with the Regulation 123 list produced by Mid Suffolk District Council.

NHS England and the CCG look forward to working with the applicant 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

Chris Crisell

Estates Planning Support Officer

Ipswich and East Suffolk Clinical Commissioning Group

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

**PLANNING PERMISSION
Town and Country Planning Act 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Date of Application: 23 April 2015 REFERENCE: 1492 / 15
Date Registered: 03 June 2015
Documents to which this decision relates:

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing No 2084/AD/1/101 REVD PLANNING MASTER PLAN received received 20th October 2015 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

All received 23rd April 2015

GROUND SURE ENV INSIGHT DESIGNATED ENVIRONMENTALLY SITE...
GROUND SURE ENV INSIGHT NATIONAL GRID MAPS

All received 30th April 2015.

Drawing 101 WISTERIA ES PLOTS 101-04 & 29
Drawing 102 WAVENEY PLOTS 102 HANDED-3-09 & 12
Drawing 103 LEISTON PLOTS 105 HANDED-6
Drawing 104 SOUTHWOLD PLOT 107
Drawing 105 ALDBURGH PLOT 108 PLANS & ELEVS
Drawing 106 WAVENEY G PLOT 110
Drawing 107 WISTERIA ES PLOT 111
Drawing 108 LEISTON PLOT 113
Drawing 109 WAVENEY PLOT 114
Drawing 110 GARAGE DETAILS PLOTS 101-2, 104-5, 112-3
Drawing 111 GARAGE DETAILS PLOTS 108-03 & 29
Drawing 112 HA 1BB PLOTS 117-8-25 & 6
Drawing 113 HA 2BB PLOTS 119-20-23 & 4
Drawing 114 HA 2BB PLOTS 121-2
Drawing 115 HA 2BB PLOTS 127-8
Drawing 116 HA 2BB PLOTS 115-6
Drawing 201 DUNWICH PLOT 201-03 & 14
Drawing 202 SOUTHWOLD PLOTS 202
Drawing 203 LEISTON PLOTS 204 & 16
Drawing 204 SOUTHWOLD PLOTS 205
Drawing 205 LAMBOURNE K PLOTS 206-7-23-28-30-31
Drawing 206 WAVENEY PLOT 208
Drawing 207 SOUTHWOLD PLOTS 209-10 & 11
Drawing 208 SOUTHWOLD PLOTS 212-21 & 22
Drawing 209 DUNWICH PLOT 213
Drawing 210 LEISTON PLOTS 225-26-29

Drawing	211	WAVENEY G PLOT 215
Drawing	212	SOUTHWOLD PLOTS 217-20 INC
Drawing	213	WAVENEY PLOTS 224 & 7
Drawing	214	ALDBURGH PLOT 232
Drawing	215	GARAGE DETAILS PLOTS 213-16-7-20-24-28-1...
Drawing	216	GARAGE DETAILS PLOTS 203-4-06-7-18-9-29-...
Drawing	217	GARAGE DETAILS 225 & 6
Drawing	218	GARAGE DETAILS 223
Drawing	219	GARAGE DETAILS 227
Drawing	301	SOUTHWOLD PLOTS 301-2 HANDED & 07
Drawing	302	ALDBURGH PLOT 303
Drawing	303	LEISTON PLOT 304
Drawing	304	LEISTON PLOT 305
Drawing	305	WAVENEY PLOT 306
Drawing	306	WISTERIA PLOT 308
Drawing	307	SOUTHWOLD PLOTS 309-10 HANDED
Drawing	308	DUNWICH PLOT 311
Drawing	309	WAVENEY PLOT 312
Drawing	310	LAMBOURNE PLOT 313 & 4
Drawing	311	GARAGE DETAILS PLOT 301-2-7-8 & 11-1...
Drawing	312	GARAGE DETAILS PLOT 303
Drawing	313	GARAGE DETAILS PLOT 304 & 5

All received 3rd June 2015

LD 01 DETAILED PLANTING PLANS - SHEET 1 NORTH ...
 LD 02 DETAILED PLANTING PLANS - SHEET 2 CENTRA...
 LD 03 DETAILED PLANTING PLANS - SHEET 3 SOUTH ...

All received 10th July 2015

1033-06 - PHASE II & III SURFACE WATER DRAINAGE STRATEGY

All received 14th July 2015

1033-05 - PHASE I SURFACE WATER DRAINAGE STRATEGY

All recieved 20th October 2015

2084/AD/1/101 REVD PLANNING MASTER PLAN
 2084/AD/1/102 REVA BUILDING PHASE LAYOUT
 2084/AD/1/103 REVC PHASE 1 PLANNING LAYOUT

All received 23rd April 2015

Application forms and Ownership Certificates
 Planning Statement
 Statement of Community Involvement
 Design and Access Statement
 Ecology Report and Surveys
 Flood Risk Assessment
 Tree Survey and Arboriculture Impact Assessment
 Transport Assessment
 Sustainability Statement
 Site Waste Management Plan
 Travel Plan
 Utilities Assessment
 Archaeology Desk Based Assessment

CORRESPONDENCE ADDRESS:

Pegasus Planning Group
Suite 4 Pioneer House
Vision Park
Histon
Cambridge
CB24 9NL

NAME AND ADDRESS OF APPLICANT:

Construct Reason Limited / E.Durrant and
Sons
C/o Agent

PROPOSED DEVELOPMENT AND LOCATION OF THE LAND:

Hybrid application for residential development that consists of the following elements:-

Full Planning sought for Phase I comprising of 75 single storey dwellings, garaging and parking and public open space/attenuation basin (SUDs).

Outline Planning sought with all matters reserved (except for access) for Phases II for up to 110 dwellings to incorporate a sheltered housing scheme of up to 60 units and public open space areas.

- Land West of Farriers Road, Edgecomb Park, Stowmarket (in the parish of Combs)

The Council, as local planning authority, hereby gives notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans submitted subject to the following conditions:

0. **THE FOLLOWING CONDITIONS Nos 1 to 19 (INCLUSIVE) APPLY TO THE FULL ELEMENT OF THE APPLICATION HOUSING HEREBY APPROVED IN THE FORM OF A FULL PLANNING PERMISSION FOR ERECTION OF 75 SINGLE STOREY DWELLINGS, GARAGING AND PARKING AND PUBLIC OPEN SPACE/ATTENUATION BASIN (SUDS).**

1. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT**

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. **ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WORKS**

No development shall take place within indicated for this element of the development 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.

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. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to archaeological and historic assets.

3. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No building shall be occupied until the site investigation and post investigation assessment in relation to Condition 2 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 2 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.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason – To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

5. **PRIOR TO COMMENCEMENT OF DEVELOPMENT - PROVISION OF FIRE HYDRANTS**

Prior to the commencement of works, details for the phased provision of fire hydrants within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme as approved shall be fully implemented in accordance with the said approved details and timetable agreed unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To facilitate the provision of appropriate fire protection measures in the interests of safety.

6. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION**

Prior to the erection/installation of any floodlighting or other means of external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. Such lighting should demonstrate measures to minimise light pollution and that they should minimise impact on protected species and their habitat.

The lighting shall be carried out and retained as may be approved and thereafter no external lighting shall be installed without prior consent from the Local Planning Authority.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

7. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME**

Notwithstanding details submitted with the application, no development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction.

Reason – In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

8. **ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR LANDSCAPING**

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by

the Local Planning Authority up to the first use or first occupation of the development.

Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

9. SITE WASTE MANAGEMENT STRATEGY - TO BE AGREED

Prior to the commencement of development a waste management strategy for the disposal of household waste shall be submitted to and approved in writing by the Local Planning Authority. The scheme as may be approved shall be implemented in its entirety and thereafter retained thereafter.

Reason - In the interests of amenity and sustainable development.

10. ACTION REQUIRED IN PRIOR TO FIRST OCCUPATION - FOUL WATER STRATEGY

Prior to the first occupation of any dwelling, a foul water strategy shall be submitted to and approved, in writing, by the Local Planning Authority. No dwellings shall be occupied until the works in accordance with the foul water strategy have been carried out in accordance with the strategy as may be approved.

Reason – In the interests of the amenities of the locality and to safeguard the environment.

11. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

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

Reason – To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

**12. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT:
CONSTRUCTION MANAGEMENT TO BE AGREED**

No development shall take place within indicated for this element of the development until details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed.
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of any wheel washing to be undertaken, management and location it is intended to take place.
- h) Details of the siting of any on site compounds and portals.
- i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.

The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

13. ACTION REQUIRED SUBJECT TO A SPECIFIC TIMETABLE - CONTAMINATION

If, during development, contamination not previously identified is found to be present at the site in respect of this element then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason - To protect and prevent the pollution of controlled waters (Secondary A aquifer, nearby groundwater abstraction and nearby watercourse) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

**14. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT -
ECOLOGY PROTECTION**

No development shall take place until a scheme for the provision and management of the watercourse and a minimum 15m buffer zone shall be submitted to and agreed in

writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall be free from built development including lighting, domestic gardens and formal landscaping, except for development as shown on approved plan submitted as part of the approved application; The schemes shall include:

- Plans showing the extent and layout of the water course and buffer zone.
- Details of any proposed planting scheme (for example, native species).
- Details demonstrating how the watercourse and buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- Details of any proposed footpaths, fencing, lighting etc.
- Details of management and maintenance regimes

Reason - Development that encroaches on watercourses and land alongside has a potentially severe impact on their ecological value and is particularly valuable for wildlife and it is essential this is protected. This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged. This is in accordance with Core Strategy Objectives and Policy CS5 Mid Suffolk's Environment.

15. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - DRAINAGE

No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme and timetable for implementation and phasing have been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented in accordance with the details and timetable as may be approved in writing and thereafter managed and maintained in perpetuity. These details shall include:-

- A programme for its implementation, and
- A management and maintenance plan for the lifetime of the development to secure the operation of the sustainable drainage system.
- Arrangements to enable any SuDs within/adjacent to private properties to be accessed and maintained at all times and information/advice on responsibilities to be supplied to said owners/ occupiers.

Reason - To prevent the increased risk of flooding both on and off site, to improve and protect water quality and to ensure future maintenance of the system.

16. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: PROVISION OF ROADS AND FOOTPATHS.

Before the development is commenced, details of the estate roads and footpaths,

including layout, levels, gradients, surfacing and means of surface water drainage, traffic calming, bus top and bus shelter and a timetable for said works, shall be submitted to and approved, in writing, by the Local Planning Authority. The details agreed to satisfy this condition shall be implemented and completed in their entirety in accordance with the timetable agreed.

Reason: To ensure that roads/footways are constructed to an acceptable standard and with appropriate traffic calming features on the spine road and suitable bus stop and shelter to accommodate a future bus route. This condition is required to be agreed prior to the commencement of any development to ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety and risk of cost to the developer if the details are not found acceptable.

17. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF ROADS AND FOOTPATHS.

No dwelling shall be first occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder course level or better in accordance with the approved details.

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

18. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: HIGHWAYS - ACCESS SURFACE TREATMENT

Prior to the dwellings hereby permitted being first occupied, the new vehicular accesses and private drive accesses onto the estate roads 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 which shall previously have been submitted to and approved in writing by the Local Planning Authority. The bound material as may be agreed shall be retained and maintained thereafter as approved.

Reason - To secure appropriate improvements to the existing vehicular access in the interests of highway safety.

19. ACTION REQUIRED PRIOR TO OCCUPATION - HIGHWAYS: PROVISION OF PARKING.

The dwelling/s shall not be occupied until the areas within the site shown on Drawing No 2084/AD/1/103 Rev C for the purposes of manoeuvring and parking of vehicles has been provided and made functionally available. Thereafter that area shall be retained and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles.

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

20. **THE FOLLOWING CONDITIONS NOS 21 TO 40 (INCLUSIVE) APPLY TO THE APPLICATION ELEMENT HEREBY APPROVED IN THE FORM OF AN OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS) FOR UP TO 110 DWELLINGS AND PUBLIC OPEN SPACE AREAS.**

21. **ACTION REQUIRED PRIOR TO COMMENCEMENT OF WORKS:
PRE-COMMENCEMENT CONDITION: APPROVAL OF RESERVED MATTERS**

Before any development is commenced, approval of the details of the appearance, scale and layout of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.

Reason – To enable the Local Planning Authority to secure an orderly and well designed development in accordance with the character and appearance of the neighbourhood and in accordance with the Development Plan. This condition is required to be agreed prior to the commencement of any development in accordance with proper planning principles to allow public engagement on the outstanding reserved matters and ensure no significant adverse harm results.

22. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIME LIMIT FOR RESERVED MATTERS APPLICATION**

Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates the final approval of the last such matter to be approved.

Reason – Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

23. **ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT -
ARCHAEOLOGICAL WORKS**

No development shall take place within indicated for this element of the development 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.

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. This condition is required to be agreed prior to the commencement of any development to ensure matters of archaeological importance are preserved and secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to archaeological and historic assets.

24. ACTION REQUIRED PRIOR TO THE FIRST OCCUPATION OF DEVELOPMENT - ARCHAEOLOGICAL WORKS

No building shall be occupied until the site investigation and post investigation assessment in relation to Condition 23 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 23 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.

25. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason – To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

26. PRIOR TO COMMENCEMENT OF DEVELOPMENT - PROVISION OF FIRE HYDRANTS

Prior to the commencement of works, details for the phased provision of fire hydrants within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme as approved shall be fully implemented in accordance with the said approved details and timetable agreed unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To facilitate the provision of appropriate fire protection measures in the interests of safety.

27. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF ILLUMINATION

Prior to the erection/installation of any floodlighting or other means of external lighting

at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. Such lighting should demonstrate measures to minimise light pollution and that they should minimise impact on protected species and their habitat.

The lighting shall be carried out and retained as may be approved and thereafter no external lighting shall be installed without prior consent from the Local Planning Authority.

Reason - In the interests of amenity to reduce the impact of night time illumination on the character of the area and in the interests of biodiversity.

**28. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT:
LANDSCAPING SCHEME**

Notwithstanding details submitted with the application, no development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837:2012 Trees in relation to design, demolition and construction.

Reason – In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or lost due to the development and/or its construction. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to important trees and hedgerow that would result in harm to amenity.

**29. ON GOING REQUIREMENT OF DEVELOPMENT: TIMESCALE FOR
LANDSCAPING**

All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out in full during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be approved, in writing, by the Local Planning Authority up to the first use or first occupation of the development.

Any trees, hedges, shrubs or turf identified within the approved landscaping details (both proposed planting and existing) which die, are removed, seriously damaged or seriously diseased, within a period of 5 years of being planted or in the case of existing planting within a period of 5 years from the commencement of development, shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the approved landscaping scheme has sufficient time to establish, in the interests of visual amenity and the character and appearance of the area.

30. SITE WASTE MANAGEMENT STRATEGY - TO BE AGREED

Prior to the commencement of development a waste management strategy for the disposal of household waste shall be submitted to and approved in writing by the

Local Planning Authority. The scheme as may be approved shall be implemented in its entirety and thereafter retained thereafter.

Reason - In the interests of amenity and sustainable development.

31. ACTION REQUIRED IN PRIOR TO FIRST OCCUPATION - FOUL WATER STRATEGY

Prior to the first occupation of any dwelling, a foul water strategy shall be submitted to and approved, in writing, by the Local Planning Authority. No dwellings shall be occupied until the works in accordance with the foul water strategy have been carried out in accordance with the strategy as may be approved.

Reason – In the interests of the amenities of the locality and to safeguard the environment.

32. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: AGREEMENT OF MEASURES TO IMPROVE SUSTAINABILITY OF DEVELOPMENT

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

Reason – To enhance the sustainability of the development through better use of water, energy and resources. This condition is required to be agreed prior to the commencement of any development as any construction process, including site preparation, has the potential to include energy and resource efficiency measures that may improve or reduce harm to the environment and result in wider public benefit in accordance with the NPPF.

33. ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT: CONSTRUCTION MANAGEMENT TO BE AGREED

No development shall take place within indicated for this element of the development until details of the construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

- a) Details of the hours of work/construction of the development within which such operations shall take place and the hours within which delivery/collection of materials for the said construction shall take place at the site.
- b) Details of the storage of construction materials on site, including details of their siting and maximum storage height.
- c) Details of how construction and worker traffic and parking shall be managed.
- d) Details of any protection measures for footpaths surrounding the site.
- e) Details of any means of access to the site during construction.
- f) Details of the scheduled timing/phasing of development for the overall construction period.
- g) Details of any wheel washing to be undertaken, management and location it is

intended to take place.

h) Details of the siting of any on site compounds and portaloos.

i) Details of the method of any demolition to take place, including the recycling and disposal of said materials resulting from demolition.

The construction shall at all times be undertaken in accordance with the agreed methodology approved in writing by the Local Planning Authority.

Reason - To minimise detriment to nearby residential and general amenity by controlling the construction process to achieve the approved development. This condition is required to be agreed prior to the commencement of development as any construction process, including site preparation, by reason of the location and scale of development may result adverse harm on amenity.

34. ACTION REQUIRED SUBJECT TO A SPECIFIC TIMETABLE - CONTAMINATION

If, during development , contamination not previously identified is found to be present at the site in respect of this element then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason - To protect and prevent the pollution of controlled waters (Secondary A aquifer, nearby groundwater abstraction and nearby watercourse) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF; paragraphs 109 and 121), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection: Principles and Practice (GP3 v.1.1, 2013) position statements A4 – A6, J1 – J7 and N7.

35. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - DRAINAGE

No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme and timetable for implementation and phasing have been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented in accordance with the details and timetable as may be approved in writing and thereafter managed and maintained in perpetuity. These details shall include:-

- A programme for its implementation, and
- A management and maintenance plan for the lifetime of the development to secure the operation of the sustainable drainage system.
- Arrangements to enable any SuDs within/adjacent to private properties to be accessed and maintained at all times and information/advice on responsibilities to be supplied to said owners/ occupiers.

Reason - To prevent the increased risk of flooding both on and off site, to improve and protect water quality and to ensure future maintenance of the system.

36. HIGHWAYS - ACCESS LAYOUT

The new vehicular access, footway and visibility splay highway improvements onto Poplar Hill shall be provided and laid out in accordance with Drawing Number

0787-SK-001-C Rev A in their entirety before any dwellings forming part of the outline element of this permission are first occupied.

Reason - To ensure that a safe access is provided onto Poplar giving suitable access into the application site.

37. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - PRE COMMENCEMENT CONDITION: PROVISION OF ROADS AND FOOTPATHS.

Before the development is commenced, details of the estate roads and footpaths, including layout, levels, gradients, surfacing and means of surface water drainage and a timetable for said works, shall be submitted to and approved in writing by the Local Planning Authority. The details agreed to satisfy this condition shall be implemented and completed in their entirety in accordance with the timetable agreed.

Reason: To ensure that roads/footways are constructed to an acceptable standard. This condition is required to be agreed prior to the commencement of any development to ensure highway safety is secured early for both development, its construction and addresses areas of work before any other parts of the development can take place. If agreement was sought at any later stage there is an unacceptable risk to highway and public safety and risk of cost to the developer if the details are not found acceptable.

38. SPECIFIC RESTRICTION ON DEVELOPMENT: PROVISION OF ROADS AND FOOTPATHS.

No dwelling shall be first occupied until the carriageways and footways serving that dwelling have been constructed to at least Binder level or better in accordance with the approved details.

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

39. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT - HIGHWAYS: PROVISION OF PARKING AND TURNING.

Prior to the commencement of development details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved, in writing, by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is first occupied and shall be retained thereafter and remain free of obstruction except for the purpose of manoeuvring and parking of vehicles and used for no other purpose.

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.

40. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: HIGHWAYS - PROVISION OF VISIBILITY SPLAYS

Before the Poplar Hill access is first used visibility splays shall be provided as shown on Drawing No. 0787-SK-001-C Rev A and thereafter retained and maintained 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 access 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.

41. **THE FOLLOWING CONDITION NO 42 APPLY TO THE ENTIRE SITE AND ALL ELEMENTS OF THE APPLICATION HEREBY APPROVED:-**

42. **LISTING OF APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard :

Defined Red Line Plan:

The defined Red Line Plan for this application is Drawing No 2084/AD/1/101 REVD PLANNING MASTER PLAN received received 20th October 2015 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

Approved Plans and Documents:

All received 23rd April 2015

GROUND SURE ENV INSIGHT DESIGNATED ENVIRONMENTALLY SITE...
GROUND SURE ENV INSIGHT NATIONAL GRID MAPS

All received 30th April 2015.

Drawing	101	WISTERIA ES PLOTS 101-04 & 29
Drawing	102	WAVENEY PLOTS 102 HANDED-3-09 & 12
Drawing	103	LEISTON PLOTS 105 HANDED-6
Drawing	104	SOUTHWOLD PLOT 107
Drawing	105	ALDBURGH PLOT 108 PLANS & ELEVS
Drawing	106	WAVENEY G PLOT 110
Drawing	107	WISTERIA ES PLOT 111
Drawing	108	LEISTON PLOT 113
Drawing	109	WAVENEY PLOT 114
Drawing	110	GARAGE DETAILS PLOTS 101-2, 104-5, 112-3
Drawing	111	GARAGE DETAILS PLOTS 108-03 & 29
Drawing	112	HA 1BB PLOTS 117-8-25 & 6
Drawing	113	HA 2BB PLOTS 119-20-23 & 4
Drawing	114	HA 2BB PLOTS 121-2
Drawing	115	HA 2BB PLOTS 127-8
Drawing	116	HA 2BB PLOTS 115-6
Drawing	201	DUNWICH PLOT 201-03 & 14
Drawing	202	SOUTHWOLD PLOTS 202

Drawing	203	LEISTON PLOTS 204 & 16
Drawing	204	SOUTHWOLD PLOTS 205
Drawing	205	LAMBOURNE K PLOTS 206-7-23-28-30-31
Drawing	206	WAVENEY PLOT 208
Drawing	207	SOUTHWOLD PLOTS 209-10 & 11
Drawing	208	SOUTHWOLD PLOTS 212-21 & 22
Drawing	209	DUNWICH PLOT 213
Drawing	210	LEISTON PLOTS 225-26-29
Drawing	211	WAVENEY G PLOT 215
Drawing	212	SOUTHWOLD PLOTS 217-20 INC
Drawing	213	WAVENEY PLOTS 224 & 7
Drawing	214	ALDBURGH PLOT 232
Drawing	215	GARAGE DETAILS PLOTS 213-16-7-20-24-28-1...
Drawing	216	GARAGE DETAILS PLOTS 203-4-06-7-18-9-29-...
Drawing	217	GARAGE DETAILS 225 & 6
Drawing	218	GARAGE DETAILS 223
Drawing	219	GARAGE DETAILS 227
Drawing	301	SOUTHWOLD PLOTS 301-2 HANDED & 07
Drawing	302	ALDBURGH PLOT 303
Drawing	303	LEISTON PLOT 304
Drawing	304	LEISTON PLOT 305
Drawing	305	WAVENEY PLOT 306
Drawing	306	WISTERIA PLOT 308
Drawing	307	SOUTHWOLD PLOTS 309-10 HANDED
Drawing	308	DUNWICH PLOT 311
Drawing	309	WAVENEY PLOT 312
Drawing	310	LAMBOURNE PLOT 313 & 4
Drawing	311	GARAGE DETAILS PLOT 301-2-7-8 & 11-1...
Drawing	312	GARAGE DETAILS PLOT 303
Drawing	313	GARAGE DETAILS PLOT 304 & 5

All received 3rd June 2015

LD 01 DETAILED PLANTING PLANS - SHEET 1 NORTH ...
LD 02 DETAILED PLANTING PLANS - SHEET 2 CENTRA...
LD 03 DETAILED PLANTING PLANS - SHEET 3 SOUTH ...

All received 10th July 2015

1033-06 - PHASE II & III SURFACE WATER DRAINAGE STRATEGY

All received 14th July 2015

1033-05 - PHASE I SURFACE WATER DRAINAGE STRATEGY

All recieved 20th October 2015

2084/AD/1/101 REVD PLANNING MASTER PLAN
2084/AD/1/102 REVA BUILDING PHASE LAYOUT
2084/AD/1/103 REVC PHASE 1 PLANNING LAYOUT

All received 23rd April 2015

Application forms and Ownership Certificates
Planning Statement
Statement of Community Involvement
Design and Access Statement
Ecology Report and Surveys

Flood Risk Assessment
Tree Survey and Arboriculture Impact Assessment
Transport Assessment
Sustainability Statement
Site Waste Management Plan
Travel Plan
Utilities Assessment
Archaeology Desk Based Assessment
Archaeology Evaluation Report
Ground Contamination Report
Viability Report

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

SUMMARY OF POLICIES AND PROPOSALS WHICH ARE RELEVANT TO THE DECISION:

1. This permission has been granted having regard to policy(ies)

COR1 - CS1 SETTLEMENT HIERARCHY
COR4 - CS4 ADAPTING TO CLIMATE CHANGE
COR5 - CS5 MID SUFFOLKS ENVIRONMENT
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
CS SAAP - STOWMARKET AREA ACTION PLAN
COR2 - CS2 DEVELOPMENT IN THE COUNTRYSIDE & COUNTRYSIDE VILLAGES
COR9 - CS9 DENSITY AND MIX
COR8 - CS8 PROVISION AND DISTRIBUTION OF HOUSING
COR6 - CS6 SERVICES AND INFRASTRUCTURE

of the Mid Suffolk Core Strategy Document, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

2. This permission has been granted having regard to policy(ies)

RT12 - FOOTPATHS AND BRIDLEWAYS
H16 - PROTECTING EXISTING RESIDENTIAL AMENITY
H15 - DEVELOPMENT TO REFLECT LOCAL CHARACTERISTICS
H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT
T10 - HIGHWAY CONSIDERATIONS IN DEVELOPMENT
GP1 - DESIGN AND LAYOUT OF DEVELOPMENT
HB1 - PROTECTION OF HISTORIC BUILDINGS
T13 - BUS SERVICES

of the Mid Suffolk Local Plan, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord

with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

3. This permission has been granted having regard to policy(ies)

NPPF - NATIONAL PLANNING POLICY FRAMEWORK

of the Planning Policy Statement, and to all other material considerations. The carrying out of the development permitted, subject to the conditions imposed, would accord with those policies and in the opinion of the Local Planning Authority there are no circumstances which otherwise would justify the refusal of permission.

NOTES:

1. **Summary Reason(s) for Approval**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Taking all relevant matters into account the proposal is considered to be acceptable subject to appropriate conditions.

Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF):

The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area: In this case the applicant took advantage of the Council's pre-application and duty planning officer service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

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 should be contacted at Phoenix House, 3 Goddard Road, Ipswich IP1 5NP. Telephone 01473 341414.
3. Suffolk County Council's highway apparatus appears to be affected by this proposal.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your

development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: 1492 / 15

Signed: Philip Isbell

Dated: 06 July 2016

**Corporate Manager
Development Management**

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET, IPSWICH
IP6 8DL**

Agenda Item 7c

Committee Report

Item No: 3

Reference: DC/19/01248

Case Officer: Alex Scott

Ward: Elmswell and Woolpit

Ward Member/s: Cllr Sarah Mansel and Cllr Helen Geake

RECOMMENDATION – GRANT OUTLINE PLANNING PERMISSION WITH CONDITIONS

Description of Development

Outline Planning Application (access to be considered) - Erection of 1no. dwelling and associated annexe and outbuildings (following demolition of existing building/retention of workshop approved under 4996/16) utilising existing vehicular access.

Location

Land To The East Of, Sharpes Row, Woolpit, Suffolk

Parish: Woolpit

Expiry Date: 12/06/2019

Application Type: OUT - Outline Planning Application

Development Type: Minor Dwellings

Applicant: Mr And Mrs Beadman

Agent: Dean Jay Pearce - Architectural Design & Planning Ltd

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

The Acting Chief Planning Officer considers the application to be of a controversial nature.

Details of Previous Committee / Resolutions and any member site visit

Committee resolved to grant temporary Planning Permission, until 23rd June 2020, for use of the site and buildings for the siting, storage, service, maintenance & repair of vehicles (Application ref: 4996/16) on 14th June 2017.

Has a Committee Call In request been received from a Council Member?

Yes – from former Ward Member, former Councillor Jane Storey.

Details of Pre-Application Advice

None given.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS05 - Mid Suffolk's Environment
CS09 - Density and Mix
GP01 - Design and layout of development
H13 - Design and layout of housing development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
H19 - Accommodation for special family needs
T09 - Parking Standards
T10 - Highway Considerations in Development

Neighbourhood Plan Status

This application site is / is not within a Neighbourhood Plan Area.

The Neighbourhood Plan is currently at:-

Stage 1: Designated neighbourhood area
Stage 2: Preparing a draft neighbourhood plan
Stage 3: Pre-submission publicity and consultation
Stage 4: Submission of a neighbourhood plan
Stage 5: Independent Examination
Stage 6: Referendum
Stage 7: Adoption by LPA
Accordingly, the Neighbourhood Plan has little weight.

Consultations and Representations

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

A: Summary of Consultations

Woolpit Parish Council

Object:

- Proposal does not form a logical natural extension to the existing cluster of dwellings and would be intrusive to the existing open, undeveloped landscape;
- The proposal would result in overdevelopment;
- The proposal would not make a positive contribution towards social cohesion or the character of the local area;
- The proposal will result in increased traffic on Sharpes Row and vehicles would not be able to pass each other on Sharpes Row and would need to reverse back out onto Heath Road, to the detriment of highway safety;
- The proposal would detriment residential amenity by means of safety, traffic generation and nuisance;

- The wider benefits of the proposal do not outweigh the harmful impacts (above) and the proposal is contrary to local plan policy;
- The site has had recent temporary permission for the use of the site and buildings for the siting, storage, service, maintenance and repair of vehicles - consider the use of the site in this way is contrary to LPA general policy and it should be ensured that this use does not continue should permission be granted for the new dwelling;
- Raise concern that operation time limit conditions, conditions restricting the number of vehicles on the site, and conditions restricting commercial activity and sales, imposed as part of the previous permission on the site are not being adhered to, resulting in loss of neighbouring amenity.

SCC - Highways

No objection – Subject to compliance with suggested conditions.

Environmental Health - Land Contamination

No objection to the proposed development from the perspective of land - Request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Environmental Health - Noise/Odour/Light/Smoke

No Objection - Subject to imposition of conditions with regards Noise and Dust nuisance.

Arboricultural Officer

No objection – no significant trees affected.

B: Representations

9 no. third parties have written in support of the proposed development. Comments received are summarised below:

- Support principle on a new dwelling on the site;
- A new dwelling would be a considerable improvement visually on the existing use which currently appears as a scrap yard and derelict barns;
- The proposed development would make the site more attractive, whilst not overlooking present resident's properties;
- The proposed development would enhance the existing landscape;
- The proposal would not add significantly to the volume of traffic using Sharpe's Row and would result in few comings and goings;
- The outline scheme indicates that local wildlife will be provided for as part of the proposal (Owl and Bat Boxes etc), this is positive;
- Sharpes Row Lane has not historically been used solely for access to the existing three cottages and such claims are false. The lane has previously been used to access five properties and was used regularly by farm traffic in the past;
- Sharpes Row is currently a right of way for local farmers and does not solely serve just 3 dwellings, as indicated by objectors;
- Consider the occupants of additional dwelling will contribute to the upkeep of the lane;
- The proposal would enable a local family to continue to live in the village.

5 no. third parties have written raising concern or objection to the proposed development. Comments received are summarised below:

- The principle of a new dwelling has recently been refused on land to the rear of Bonny Cottage, Sharpes Row for being out of character with the area the current proposal must, therefore, be viewed as such;

- The proposal would result in loss of amenity and increased noise and traffic;
- Neighbouring occupants opposed the previous application for temporary change of use for the storage, servicing and maintenance of vehicles, which has resulted in detrimental impact on the amenities previously enjoyed – concern that conditions attached to this permission have not been adhered to;
- Concern that activities associated with the existing land use would continue if the dwelling and associated annex and outbuildings area approved, to the ongoing detriment of neighbouring amenity in terms of noise and disturbance resulting from traffic movements and workshop operations;
- Concern with regards the health and wellbeing impacts that have result for some neighbouring occupants as a result of the existing use of the site and the proposed development;
- Concern that increased vehicle movements on the land, associated with the recent temporary permission, have damaged the surface of the lane;
- Sharpes Row is a private , unadopted highway, only intended to serve 3 no. properties;
- Sharpes Row is a narrow lane with insufficient width for cars to pass and no passing places – concern that increased traffic on the lane would result in vehicles having to reverse back out onto Heath Road and would severely impact highway safety;
- Concern with regards increased use of the junction with Heath Road, which also relates to a footpath crossing, and the impact on highway and pedestrian safety that would result;
- Do not consider visibility splays at the junction of Sharpes Row and Heath Road are adequate in terms of highway safety and increased use of the junction would be detrimental;
- Concern with regards increased flood risk associated with the proposed development, due to increased surface water runoff

PLANNING HISTORY

REF: DC/18/05520	Outline Planning Application (Access to be considered) - Erection of 1no. dwelling. (Adjacent property at Bonny Cottage, Sharpes Row, Woolpit)	DECISION: REF
REF: 4996/16	Temporary Planning Permission - Change of use of agricultural land & building to siting, storage, service, maintenance & repair of vehicles.	DECISION: GTD

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The application site extends to approximately 0.28 hectares and is located at the end of Sharpes Row, Woolpit, a private road giving access to 5 no. existing dwellings.
- 1.2. The site comprises several existing single-storey buildings, formerly in agricultural use and in varying states of repair. The remainder of the site is currently laid to grass and is enclosed by boundary tree and hedgerow planting.
- 1.3. The site is bounded to the north-east, north-west and south-east by agricultural fields and to the south-west by garden curtilages of existing dwellings fronting Sharpes Row.
- 1.4. The existing cluster of dwellings, accessed via Sharpes Row, is located outside of the existing settlement boundary of Woolpit and approximately 1.04 kilometres from the village centre. An existing paved footpath network, clear of the vehicular highway does, however, link Sharpes Row with the village.

- 1.5. Woolpit is listed as a Key Service Centre Village in the current development plan and benefits from a range of services and facilities including: a Convenience Food Shop; A Public House; a Primary School, a Doctors Surgery; a Church; a Village Hall; and other local employment.

2. Site History

- 2.1. Prior to 2017 the site was previously in agricultural use, associated with an adjacent farm holding.
- 2.2. In June 2017 temporary planning permission (ref: 4996/16) was granted for use of part of the site and a building for the sitting, storage, service maintenance and repair of vehicles.
- 2.3. Temporary permission ref: 4996/16 expires on the 23rd June 2020, after which time it is expected that existing operations on the site will cease and the site will be returned to its former agricultural land use.
- 2.4. Other conditions applied to temporary permission ref: 4996/16 make the permission personal to the applicant, restrict commercial activity and sales from being carried out from the site, restrict operation hours between the hours of 8:00 and 20:00 daily, and limit the total number of vehicles stored on the site to 10 no. at any one time.

3. Proposal

- 3.1. The application seeks outline planning permission, with all matters reserved save for access, for the erection of 1 no. new dwelling, and the erection of ancillary annex and other ancillary buildings, on the site, following site clearance and removal of existing buildings from the site.
- 3.2. Indicative information provided with the application indicates that a two-storey, 3 bedroom dwellings are proposed along with a single-storey detached, 1 bedroom, annex building. 2 no. single-storey cartlodge buildings (one 5 bay and one 4 bay) are also indicated. The existing workshop building on the site is proposed to be retained, renovated and included within the proposed range of buildings.
- 3.3. The proposed range of buildings is indicated to be provided in the form of a traditional range of farm buildings around a central courtyard.
- 3.4. The proposed dwelling and annex would be provided with a significant private garden curtilage, measuring approximately 560 square metres, to the north-east of the proposed buildings. A significant amount of additional landscape planning is also indicated to all site boundaries.

4. Principle of Development

- 4.1. The starting point for determination of any planning application is the development plan, as identified in Section 38(6) of the Planning and Compulsory Purchase Act 2004. Determination of any application must be made in accordance with the plan unless material considerations indicate otherwise. A key material consideration regarding the principle of development is the National Planning Policy Framework (NPPF).
- 4.2. The proposal site is outside of the settlement boundary for Woolpit. Although the proposal site has an existing temporary use and there are existing buildings, the site is formally defined as greenfield land as the default and use as agricultural. Relevant local plan policies are policy H7 which seeks to restrict housing development unrelated to the needs of the countryside, core strategy policy CS1 which identifies a settlement hierarchy and CS2 which also seeks to resist development in the countryside other than those listed in the policy. The NPPF has changed direction since these policies were adopted as detailed further below, so as to affect the weight of these policies in determining this application.

- 4.3. The Core Strategy Focused Review (2012) identified this change in line with the National Planning Policy Framework. Reflecting this policies FC1 – Presumption in favour of sustainable development and FC1.1 – Mid Suffolk approach to delivering sustainable development identify a more positive approach to proposed development.
- 4.4. It should be noted however that policy FC2 – Provision and distribution of housing seeks to identify the number of dwellings in Key Service Centres that should come forward on greenfield sites, 100 between 2017 to 2022 and 200 from 2022 to 2027.
- 4.5. The NPPF identifies in paragraph 213 that the weight attributed to policies should be according to their degree of consistency with the NPPF. The closer the aims of the policy are to the NPPF the greater the weight that can be attributed to them.
- 4.6. The NPPF also identifies that planning decisions should apply the presumption in favour of sustainable development (paragraph 11): “For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ii. 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.”
- 4.7. Footnote 7 of the NPPF identifies out-of-date includes the situation where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was less than 75% of the housing requirement over the previous three years. In this instance the Council cannot current evidence a sufficient land supply and so policies most important for determining the application are out-of-date. The Council is currently consulting on a Draft MSDC Housing Land Supply Position Statement 2018/2019. This identifies a housing land supply position of 5.32 years (with a 20% buffer), but given its draft status is given no weight in this recommendation.
- 4.8. The policies most important for determining the application are policy H7 of the local plan, CS1 and CS2 of the Core Strategy and FC2 of the Core Strategy Focused Review. These are not considered to be out-of-date as a result of the five year land supply position, however notwithstanding this are not consistent with the aims of the NPPF and therefore accorded less weight. This position was identified in the appeal decision for appeal APP/W3520/W/18/3194926 at land at east side of Green Road, Woolpit (September 2018) which is a material consideration. Policy FC1 of the Core Strategy Focused Review repeated the requirements of the former paragraph 14 of the NPPF (2012), which is replaced now with paragraph 11 (NPPF 2019) which is the more relevant consideration, and so this policy is given less weight. Policy FC1.1 seeking to conserve and enhance the local character of different parts of the district, is up-to-date and relevant to this application. These two policies seek to promote the principles of sustainable development.
- 4.9. The presumption in favour of sustainable development should apply in this instance given the above considerations, except for the provisions of paragraph 177 of the NPPF.
- 4.10. It cannot be ignored that the policies most important for determining the application do not accord with the NPPF. Therefore less weight will still be given to these policies as identified above. Whilst tension with the development plan exists and is noted, that tension is considered to be less significant as a consequence, in light of the lesser weight afforded to the most important development plan policies relevant to this application where they are not consistent with the NPPF.

- 4.11. Therefore an assessment against the development plan is made, considering the material consideration of the NPPF and the purpose of the planning system to contribute to the achievement of sustainable development.
- 4.12. The development plan and NPPF share the same approach of contributing to the achievement of sustainable development.
- 4.13. There are three overarching objectives to achieve sustainable development, which are interdependent and need to be pursued as a whole so that opportunities can be taken to secure net gains across different objectives. These objectives are social, environmental and economic. The merits of the scheme against these objectives and the up-to-date requirements of the development plan are considered below, and a conclusion will be drawn as to whether the development is considered to contribute to the achievement of sustainable development.
- 4.14. In addition to the NPPF sustainability balancing exercise referred to above, the proposed development is considered to relate to an existing development cluster fronting a private road and not to overly intrude into open countryside. The proposed dwelling is not, therefore, considered to be isolated, as per the meaning in paragraph 79 of the NPPF.

5. Nearby Services and Connections Assessment of Proposal

- 5.1. As noted in the introduction to this report, the site is located to the south-east of the settlement boundary of Woolpit. The site itself does not directly adjoin the existing settlement boundary, and is 525m from this boundary. The proposal site is, however linked to the village by an existing paved foot and cycle path, clear of the vehicular highway, allowing future occupants access to the range of village services and facilities which are all within reasonable walking and cycling distance.
- 5.2. Furthermore, the Village operates a regular bus service on weekdays and Saturdays to nearby Bury St. Edmunds at times which are viable for employment purposes.
- 5.3. The site is therefore considered to be well connected and a sustainable location for this further development and is considered to promote inclusive communities as required by paragraph 91 of the NPPF.

6. Design and Layout [Impact on Street Scene and Landscape]

- 6.1. Matters of layout, scale, appearance and landscaping are presently reserved, to be assessed in greater detail should outline planning permission be granted, at a reserved matters stage.
- 6.2. Indicative information provided with the application indicates that a two-storey, three bedroom dwelling, and ancillary 1 bedroom annex would be provided on the site, with ancillary curtilage buildings, in the character of a range of rural farm buildings. This general design approach is supported in principle as the design would reflect and respect the existing rural landscape character and quality of the locality.
- 6.3. Indicative information provided with the application indicates that a significant amount of tree planting would be provided to site boundaries in the interest of providing additional landscape screening and encouraging Biodiversity. This approach is supported in principle, subject to agreed detail.

7. Site Access, Parking and Highway Safety Considerations

- 7.1. The site lies at the end of an existing private lane and, as such, no traffic would pass directly in front of the proposed means of access to this lane.

- 7.2. The existing lane (Sharpes Row) is relatively narrow and would not allow sufficient space for vehicles to pass. However, additional vehicle movements associated with the proposed development would be relatively low and on the odd occasion that there is conflict between vehicles entering and exiting the lane, it is expected reasonable to assume that the vehicle exiting the lane would reverse back onto the property they emerged from, rather than the vehicle entering the land having to reverse back out onto Heath Road, as suggested by third parties.
- 7.3. Heath Road is speed limited to 30 miles per hour in the location of the road junction with Sharpes Row and the existing junction is considered to provide adequate visibility splays in both directions for vehicles exiting the lane onto the public highway.
- 7.4. Current adopted parking standards, provided by the local highway authority, provide that for a property of the indicated scale (4 bedrooms) at least 3 no. on-site parking spaces should be provided and with sufficient additional space to enable vehicles to turn and exit the site safely in forward gear. Whilst matters of layout are presently reserved, the indicative layout provided is considered to demonstrate such provision is comfortably achievable.
- 7.5. The proposed development is, therefore, considered to be acceptable in terms of highway safety and convenience considerations.

8. Residential Amenity

- 8.1. The indicative layout shows the nearest proposed building would be a minimum distance of 30 metres from the nearest neighbouring dwelling. At such distances, on the basis of the indicative layout submitted, the proposal is not considered to result in demonstrable harm to the amenities currently enjoyed by occupants of neighbouring dwellings in terms of proposed buildings being overly dominant, resulting in loss of natural daylight, and/or resulting in adverse overlooking and loss of privacy.
- 8.2. Should future activities on the site be considered ancillary and incidental to the enjoyment of the host dwellings as such, as indicated by the applicant, and not be to the extent that could be considered to be an additional commercial, industrial or other business use, then the proposed development would not likely result in a significant impact on the amenities currently enjoyed by occupants of neighbouring properties in terms of noise and general disturbance.
- 8.3. Further assessment with regards the proposal's impact on the amenities of neighbouring properties will be required at reserved matters stage when final details of the layout, scale and appearance of the proposed buildings are provided.

9. Land Contamination

- 9.1. The applicant has provided a desk based contaminated land assessment with the application proposal, carried out by a suitably qualified individual, which concludes that it is not considered that the site would be designated "Contaminated Land" within the meaning of Part 2A of the Environmental Protection Act 1990. A site walkover assessment reveals that there is no evidence of significant contaminating materials present. The site is not, therefore considered to pose a significant risk to future occupants from sources of land contamination.
- 9.2. Council's contaminated land specialists have assessed the application proposal and can find no reason to suggest that there is a potential risk from land contamination. The developer is advised to contact the Council should any unexpected ground conditions be encountered during construction of the development and is advised that the responsibility for the safe development and secure occupancy of the site rests with them.

10. Flood Risk and Site Drainage

- 10.1. The application site does not lie within Environment Agency Flood Zones 2 or 3 and is not, therefore at significant risk of flooding. The nearest such zone lies approximately 1.1 kilometres north of the proposal site.
- 10.2. Surface water runoff is proposed to be disposed of by appropriate sustainable drainage systems, further details of which are expected to be provided at a reserved matters stage.

11. Ecology

- 11.1. By reason of the current light industrial use of the site, and the fact that existing boundary trees and hedgerows are proposed to be retained, the proposal is not considered to result in harm to protected or priority species or their habitats.
- 11.2. Indicative enhancements in terms of additional landscape planting and bat and bird boxes would result in appropriate biodiversity enhancements and opportunities for ecological gain.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

- 13.1. The proposed development is considered to be located in a sustainable location with access to a full range of services and facilities, which occupants would in turn support. The proposed development would not result in social isolation and would contribute positively to the existing community. Furthermore, the proposal would deliver an additional dwelling in support of the District's housing supply. Positive weight is, therefore, attributed in terms of the social dimension of sustainable development.
- 13.2. The proposed development would result in a certain amount of dis-benefit in terms of visual impact and impact on landscape character due to the presence of additional buildings. There would also be dis-benefits associated with regards the impact on neighbouring properties and additional traffic movements. Counter to this the proposal would result in a significant amount of additional landscape planting and increased ecological opportunities and due to its location within walking distance of a range of services and facilities, reducing the reliance on the private car as a mode of transport, on balance the proposal is considered to result in a slight negative to neutral impact with regards the Environmental Dimension of Sustainable development.
- 13.3. The proposed development would result in short term economic benefit during the construction phase of development, although this is not considered to result in significant positive weight. Neutral weight is otherwise attributed in terms of the economic dimension of sustainable development due to the fact that the proposal would neither result in the loss of or generate employment related benefits.
- 13.4. The proposed development is, therefore, on balance considered to result in sustainable development, when assessed against the provisions of the NPPF when taken as a whole.

RECOMMENDATION

That the Acting Chief Planning Officer be authorised to Grant Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Acting Chief Planning Officer:

- Standard Time Limit – Reserved Matters
- Submission of Reserved Matters
- Approved Plans and Documents
- Landscaping and Aftercare
- Those required by the Local Highway Authority
- Annex Occupation Restriction
- No Commercial / Business Uses
- No more than 10 vehicles to be stored on site at any time
- Noise assessment and mitigation to be agreed prior to first use
- Hours of working during construction
- Restriction on burning / dust during construction

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager – Growth & Sustainable Planning)

Planning application reference	DC/19/01248 Outline Planning Application (access to be considered) - Erection of 1no. dwelling and associated annexe and outbuildings (following demolition of existing building/retention of workshop approved under 4996/16) utilising existing vehicular access.
Parish	Woolpit
Member making request	Jane Storey
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	<p>This planning application, and the one referred to- 4996/16, are considered 'contentious' as there has been a request by the Parish Council to have it brought to committee, and there have been objections from neighbours. The Parish Council have listed their objections as follows:- It is considered that the proposal would be overly intrusive into the existing open, undeveloped character of the landscape. It is considered that the wider benefits to housing provision do not outweigh the harmful impacts described above. Conflicts with policies GP1, SB2, H3, H13, H15, CS1, CS2 and CS5 of Mid Suffolk Local Plan 1998 and policies CS1, CS2 and CS5 of the Core Strategy 2008.</p> <p>The original permission 4996/16 has clouded the issue and if NPPF suggestions regarding conversion of agricultural buildings to dwellings were to be considered then this may place a different view on this application.</p> <p>The conversion of agricultural buildings and conversion to residential dwellings places this outside of local significance</p>
Please detail the clear and substantial planning reasons for requesting a referral	<p>This application is referred to planning committee for consideration because both Woolpit Parish Council and the neighbours have concerns about the development . On that basis it is considered CONTROVERSIAL.</p> <p>The Parish Council consider it is contrary to MSDC policies</p>

<p>Please detail the wider District and public interest in the application</p>	<p>The local parish council, Woolpit, and the neighbours to this site have both raised significant objections to this application on the arguments set out above.</p> <p>In addition the NPPF has included a reference to conversion of agricultural buildings to residential dwellings and I believe that this of of interest to the public.</p>
<p>If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development</p>	<p>Not applicable</p>
<p>Please confirm what steps you have taken to discuss a referral to committee with the case officer</p>	<p>An email.</p>

DC/19/01248 – Land To The East Of Sharpes Row, Woolpit.

Email from Agent regarding Suggested Noise Condition by BMSDC Environmental Health

-----Original Message-----

From: Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Sent: 28 May 2019 07:39
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: ACTION: Item for bundle (or late papers if too late for bundle) - E-mail from agent re: Suggested Noise assessment conditionn suggested by Environmental Health - DC/19/01248 - Sharpes Row, Woolpit
Importance: High

-----Original Message-----

From: dean pearce [<mailto:dean.pearce@live.co.uk>]
Sent: 25 May 2019 10:21
To: Alex Scott
Cc: abeadman@centreacademy.net
Subject: DC/19/01248 - Sharpes Row, Woolpit
Importance: High

Dear Alex,

We would assume that your DCC report for the above proposal shall be nearing commencement in readiness for the DCC in early June.

Accordingly, having read through the latest representation from Andy Rutson-Edwards (Environmental Health) we would respectfully advise that we consider the suggested requirements stated therein as rather onerous in this instance.

The 'workshop' is nothing other than the applicants (family member) hobby who shall be living at the site from outset (STPP)

I.E. albeit on larger scale than most proposals, in reality this requires no more control than any other standard residential situation. As you are aware it is NOT a business, limited in terms of vehicle numbers to be stored and not a separate entity from the proposed dwelling but within the same occupancy i.e. they would be a noise nuisance to themselves?

Accordingly, we respectfully request that you consider this matter most carefully as to avoid considerable and wholly unnecessary expense and delay in this regard (by the imposition of such a condition) on the applicants.

Kind regards,

Dean Pearce
Dean Jay Pearce Architectural Design & Planning Ltd
Tel: 01787-378797 Email: dean.pearce@live.co.uk
This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

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Philip Isbell - Corporate Manager
Growth & Sustainable Planning

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

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

Correspondence Address:

Mr G & Mrs A Beadman
3 Steeles Road
Woolpit
Bury St Edmunds
Suffolk
IP30 9RD

Applicant:

Mr G & Mrs A Beadman
3 Steeles Road
Woolpit
Bury St Edmunds
Suffolk
IP30 9RD

Date Application Received: 19-Dec-16

Application Reference: 4996/16

Date Registered: 27-Feb-17

Proposal & Location of Development:

Change of use of agricultural land & building to siting, storage, service, maintenance & repair of vehicles.

, Farm Buildings, Eastern End Of Sharpes Row, The Heath Woolpit IP30 9RJ

Section A – Plans & Documents:

This decision refers to drawing no./entitled received 27/02/2017 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

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

Application Form - Received 27/02/2017
Defined Red Line Plan - Received 27/02/2017
Supporting Statement - Received 01/06/2017

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. **ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EXPIRY OF PERMISSION**

This permission shall expire on 23/06/2020 at which time the hereby permitted use shall cease and all goods, vehicles and equipment associated with the use shall be removed from the application land. At the cessation of the hereby permitted use the land shall be re-instated to its former condition.

Reason - The development requires limited time to enable the Local Planning Authority to assess the impact of the use on the amenity of the area.

2. **SPECIFIC RESTRICTION ON DEVELOPMENT: PERMISSION RESTRICTED TO A SPECIFIC PERSON**

This permission shall be personal to Stuart Bass and shall not enure for the benefit of the land.

Reason - The development hereby permitted is contrary to the general policy of the Local Planning Authority and is granted solely in recognition of the situation and circumstances .

3. **APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non material amendment following an application in that regard.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

4. **ON GOING RESTRICTION ON USE : NO COMMERCIAL ACTIVITY AND/OR SALES**

The use hereby permitted shall not include any commercial activity and/or sales being carried out from the site.

Reason - In the interest of the amenity of near neighbours and the character of the area.

5. **ON GOING REQUIREMENT OF DEVELOPMENT/USE: RESTRICTION ON OPERATION TIMES**

The hereby permitted use shall only operate between the hours of 08:00 and 20:00.

Reason - To enable the Local Planning Authority to retain control over the development in the interests of residential amenity within close proximity.

6. **ON GOING RESTRICTION ON DEVELOPMENT - NUMBER OF VEHICLES**

No more than 10 vehicles shall be stored on the site in connection with the hereby approved use.

Reason - In the interest of neighbour amenity and the character of the area.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
GP01 - Design and layout of development
H16 - Protecting existing residential amenity
T10 - Highway Considerations in Development

NOTES:

1. Members requested that, when possible access to the site should be taken from Waren Lane.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on:

infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: 4996/16

Signed: Philip Isbell

Dated: 23rd June 2017

**Corporate Manager
Growth & Sustainable Planning**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State:

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

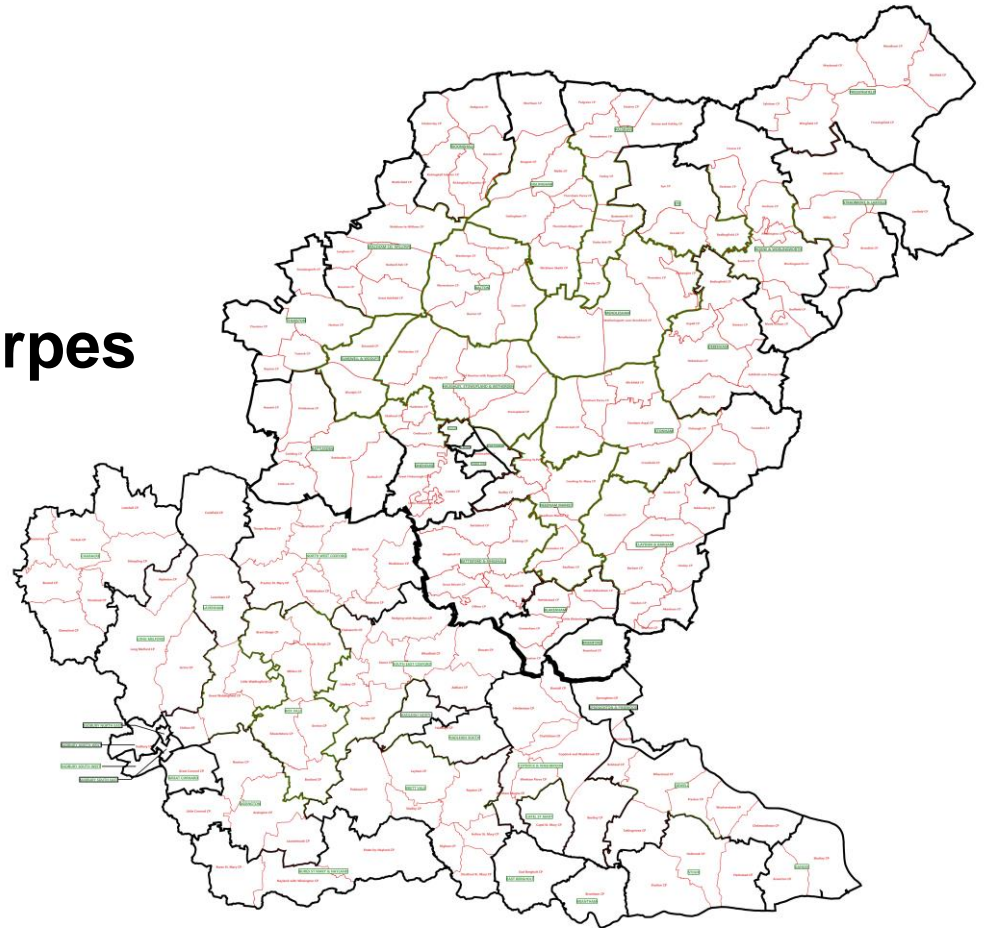
The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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**Application No:
DC/19/01248**

**Address:
Land To The East Of, Sharpes
Row, Woolpit.**

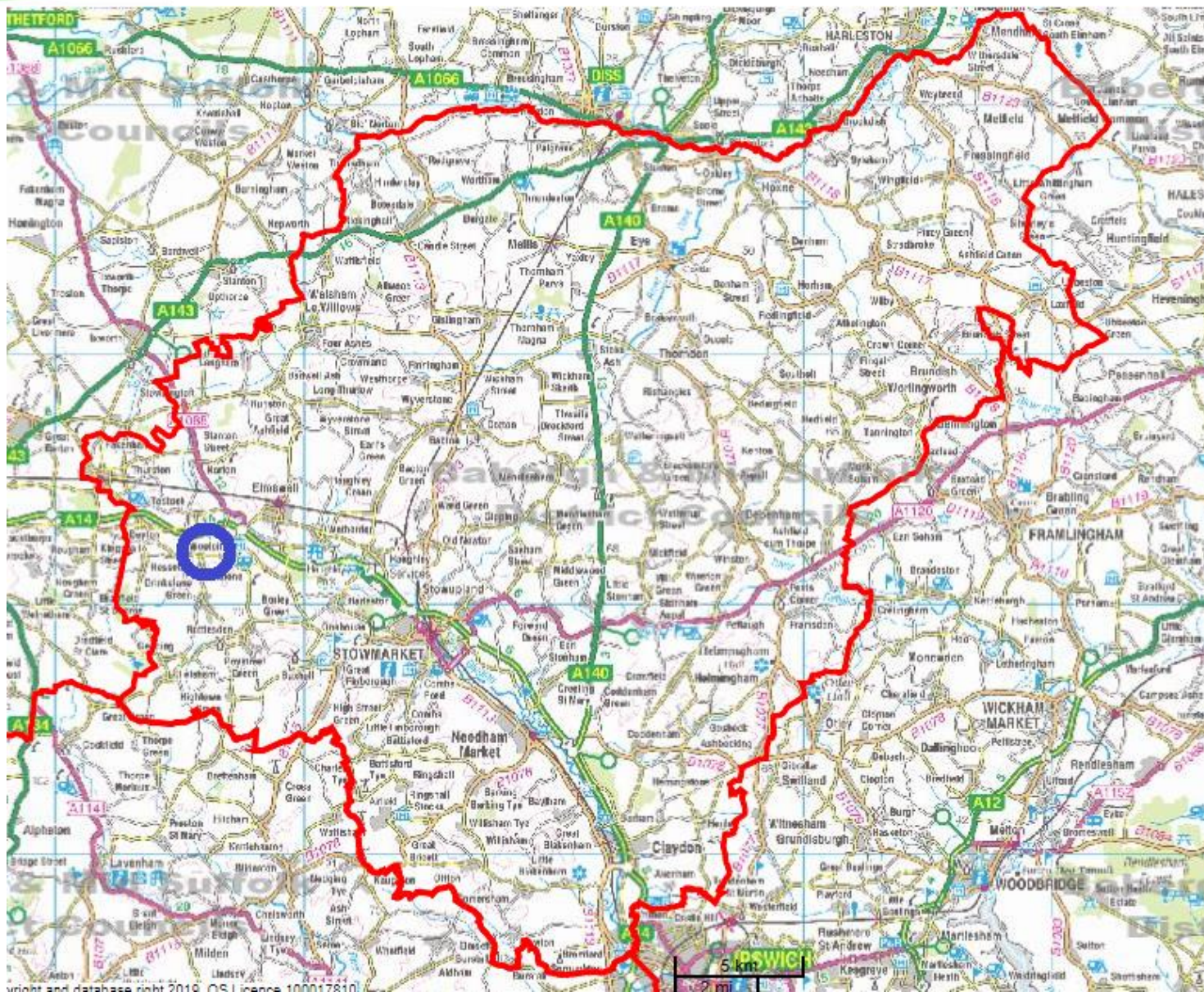
Page 1 of 5

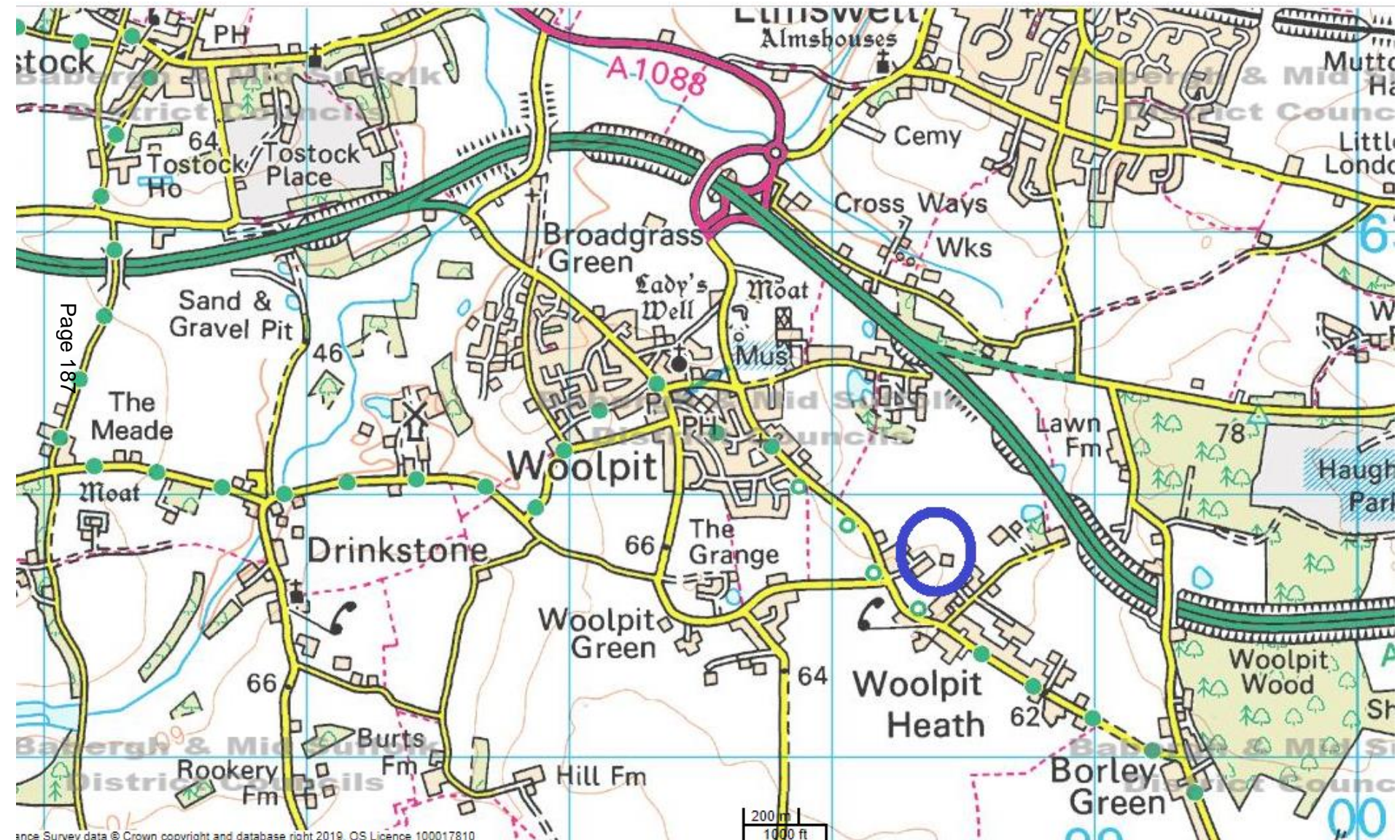


Site Location

Slide 2

Page 186







Page 189

Aerial View

Slide 6



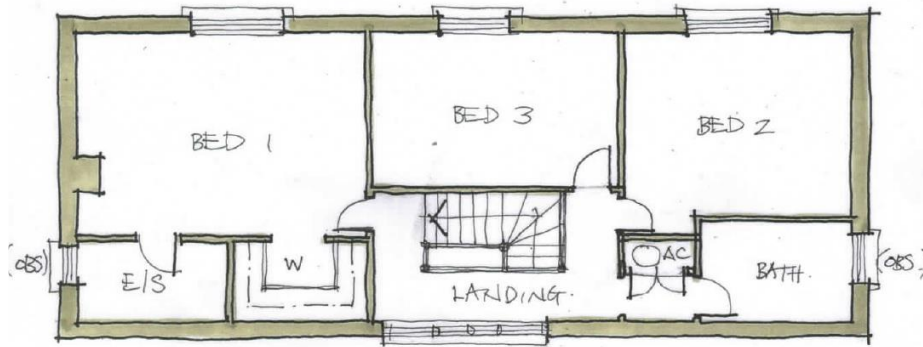
Block Plan/Site Layout (Indicative)

Page 191

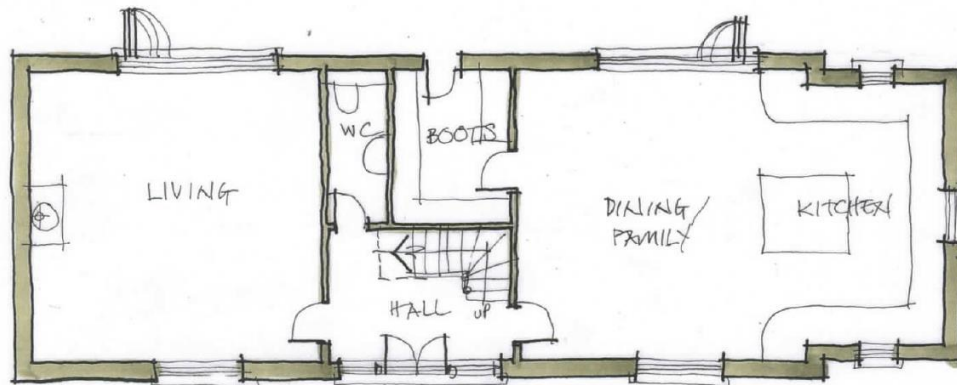


Floor Plans – New Dwelling (Indicative)

Slide 8



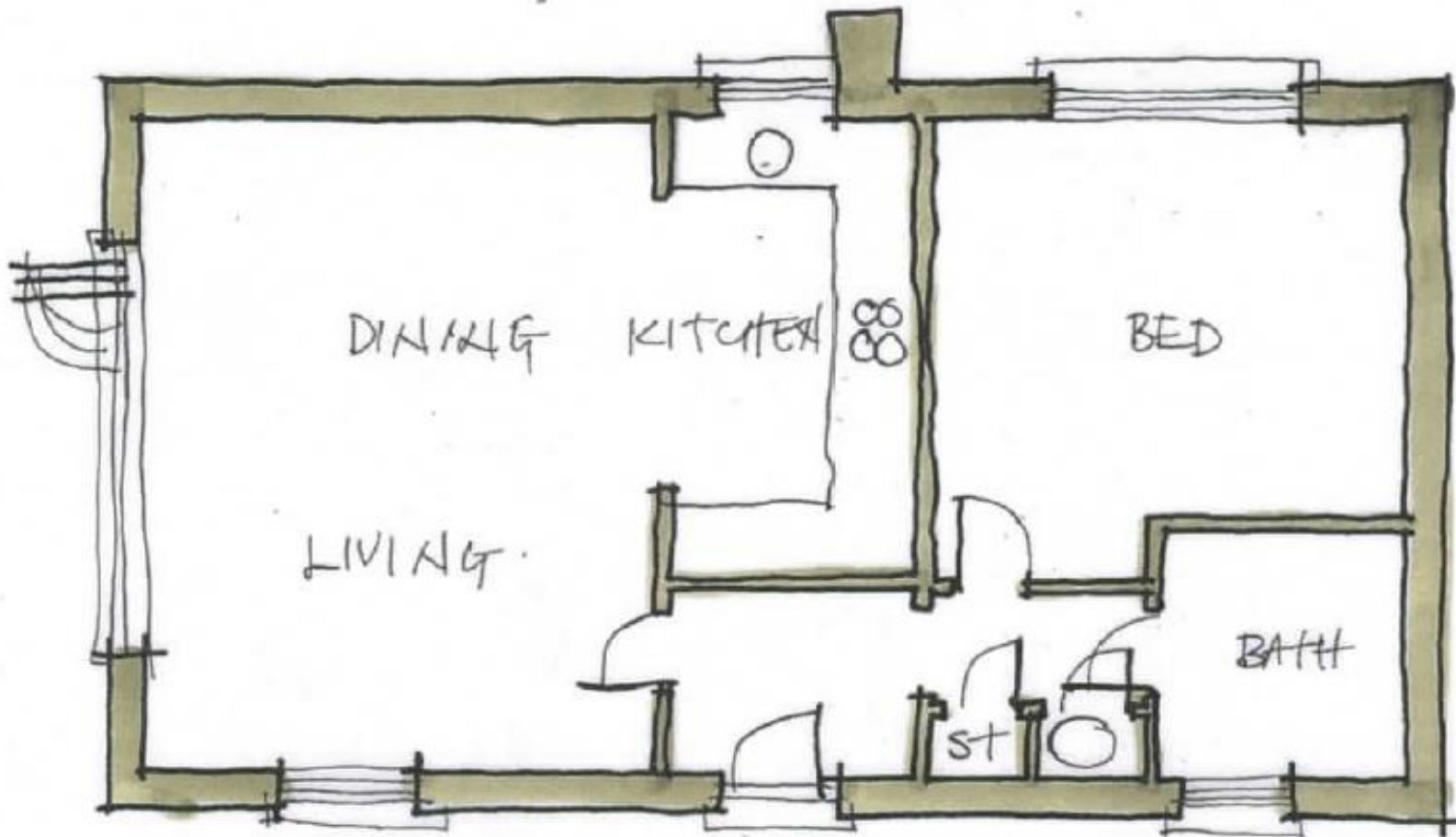
TYPICAL FIRST FLOOR . 1:100 (A4)



TYPICAL GROUND FLOOR . 1:100 (A4)

Annexe Floor Plan (Indicative)

Slide 9



TYPICAL ANNEXE LAYOUT

Final Summary

- Updates since writing the report
- Conclusions and Key Material Points
- Any further details around Recommendation, Conditions and Obligations.

Recommendation from Officers is for *Approval* as detailed within report.

Consultee Comments for Planning Application DC/19/01248

Application Summary

Application Number: DC/19/01248

Address: Land To The East Of Sharpes Row Woolpit Suffolk

Proposal: Outline Planning Application (access to be considered) - Erection of 1no. dwelling and associated annexe and outbuildings (following demolition of existing building/retention of workshop approved under 4996/16) utilising existing vehicular access.

Case Officer: Alex Scott

Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket, Suffolk IP14 3HJ

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

Comments

Councillors object to the proposal. While the development is adjacent to a cluster of dwellings it would extend the built form without forming a logical natural extension of the existing cluster resulting in overdevelopment that is not integrated to the cluster or have a positive contribution to social cohesion or the character of the local area. It is considered that the proposal would be overly intrusive into the existing open, undeveloped character of the landscape. It is considered that the wider benefits to housing provision do not outweigh the harmful impacts described above. Conflicts with policies GP1, SB2, H3, H13, H15, CS1, CS2 and CS5 of Mid Suffolk Local Plan 1998 and policies CS1, CS2 and CS5 of the Core Strategy 2008.

The site is accessed along a narrow unmade track. Any vehicles that meet would not be able to pass and one would have to reverse onto Heath Road which is on a bend and is already a dangerous junction. A cycle path crosses the road at this junction.

There would be a detrimental effect on the amenity of residents by means of safety, traffic generation and nuisance.

Appl 4996/16 was granted as a three year temporary permission on this site for change of use of agricultural land and building to siting, storage, service and maintenance and repair of vehicles.

This permission was personal to Stuart Bass only and shall not enure to the land as the development permitted is contrary to the general policy of the LPA. Nothing here will change as this use will still continue under application 19/01248.

Application 4996/16 approval conditions for this land state:

The permitted use shall only operate between the hours of 08:00 and 20:00 - This is being flouted regularly resulting in a loss of amenity of near neighbours and the character of the area.

No more than 10 vehicles shall be stored on the site in connection with the hereby approved use. - It is believed that there are regularly more than this.

The use hereby permitted shall not include commercial activity and/or sales being carried out from the site - It is alleged that a recovery vehicle with a mobile phone number emblazoned on the back of the cab is in regular use to and from the site at hours outside of permitted time restrictions and for commercial gain.

Creation of a dwelling additional to the existing buildings would lead to a further increase in general traffic to the site and legitimise the use of inappropriate vehicles in Sharpes Row during the night. Woolpit Parish Council believes this is still inappropriate development in the countryside and contrary to Policies GP1, H16, T10, CL18 and NPPF.

Your Ref:DC/19/01248
Our Ref: SCC/CON/1087/19
Date: 4 April 2019
Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Alex Scott

Dear Alex

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/19/01248**

PROPOSAL: Outline Planning Application (access to be considered) - Erection of 1no. dwelling and associated annexe and outbuildings (following demolition of existing building/retention of workshop approved under 4996/16) utilising existing vehicular access.

LOCATION: Land To The East Of Sharpes Row Woolpit

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:

Condition: The use shall not commence until the area(s) within the site shown on Drg No. 19/12/02 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: Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/Recycling bins 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 for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 21 March 2019 19:20
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; Alex Scott <Alex.Scott@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/19/01248

EP Ref: WK/000256939

DC/19/01248 | Outline Planning Application (access to be considered) - Erection of 1no. dwelling and associated annexe and outbuildings (following demolition of existing building/retention of workshop approved under 4996/16) utilising existing vehicular access. | Land To The East Of Sharpes Row Woolpit Suffolk

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. I would only request that the LPA are contacted in the event of unexpected ground conditions being encountered during construction and that the below minimum precautions are undertaken until such time as the LPA responds to the notification. I would also advise that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Andy

Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724727
Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@babberghmidsuffolk.gov.uk>
Sent: 25 April 2019 15:05
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>; Alex Scott <Alex.Scott@babberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: DC/19/01248

Outline Planning Application (access to be considered) - Erection of 1 no. dwelling and associated annexe and outbuildings (following demolition of existing building/retention of workshop approved under 4996/16) utilising existing vehicular access. Location: Land To The East Of, Sharpes Row, Woolpit, Suffolk

Thank you for the consultation on the above application.

Whilst I have no objections in principle to the application, due to the sites close proximity to the existing vehicle work shop that is to be retained under this application I ask that the following is conditioned:

The Final layout of the scheme should be designed to ensure that the internal and external noise levels are within the BS 8233:2014 criterion for both internal ambient noise levels and those for outdoor amenity spaces. I would suggest that a condition requiring pre-occupation independent testing would be required to ensure that WHO and BS8233 internal values are met.

Reason – To minimise detriment to future occupiers of the proposed residential property

Due to the restricted access to the site and the proximity of existing residential dwellings, for the demolition and construction phases I ask that the following are controlled by way of conditions:

Noise

Noise intrusive construction/ground works to the site shall be limited to the following hours: Monday to Friday between 08:00 hrs and 18:00 hrs Saturday between 08:00 hrs and 13:00 hrs. No noise intrusive work to be undertaken on a Sunday, Bank, or Public Holiday.

Reason – To minimise detriment to nearby existing residential amenity.

Dust/Smoke

No materials produced as a result of the site development or clearance shall be burned on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and site clearance are in progress. All bulk carrying vehicles accessing the site shall be suitably sheeted to prevent nuisance from dust in transit.

Reason – To minimise detriment to nearby residential amenity.

Andy

Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

www.babergh.gov.uk www.midsuffolk.gov.uk

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Agenda Item 7d

Committee Report

Item No: 4

Reference: DC/19/00061

Case Officer: Alex Scott

Ward: Palgrave.

Ward Member/s: Cllr David Burn.

RECOMMENDATION – GRANT ADVERTISEMENT CONSENT WITH CONDITIONS

Description of Development

Application for Advertisement Consent - Installation of a freestanding 12m totem sign.

Location

Land At Scole Roundabout, (Junction Between A413 & A140), ,

Parish: Stuston

Expiry Date: 05/03/2019

Application Type: ADV - Advertisement

Development Type: Advertisement

Applicant: McDonald's Restaurants Ltd

Agent: Planware Ltd

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

The Acting Chief Planning Officer considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council and the location, scale and nature of the application.

Details of Previous Committee / Resolutions and any member site visit

A planning application for: the erection of petrol filling station and associated sales building; a restaurant and drive through takeaway; and construction of new vehicular access from A140 and exit to A143 was considered and granted by committee on 6th June 2018, subject to conditions. This approval is of particular relevance to the current application.

Has a Committee Call In request been received from a Council Member?

No (Although there has been interest by Councillors Burn and Fleming)

Details of Pre-Application Advice

None given.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
GP01 - Design and layout of development
CL02 - Development within special landscape areas
H16 - Protecting existing residential amenity
T10 - Highway Considerations in Development

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

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

A: Summary of Consultations

SCC - Highways

The current proposal would not have a detrimental impact on the highway network at this location. Therefore, SCC as local highway authority does not wish to restrict the grant of permission for DC/19/00061.

Stuston Parish Clerk

Object - The proposal will result in excessive light pollution and is not in keeping with a rural community but much more suited to that of an urban environment.

Scole Parish Council

Object - Concerned with regards the effect this whole site will have on the ecology within the Waveney Valley and especially on our Pocket Park that is situated just across the A140 from this development. Light and noise pollution can only have a detrimental effect on the fragile eco-systems found locally. As I am sure you are aware, there are several species of rare bat that use the valley as their hunting ground and a large McDonald's sign will do nothing to enhance their existence, or ours come to that. Dark skies and nights are important to us all.

Brome And Oakley Parish Clerk

Object - The rural amenity and surrounding landscape will suffer from an illuminated sign of this size and height, therefore, the application does not meet NPPF requirements.

B: Representations

1 letter of objection has been received during the course of determination of the application. Comments received are summarised below:

- Concern with regards light pollution
- Concern with regards impact on Landscape character and quality
- Concern with regards impact on ecology
- Concern with regards neighbouring amenity

PLANNING HISTORY

REF: DC/17/03027	Full Planning Application - Erection of petrol filling station and associated sales building, restaurant and drive-thru takeaway and associated works; construction of new vehicular access from A140 and exit to A143.	DECISION: GTD
REF: DC/18/03257	Application for Advertisement Consent - Installation of 1No. freestanding 12m Totem sign.	DECISION: GTD
REF: DC/18/03635	Application for advertising and consent- Erection of 10.no fascia signs, 5.no hanging signs and 10.no freestanding signs and 1.no totem sign	DECISION: GTD
REF: DC/18/02984	Application for Advertisement Consent - Erection of 6 No. illuminated fascia signs.	DECISION: GTD
REF: DC/18/02983	Application for Advertisement Consent - Installation of 1No. height restrictor, 9No. freestanding signs, 3No. banner units, 1No. side by side directional and 22No. Dot signs and play land.	DECISION: GTD
REF: DC/18/05251	Application for Advertisement Consent - Alternative option with digital signage. Various site signage including 4 freestanding signs, 2 banner units, 1 side by side directional, 22 dot signs and 2 play land signs.	DECISION: GTD
REF: DC/18/02970	Application under Section 73 of the Town and Country Planning Act for variation of Condition 5 (Estate Road junctions and splays) relating to DC/17/03027 (Erection of petrol filling station, restaurant and drive-thru takeaway). The variation is for the removal of the requirement of access works prior to any other works and to change this to prior to the permitted use being implemented.	DECISION: GTD
REF: DC/18/03188	Planning Application - Temporary use of existing access to allow construction of petrol filling station approved under DC/17/03027.	DECISION: GTD
REF: DC/18/05529	Full Planning Application - Installation of 2 no. digital Customer Order Displays (COD) with associated overhead Canopies and a new Goal Post height restrictor.	DECISION: GTD
REF: DC/18/04055	Non Material Amendment to Application Reference DC/17/03027 - Amendments to the Drive Through restaurant designs.	DECISION: GTD
REF: DC/18/04509	Non Material amendment to Application	DECISION: GTD

Reference DC/17/03027 - Alterations to landscaping details.

REF: 0136/95/

Erection of petrol filling station, restaurant and car and jet wash, provision of carparking, construction of accesses (from A140 and to Old Bury Road) and foul sewage plant, with landscape mounding and planting.

DECISION: REF

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The application site incorporates 1.45 hectares of land adjacent to the roundabout marking the intersection of the A143 and A140. These roads form key transport links between Ipswich and Norfolk in a north/south direction and Lowestoft and Bury St Edmunds/Thetford (via the A1066) in an east/west direction.
- 1.2. The site is located to the north-west of this roundabout and is approximately 350 metres south of Scole, a village located within Norfolk. It forms part of a cluster of development along the A143, which includes residential properties, holiday chalets and a golf complex to the west. The site has extant planning permission (Ref: DC/17/03027), granted by Committee in June 2018, for the erection of a petrol filling station and drive through restaurant. The petrol filling station aspect of this permission has been mostly completed and is understood to now be operational. The drive through restaurant aspect has yet to be completed.

2. The Proposal

- 2.1. The application seeks advertisement consent for the erection of 1 no. 12 metre high Totem Sign, in relation to a drive through restaurant business already approved under permission reference: DC/17/03027.
- 2.2. The proposed Totem Sign would comprise 3 no. advertisement logos attached to a 12 metre high aluminium pole.
- 2.3. The logos attached to the proposed sign would be backlit and illuminated.
- 2.4. The proposed sign would be located to the south-east corner of the site, within the interior of the site, approximately 19 metres from the public highway.

3. Previous Permissions

- 3.1. Advertisement consent has already been granted for: the erection of illuminated Totem and fascia signs in relation to the Petrol Filling Station (Ref: DC/18/03635 – Already implemented); the erection of a 12 metre illuminated Totem Sign in relation to the Drive Through Restaurant (Ref: DC/18/03257 – Not yet implemented – Current proposal is proposed as an alternative); and the insertion of Illuminated Logos and Letters to the Roof of the Drive Through Restaurant Building (Ref: DC/18/02984 – Not yet implemented).
- 3.2. There extant consents are material considerations in assessment of the current proposal.

- 3.3. Previous advertisement consent reference: DC/18/03257 (for the erection of a similar Totem advertisement in relation to the approved Drive through Restaurant) was approved under powers delegated to the Acting Chief Planning Officer in November 2018.
- 3.4. The current application differs from previous consent ref: DC/18/03257 in that the proposed location of the Totem advertisement has been moved further into the site, 19 metres to the north-west, and 10 metres further from the public highway. The proposed height, scale, form, design and method of internal illumination remains the same as previously approved.

4. Assessment

- 4.1. Paragraph 132 of the National Planning Policy Framework (NPPF) states that: The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective.
- 4.2. NPPF Paragraph 132 also states that: Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
- 4.3. Having considered the cumulative impacts of the proposal, in addition to other extant signage consents on the site and existing signage in the area:
- 4.4. The proposed totem sign, due to its siting in the interior of the site, away from the public highway is not considered to result in a significant risk to public safety. Furthermore, the proposed sign, again due to its siting in the interior of the site, partially screened by boundary landscape planting, is not considered to result in a significant distraction to highway users, again not resulting in a significant risk to public safety.
- 4.5. The proposed totem sign, due to its proposed siting, approximately 110 metres from the nearest neighbouring residential property, is not considered to result in significant harm to existing residential amenity. Furthermore, having considered: the proposed sign's siting, internal to the site; the existing impacts of existing street lighting on the adjacent 140 dual carriageway, and other developments on the site and land adjacent; and existing and proposed screening provided by soft boundary treatment planting, the proposal is not considered to result in significant harm with regards impact on visual amenity and the countryside and landscape character and quality of the locality.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

- 13.1. Having considered the proposed siting, scale, form and design of the proposed advertisement, method of internal illumination, and the character of existing surrounding developments, the proposed advertisement is not considered to result in significant increased harm in terms of safety and amenity, the extent that refusal of advertisement consent should be considered.
- 13.2. The proposed advertisements are considered to be in accordance with the provisions of paragraph 132 of the National Planning Policy Framework, and with policies GP01, CL02, H16 and T10 of the development plan, having had regard for all material considerations.

RECOMMENDATION

That the Acting Chief Planning Officer – Planning for Growth be authorised to Grant Advertisement Consent subject to conditions as summarised below and those as may be deemed necessary by the Corporate Manager:

- Standard time limit
- Standard approved plans and documents condition
- Standard advertisement conditions (As required by Schedule 2 of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 (as amended)):
 - No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 - No advertisement shall be sited or displayed so as to –
 - (a) endanger persons using any highway, railway, waterway, dock, harbour, or aerodrome(civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
 - Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 - Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 - Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

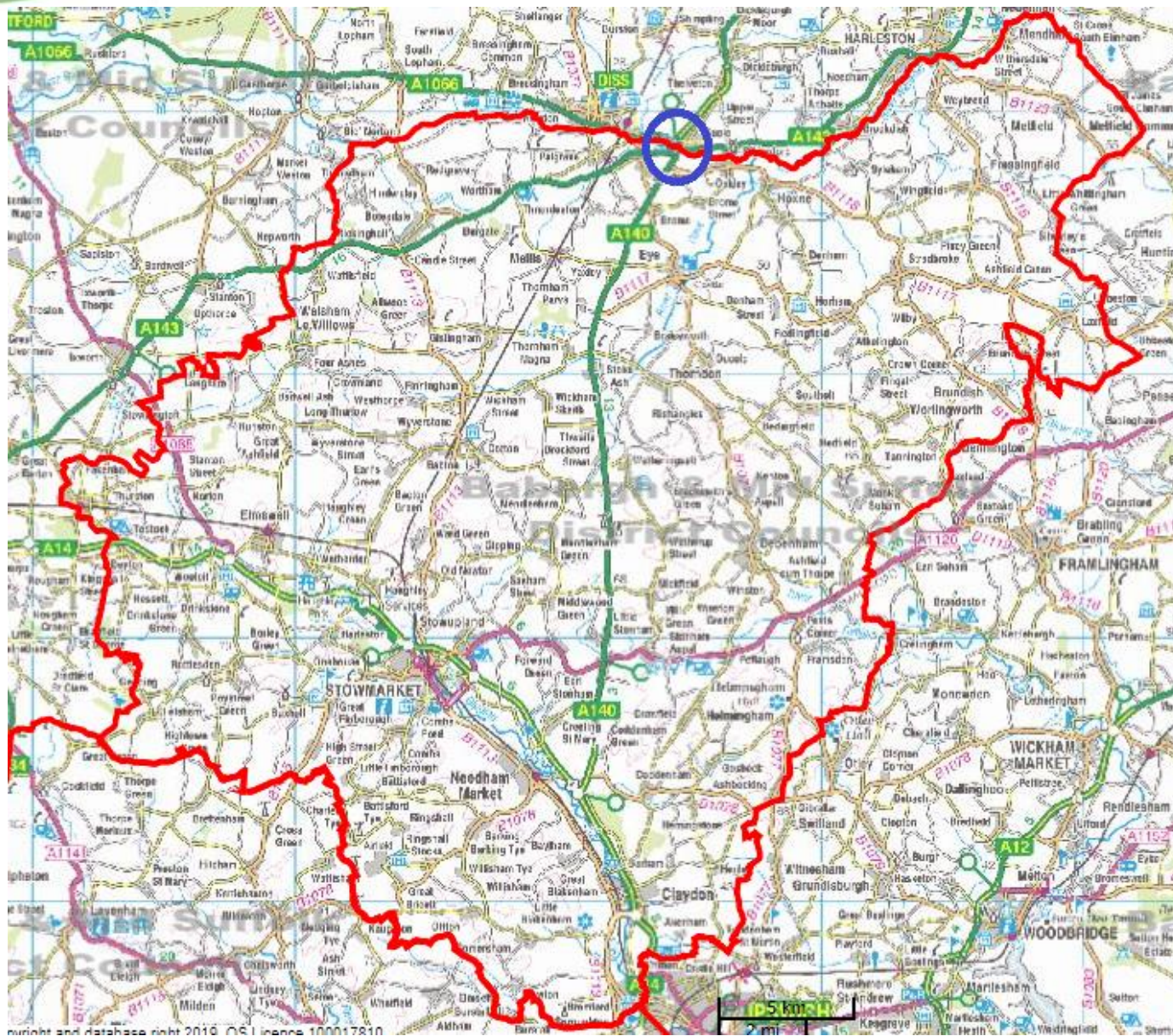
**Application No:
DC/19/00061**

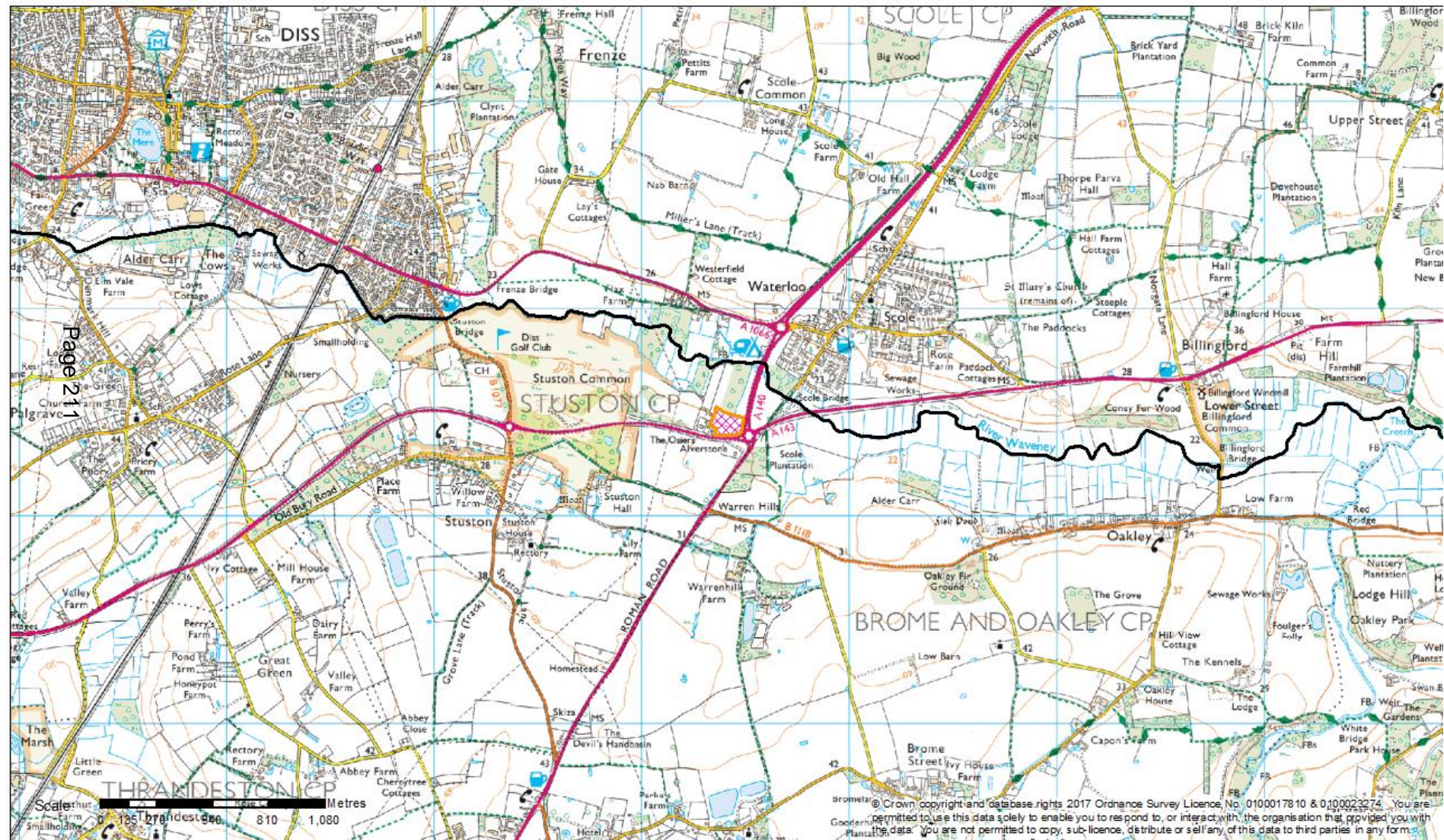
**Address: Land At Scole
Roundabout
(Junction between A413
& A140).**



Site Location

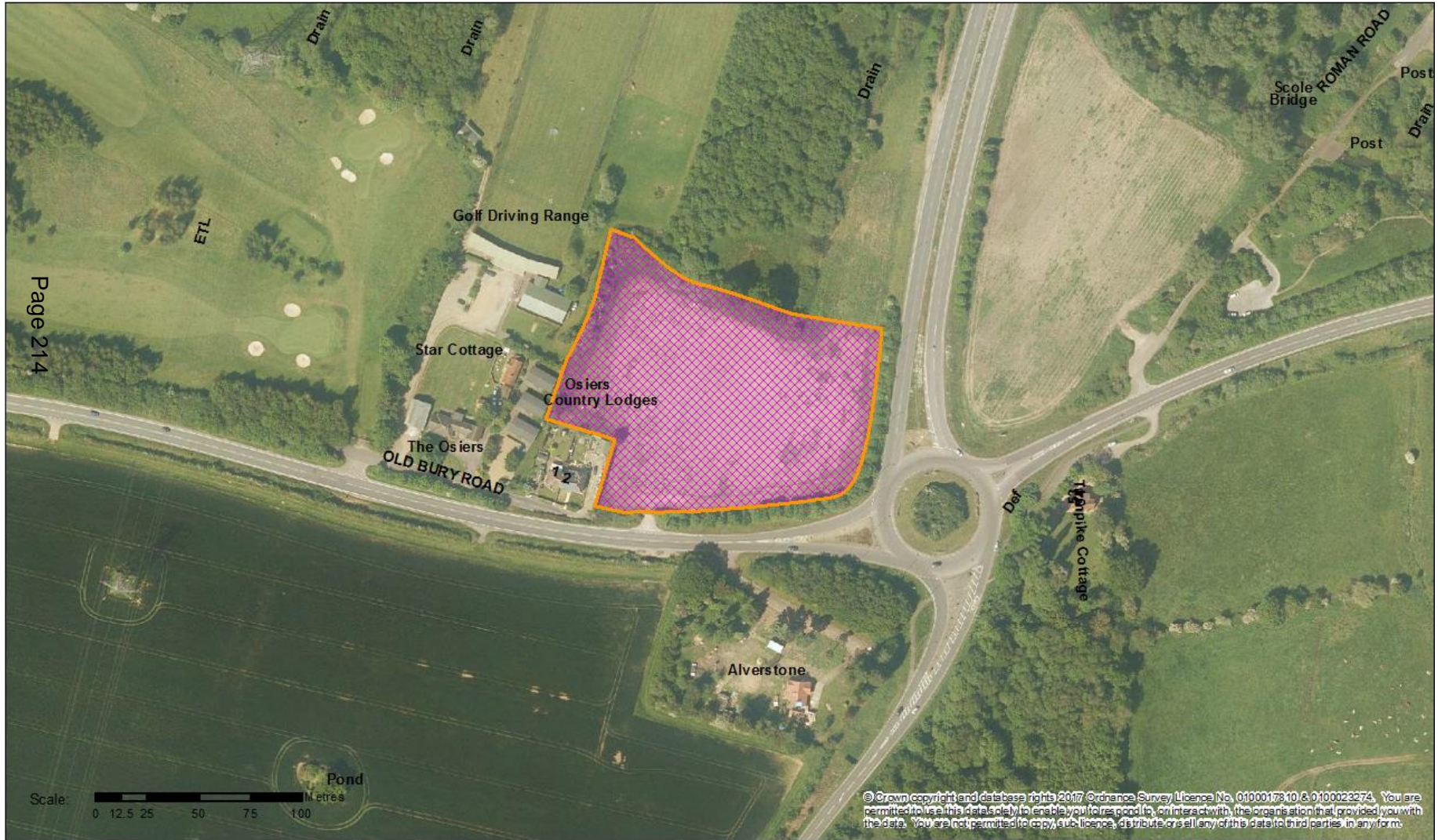
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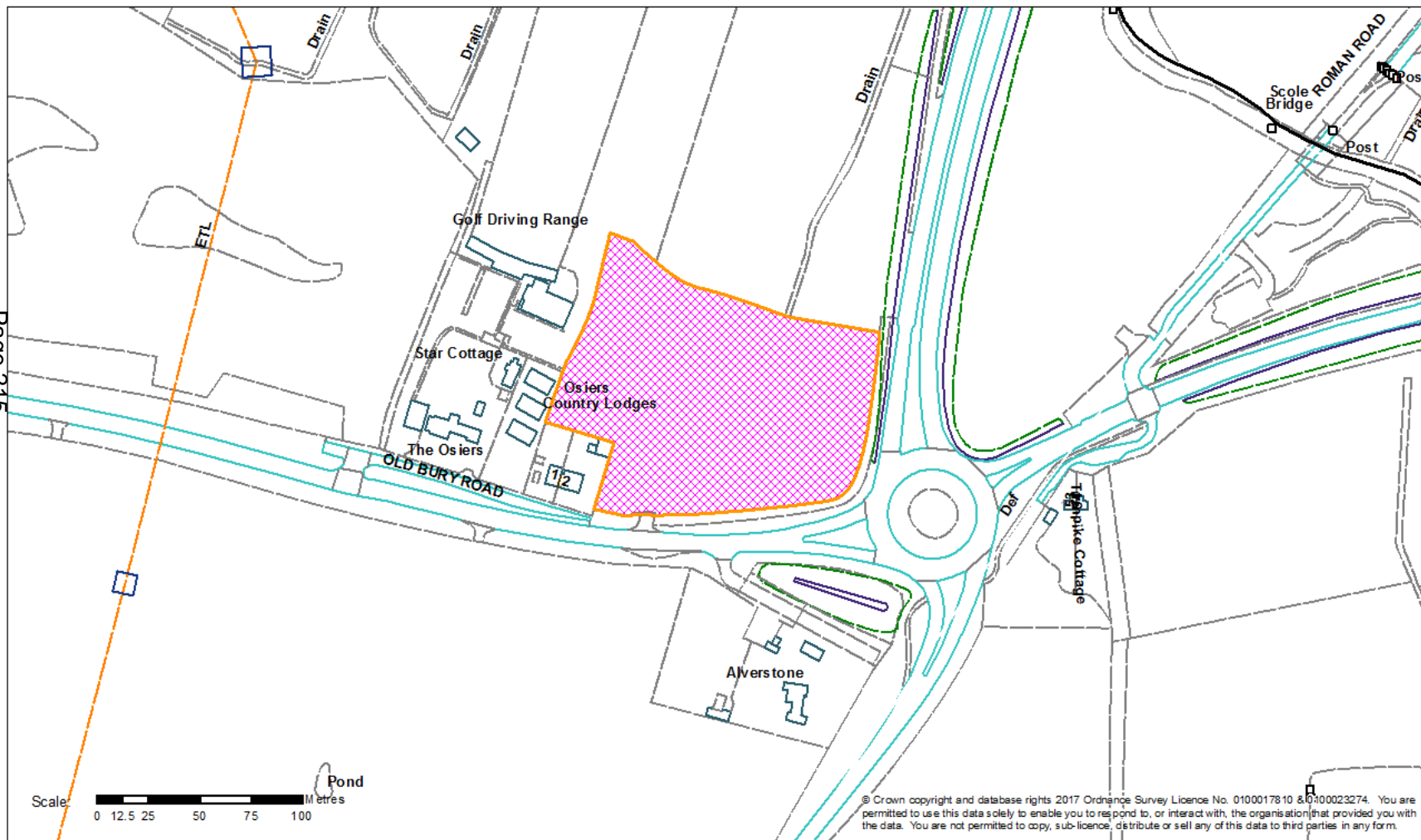
Page 2 of 11





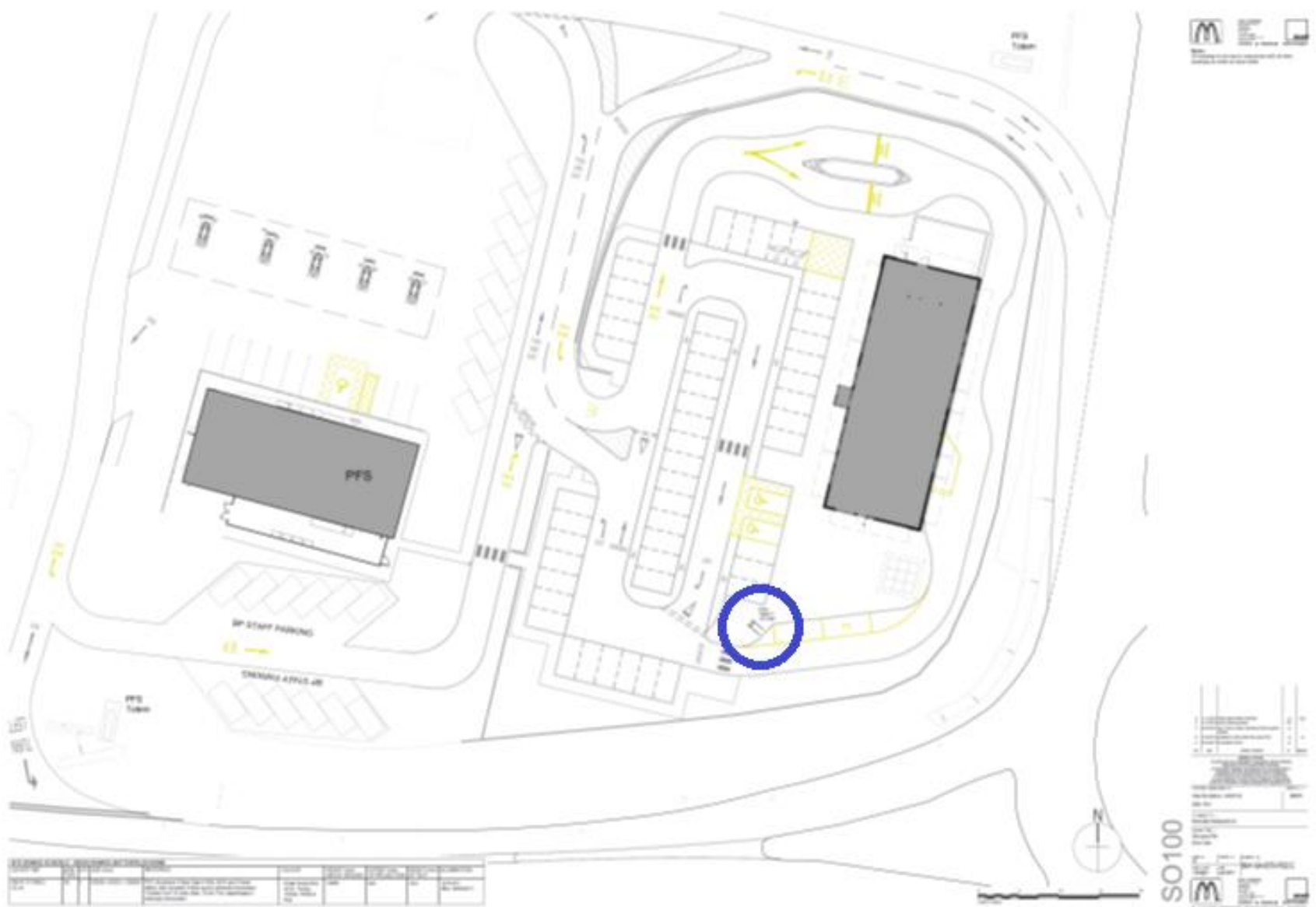
Page 214

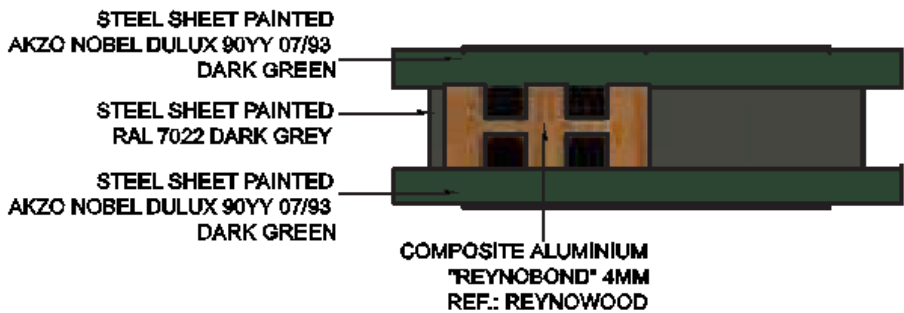
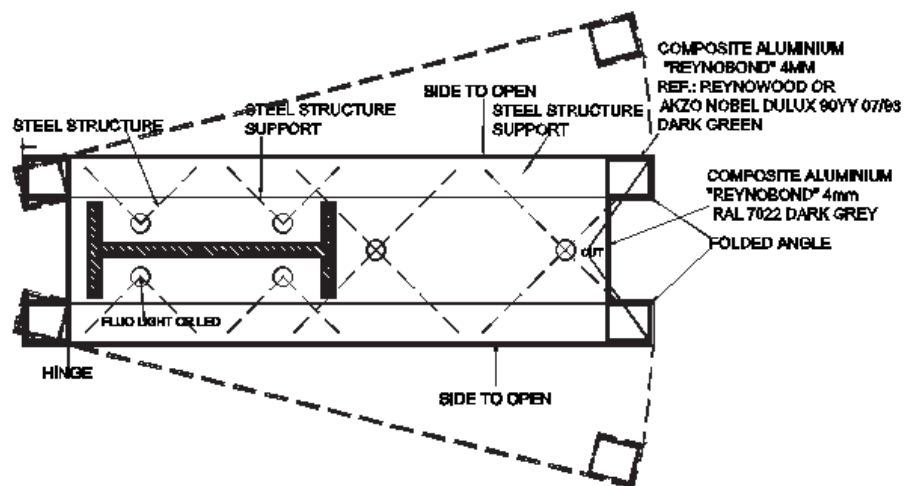
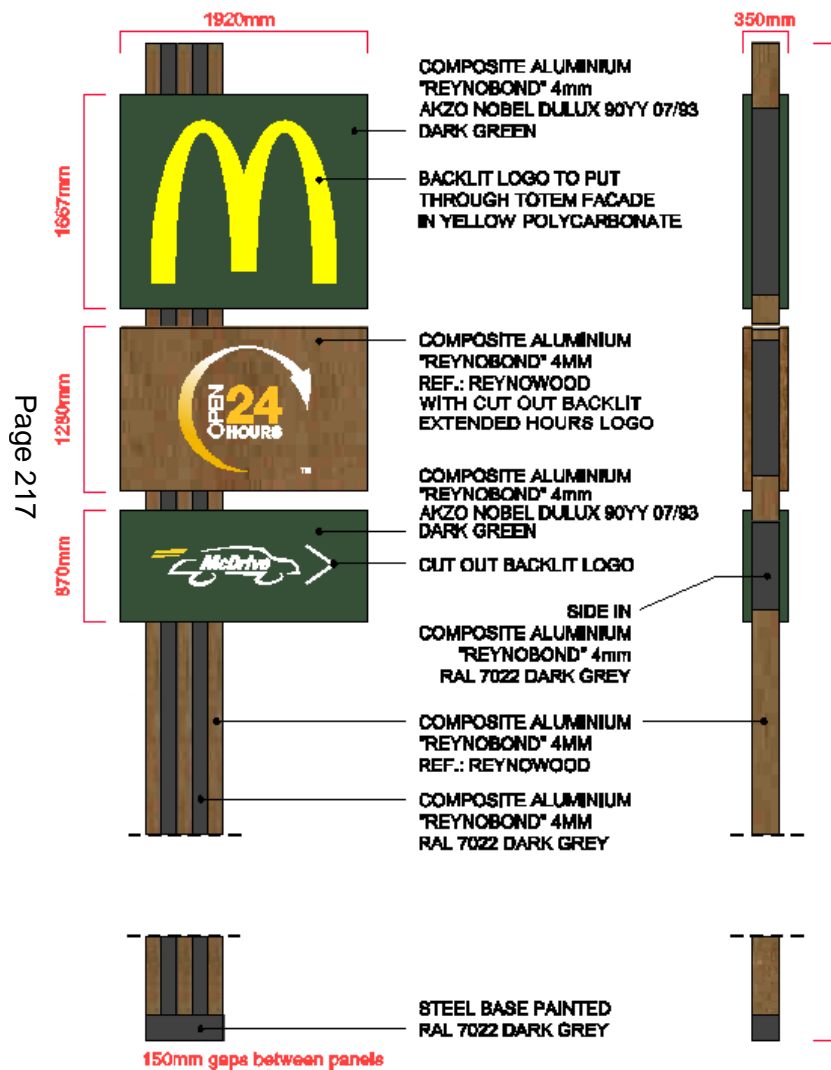
Page 215



Block Plan/Site Layout

Slide 8







Page 218

STREET SCENE FROM A143



STREET SCENE FROM A140

Final Summary

- Updates since writing the report
- Conclusions and Key Material Points
- Any further details around Recommendation, Conditions and Obligations.

Recommendation from Officers is for *Approval* as detailed within report.

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Your Ref:DC/19/00061
Our Ref: SCC/CON/0057/19
Date: 22 January 2019

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

Email: planning@babberghmidsuffolk.gov.uk

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

For the attention of: Alex Scott

Dear Alex

TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/19/00061

PROPOSAL: Installation of a freestanding 12m totem sign.
LOCATION: Land at Scole Roundabout, (Junction Between A143 & A140) Scole Road Oakley
Diss IP21 4AL

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

The current proposal would not have a detrimental impact on the highway network at this location.
Therefore, SCC does not wish to restrict the grant of permission for DC/19/00061.

Yours sincerely,

Kyle Porter
Development Management Technician
Growth, Highways and Infrastructure

Dear David,

Many thanks for attending our parish meeting yesterday evening. Re the subject of the Macdonalds totem pole as you will have appreciated from the response at the meeting the Parish is opposed and wishes to raise an objection to the erection of the totem pole on the grounds that it will result in excessive light pollution and is not in keeping with a rural community but much more suited to that of an urban environment. I would be grateful if you would forward our objection to the relevant authority.

Kind Regards,
Roger

From: mooregr@talktalk.net [<mailto:mooregr@talktalk.net>]

Sent: 12 March 2019 23:20

To: Alex Scott

Subject: DC/19/00061 - Land At Scole Roundabout, (Junction Between A143 & A140)

Alex,

I note with some disappointment that the email that I sent you on Wed 06/02/2019 at 20:50 regarding the above has not been acknowledged. I copy the comments that I made in that email below:

“I must say that I personally agree with Brome & Oakley’s assessment in that the application gives a view of the site some 20 years from now and certainly not of what we will all have to put up with till then. I would remind you that this site is only a few hundred metres from the Scole Pocket Park where we are actively trying to protect the balance of nature alongside the River Waveney within our Parish.”

I reiterate that Scole PC are very concerned about the effect this whole site will have on the ecology within the Waveney Valley and especially on our Pocket Park that is situated just across the A140 from this development. Light and noise pollution can only have a detrimental effect on the fragile eco-systems found locally. As I am sure you are aware, there are several species of rare bat that use the valley as their hunting ground and a large McDonald’s sign will do nothing to enhance their existence, or ours come to that. Dark skies and nights are important to us all.

Please therefore accept this as a formal objection to this 12m “Golden Arches” totem which is much more suited to an urban development. It would be good if the developer would submit a drawing of the roadside vista that reflects the site as built, not at some random time in the future.

I continue to note that although we are the closest community and the one that will be most affected by this development, we continue to not be consulted on any of the applications relevant to it.

Regards,

Graham Moore

Chairman

Scole Parish Council

Comments for Planning Application DC/19/00061

Application Summary

Application Number: DC/19/00061

Address: Land At Scole Roundabout (Junction Between A413 & A140)

Proposal: Application for Advertisement Consent - Installation of a freestanding 12m totem sign.

Case Officer: Alex Scott

Customer Details

Name: Mrs Sarah Foote Brome and Oakley Parish Council

Address: Church Hill, Hoxne IP21 5AT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Brome and Oakley considered this application at a meeting on 4 February. The Council were disappointed to note that application DC/18/03257 had already been Officer determined without significant consultation. Ourselves and Scole Parish Council were consultees on the original application for the development of the site into a filling station but not for this one and neither would we be aware of 19/00061 if our ward members had not brought it to the Council's attention.

The current construction work on the site is already creating light pollution in the area. We are most concerned that the drawing for the proposed totem sign is NOT accurate. It shows mature trees which are clearly not present at the location, hence, not providing the screening the application incorrectly states.

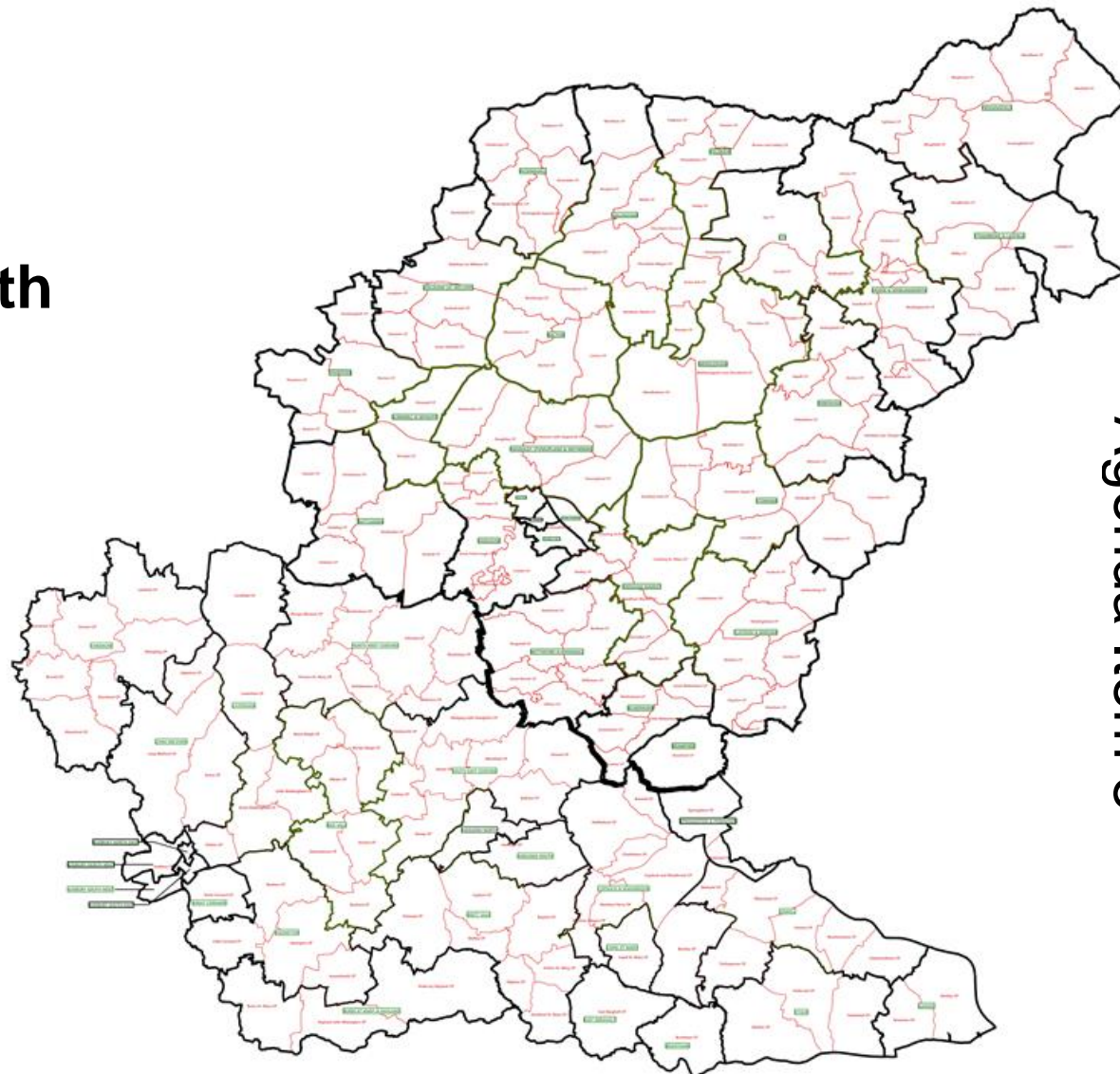
Paragraph 132 of the National Planning Policy Framework (2018) states that: The quality and character of places can suffer when advertisements are poorly sited and designed. We would make representation that the rural amenity and surrounding landscape will suffer from an illuminated sign of this size and height, therefore, the application does not meet NPPF requirements.

There has not been sufficient consultation with either the first application nor the second to move the location of the totem sign and we would request that this application is refused due to the negative impact it will have.

**Application No:
DC/18/03114**

**Address: Land South
West of Main Road,
Somersham**

Page
6 of
25

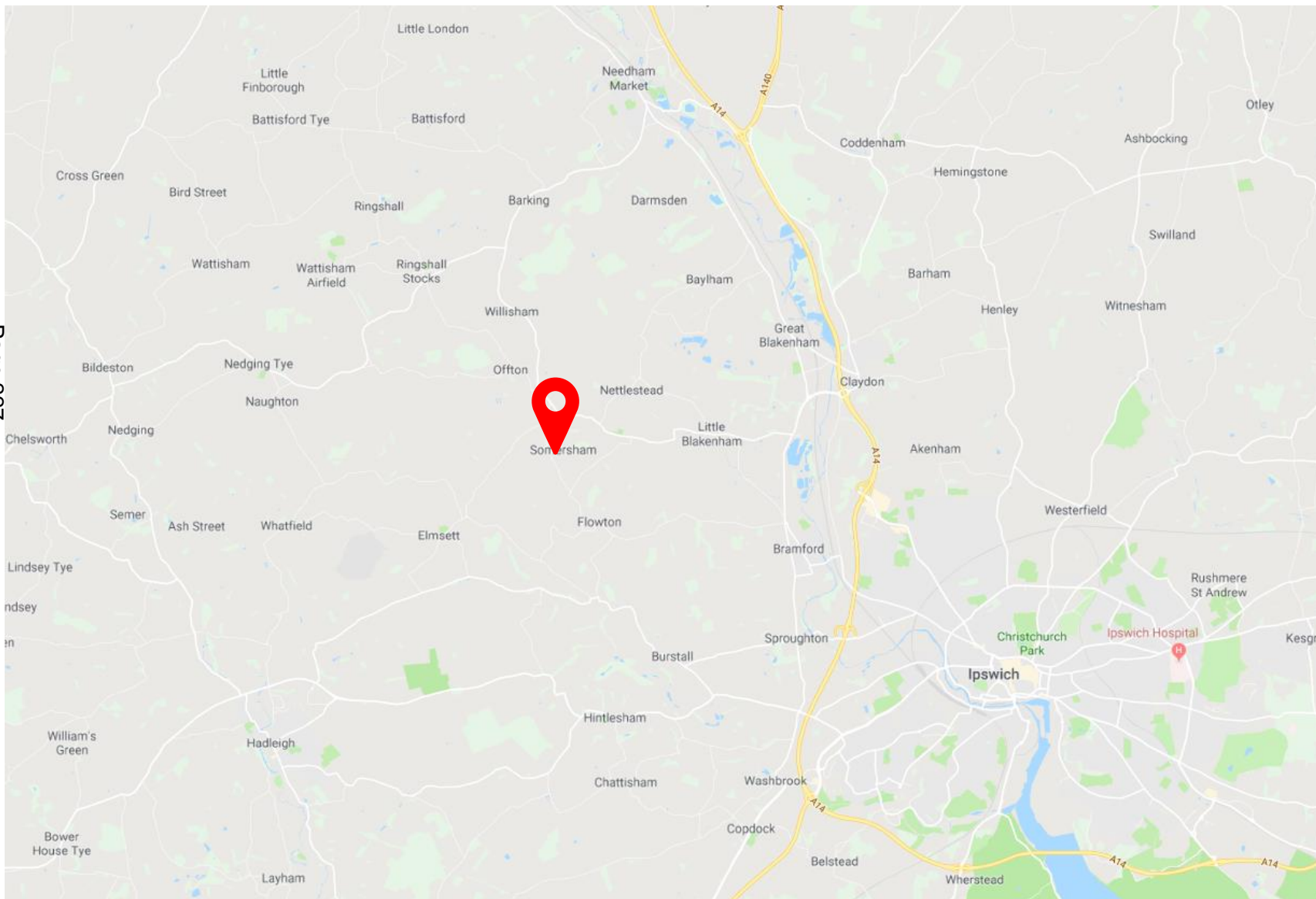


Agenda Item 8

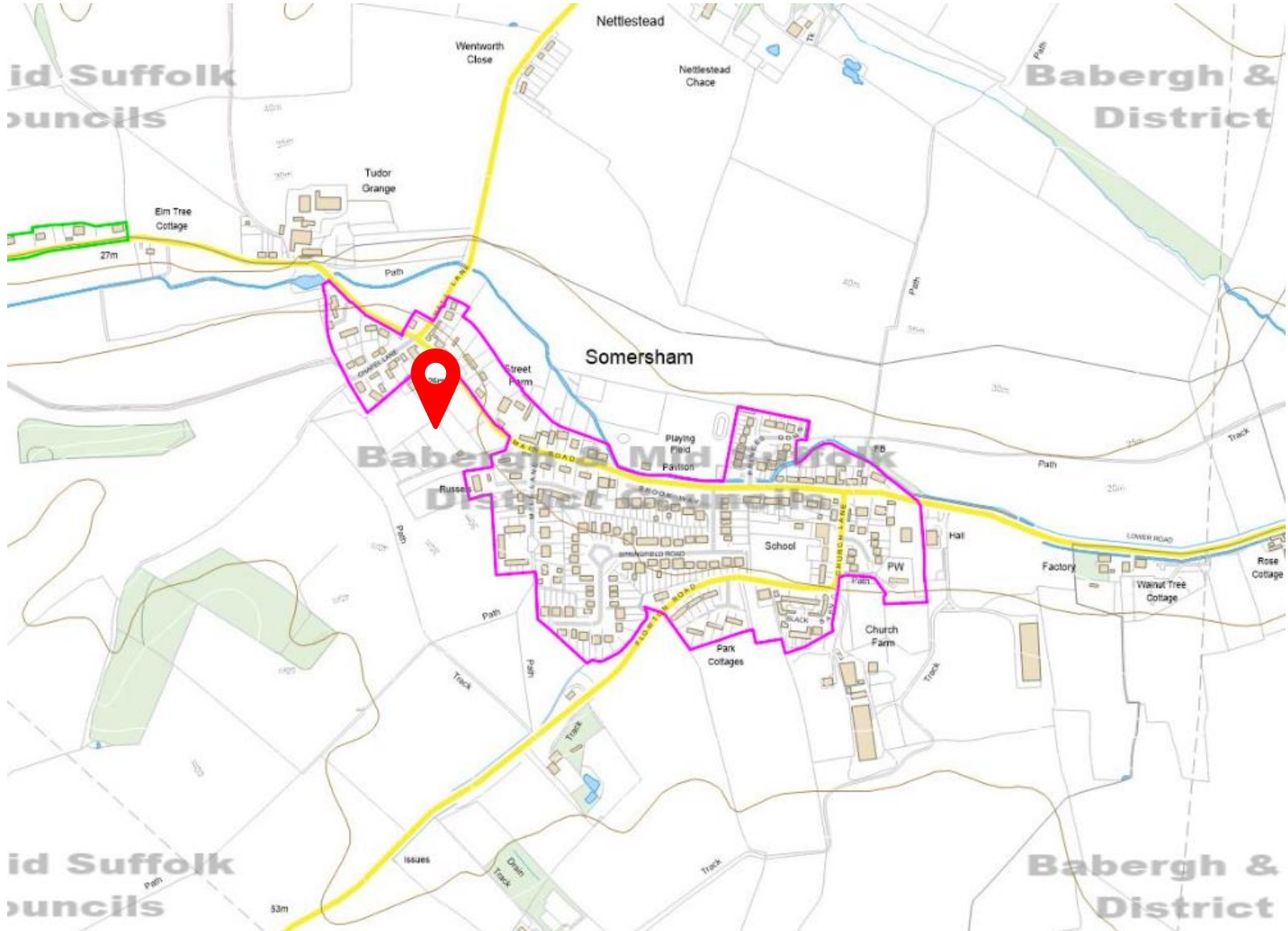
- Officers are in receipt of a formal request for Member Site Visit
- Having consulted the Governance Support Officer, assessment on site by Members is wholly relevant to the determination of the application.
- The application is for; *Planning Application - Residential development of 42 dwellings, together with associated public open space, access roads, garaging and car parking.*

Site Location

Page 227



Site Location



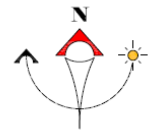


Page 229

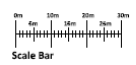
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Site Location Plan



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Planning Layout



NOTES:

- Do not scale off this drawing
 - All information is to be checked on site and the Landscape Architect notified immediately of any discrepancies prior to the commencement of the works
 - This drawing is printed in colour. A monochrome copy should not be relied on.
 - This drawing is the property of SES Strategic Ltd. and must not be copied or reproduced without permission.
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Final Summary

- Recommendation from Officers is for **Planning Committee Site Visit on 3rd July 2019.**
- Officers recommend the provisional date of 10th July 2019 for Planning Committee presentation.



END