

Public Document Pack



COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE B
DATE:	WEDNESDAY, 7 AUGUST 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) Harry Richardson	<u>Green Group</u> Terence Carter John Matthissen Rowland Warboys	<u>Liberal Democrat Group</u> Mike Norris

This meeting will be broadcast live to Youtube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting in person and make a representation you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/ training purposes.

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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/19/5 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 10 JULY 2019** 1 - 14
- 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

7	SA/19/6 SCHEDULE OF PLANNING APPLICATIONS	15 - 18
	<i>Note: The Chairman may change the listed order of items to accommodate visiting Ward Members and members of the public.</i>	
a	DC/19/01947 LAND AT CHURCH ROAD AND GIPPING ROAD, STOWUPLAND, STOWMARKET, IP14 4BG	19 - 80
b	DC/19/01755 LAND ON THE SOUTH SIDE OF, THORNHAM ROAD, GISLINGHAM SUFFOLK	81 - 132
c	DC/18/05612 J BREHENY CONTRACTORS LTD, FLORDON ROAD, CREETING ST MARY	133 - 210
d	DC/19/01343 LAND NORTH OF THE STREET, STRADBROKE, EYE, SUFFOLK, IP21 5JX	211 - 274
e	DC/19/01771 10 IPSWICH ROAD, DEBENHAM,, STOWMARKET, SUFFOLK, IP14 6LB	275 - 312

8 **SITE INSPECTION**

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.

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 4 September 2019 at 9.30 am.

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

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

No

Declare you have a pecuniary interest

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

Breach = criminal offence

2. Non-Pecuniary Interests

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

Yes

No

No interests to declare

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

Agenda Item 5

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held in the Frink Room (Elisabeth) - Endeavour House, 8 Russell Road, Ipswich on Wednesday, 10 July 2019 -09:30

PRESENT:

Councillor: Kathie Guthrie (Chair)
Barry Humphreys MBE (Vice-Chair)

Councillors: Terence Carter
Mike Norris
Rowland Warboys
John Matthissen
Harry Richardson

Ward Member(s):

Councillors: Penny Otton
John Field
Daniel Pratt
Andrew Stringer

In attendance:

Officers: Area Planning Manager (JPG/GW)
Principal Planning Officer (JW/MR)
Planning Officer (JE)
Planning Lawyer (IDP)
Governance Officer (RC)

13 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

None received.

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

Councillor Mike Norris declared a non-pecuniary interest in application DC/18/05313 as he knew the Chair of Offton and Willisham Parish Council.

15 DECLARATIONS OF LOBBYING

All Members declared that they had been lobbied on applications DC/18/03114 and DC/18/05313.

16 DECLARATIONS OF PERSONAL SITE VISITS

Councillor John Matthissen declared that he had undertaken personal site visits on applications DC/18/03114 and DC/18/05313.

17 SA/18/3 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 12 JUNE 2019

It was resolved that the Minutes of the meeting held on 12 June were confirmed and signed as a true record.

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

The Governance Officer advised Members that a petition had been received in respect of application DC/18/03114 with 164 valid signatures supporting the following statement:

- We believe that if the proposed Hopkins development on land opposite Main Road (DC/18/03114 & DC/18/03115) were to proceed it would create unacceptable harm and unresolvable risks to road users and pedestrians, particularly at the Mill Lane, Street Farm corner and therefore should not proceed.

19 SA/18/4 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/18/03114	James Caston (Somersham Parish Council) Andrew Laughlin (Objector) Chris Smith (Applicant) Cllr John Field (Ward Member)
DC/18/05313	Sheona Warnes (Offton and Willisham Parish Council) Kelvin Moody (Objector) Guy Osborne (Agent) Cllr Daniel Pratt (Ward Member)
DC/19/01310	James Hayward (Thorndon Parish Council) Paul Scarlett (Applicant) Cllr Andrew Stringer (Ward Member)
DC/17/02782	Derrick Haley (Thurston Parish Council) Phil Cobbold (Agent) Cllr Harry Richardson (Ward Member)
DC/19/01604	Phil Cobbold (Agent) Cllr Penny Otton (Ward Member)

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

1. DC/18/03114
2. DC/18/05313
3. DC/19/01604
4. DC/19/01310
5. DC/17/02782

20 DC/18/03114 LAND SOUTH WEST OF, MAIN ROAD, SOMERSHAM, SUFFOLK

20.1 Item A

Application	DC/18/03114
Proposal	Planning Application – Residential development of 42 dwellings, together with associated public open space, access roads, garaging and car parking.
Site Location	SOMERSHAM- Land South West of, Main Road, Somersham, Suffolk
Applicant	Hopkins and Moore (Developments) Limited

20.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the contents of the tabled papers, and the officer recommendation of approval with two additional conditions as follows:

1. Phasing condition
2. Ecology condition – hedgehog fencing.

20.3 The Case Officer responded to Members' questions on issues including: the proposed offsite improvement for the public right of way, the history of the site, the road traffic incidents that had taken place in the area and that one had been incorrectly mapped, and the response from Suffolk County Council as the Floods Authority.

20.4 Members considered the representation from James Caston of Somersham Parish Council who spoke against the application. James Caston clarified before his speech that he was speaking as a Parish Councillor only and not in his role as a District Councillor.

20.5 Members considered the representation from Andrew Laughlin who spoke as an Objector.

20.6 The Objector responded to Members' questions on issues including: the site, location and date of the road accident that had taken place in 2016, the pinch point in the road and the danger associated with it.

- 20.7 Members considered the representation from Chris Smith who spoke as the Applicant.
- 20.8 Members considered the representation from Councillor John Field who spoke as the Ward Member.
- 20.9 The Ward Member responded to Members' questions on issues including: that the site was in the draft Joint Local Plan.
- 20.10 Members debated the application on the issues including: the petition regarding the development, the two road traffic accidents that had taken place in the area, that the highways concern associated with the narrowing road was a pre-existing issue, and the economic benefits of the proposal.
- 20.11 The Area Planning Manager advised Members that the Floods team at Suffolk County Council were satisfied, and that there were a limited number of options that could be undertaken regarding the pinch point, and that as the village had services either side of the pinch point Officers felt that this couldn't be successfully defended at appeal as a reason for refusal.
- 20.12 Members continued to debate the application on the issues including: that the site fitted in with the settlement boundary, and the safety aspect of walking through the village.
- 20.13 Councillor Barry Humphreys MBE proposed that the application be approved as detailed in the officer recommendation and the additional conditions as detailed by the Case Officer. A seconder was not found.
- 20.14 Councillor John Matthissen proposed that the application be deferred for the following reasons:
- Members have requested that officers ask SCC Highways to confirm that an accident in 2016 not recorded on Crashmap web site has been taken into account or otherwise does not change their current position.
 - Members have also sought for officers to investigate if there are any other improvements to the Main Road where there is no footway available with both SCC Highways and the applicant. This item will return to Committee B.
- 20.15 Councillor Mike Norris seconded the motion.
- 20.16 Some Members did not feel that deferring the application would provide any further information that would further inform the Committees deliberations.
- 20.17 By 4 votes to 3

20.18 RESOLVED

- Members have requested that officers ask SCC Highways to confirm that an accident in 2016 not recorded on Crashmap web site has been taken into account or otherwise does not change their current position.
- Members have also sought for officers to investigate if there are any other improvements to the Main Road where there is no footway available with both SCC Highways and the applicant. This item will return to Committee B.

21 DC/18/05313 LAND ON THE SOUTH SIDE OF BILDESTON ROAD, OFFTON

21.1 A short comfort break was taken between 11:07-11:15 after the completion of application DC/18/03114 but before the commencement of DC/18/05313

21.2 Item B

Application	DC/18/05313
Proposal	Outline Planning Application (Access and layout to be considered) Erection of 32 No. dwellings comprising 9 Local Need Homes, 2 Affordable Homes, 21 Open Market Homes and public reading room. Creation of new accesses to Bildeston Road and Castle Road, 9 parish allotments and a community car park.
Site Location	OFFTON – Land on the South side of Bildeston Road, Offton
Applicant	Mr and Mrs Stephen Philips

21.3 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the tabled papers before Members, and the officer recommendation of refusal.

21.4 The Case Officer responded to Members' questions on issues including: the disabled access on the proposed footbridge.

21.5 Members considered the representation from Sheona Warnes of Offton and Willisham Parish Council.

21.6 The Parish Council representative responded to Members' questions on issues including: affordable housing surveys being conducted in the area.

21.7 Members considered the representation from Kelvin Moody who spoke as an Objector.

21.8 Members considered the representation from Guy Osborne who spoke as the

Agent.

21.9 The Agent responded to Members' questions on issues including: the proposed grazing land, and the proposed access on Castle Road, the width of the bridge, and the agricultural land classification.

21.10 Members considered the representation from Councillor Daniel Pratt who spoke as the Ward Member.

21.11 A short adjournment was taken to seek legal advice from the Planning Lawyer.

21.12 The Area Planning Manager and Planning Lawyer advised Members that it had become apparent that to decide the application in light of the resolution regarding DC/18/03114 would prejudice any decision made on that application as the same piece of road, specifically the pinch point, would be travelled through from both sites. As such the officer recommendation was updated as follows:

- Members agree to defer this item given the decision to defer item 7A. This site is located near the same road and to grant or refuse this application could be considered to be prejudicial to considerations of that application in highway terms.
- Officers would also take the opportunity to consider further accessibility issues raised in relation to the merits of this application

21.13 Councillor Kathie Guthrie proposed that the application be deferred as detailed in the updated officer recommendation. Councillor Barry Humphreys MBE seconded the motion.

21.14 By a unanimous vote.

21.15 **RESOLVED**

Members agreed with officer recommendation to defer this item given the decision to defer item 7A. This site is located near the same road and to grant or refuse this application could be considered to be prejudicial to considerations of that application in highway terms.

Officers would also take the opportunity to consider further accessibility issues raised in relation to the merits of this application.

22 DC/19/01604 LAND ADJACENT BT EXCHANGE, RISING SUN HILL, RATTLEDEN, SUFFOLK, IP30 0RL

22.1 Item E

Application	DC/19/01604
Proposal	Outline Planning Application (Access to be considered) – Erection of 1no. dwelling and garage.
Site Location	RATTLEDEN – Land Adjacent BT Exchange, Rising Sun Hill, Rattlesden, Suffolk, IP30 0RL
Applicant	Dover Farm Developments Ltd

22.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site, the relevant history of the site, and the officer recommendation of approval.

22.3 Members considered the representation from Philip Cobbold who spoke as the Agent.

22.4 Members considered the representation from Councillor Penny Otton who spoke as the Ward Member.

22.5 Members debated the application on the issues including: the impact on the residential amenity.

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

22.7 Councillor John Matthissen seconded the motion.

22.8 By 4 votes to 1 with 2 abstentions

22.9 RESOLVED

Recommendation is to approve the application with the following conditions:

Time limit for reserved matters application.

All Conditions as recommend by the Highways Officer.

All conditions recommended by the Ecology officer regarding mitigation and enhancement.

Restrict the height of the proposal to 1- 1.5 storey dwelling only.

23 DC/19/01310 LAND ADJACENT TO THE PRINCIPAL'S HOUSE, STOKE ROAD, THORNDON, EYE, SUFFOLK, IP23 7JG

23.1 Item C

Application Proposal	DC/19/01310 Outline Planning Application (Includes access, all other matters reserved) – Erection of 20no. dwellings and access (following demolition of existing buildings).
Site Location	THORNDON- Land Adjacent to the Principal's House Stoke Road, Thorndon, Eye, Suffolk, IP23 7JG
Applicant	The Kerrison Trust

- 23.2 The Case Officer presented the application to the Committee outlining the proposal before Members, the layout of the site and the officer recommendation of approval with conditions.
- 23.3 The Case Officer responded to Members' questions on issues including: the accessibility of local services, the location of the proposed pumping station, the current status of the neighbourhood plan, and the height of the proposed buildings.
- 23.4 Members considered the representation from James Hayward of Thorndon Parish Council.
- 23.5 The Parish Council representative responded to Members' questions on issues including: the amount of traffic when the venue was conference centre and what was proposed under the application, and the frequency of busses in the area.
- 23.6 Members considered the representation from Paul Scarlett who spoke as the Applicant.
- 23.7 The Applicant responded to Members' questions on issues including: the height of the proposed houses.
- 23.8 Members considered the representation from Councillor Andrew Stringer who spoke as the Ward Member.
- 23.9 The Area Planning Manager advised Members that the recommendation included 35% Affordable Housing provision, but that the council could not stipulate further on the detail on the open market housing with regards to the number of bedrooms in a property.
- 23.10 Members debated the application on the issues including: the frequency of busses in the area, the Community Infrastructure Levy (CIL) that would have to be paid for the development and the route to the main services.

23.11 Councillor Barry Humphreys MBE proposed that the application be approved as detailed in the officer recommendation. Councillor Harry Richardson seconded the motion.

23.12 By 6 votes to 0 with 1 abstention.

23.13 **RESOLVED**

That authority be delegated to the Acting Chief Planning Officer to grant outline planning permission:

(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**

Affordable Rent = 5

4 x 1 bedroom 2 person flats @ 50sqm

1 x 2 bedroom 4 person house @ 79sqm

Shared Ownership = 2

1 x 2 bedroom 4 person house @ 79sqm

1 x 3 bedroom 5 person house @ 93sqm

- **£14,400 for the provision of secondary school transport to Hartismere School only, on first occupation. (**

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**
- **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)**
- **Restriction to up to two storey height**
- **Removal of PD for loft conversions and openings in roof**
- **Unexpected ground conditions**
- **Construction management plan including hours of construction and highways requirements**
- **Archaeological evaluation and reporting**
- **Fire hydrants and hard standing**
- **Sustainability and Energy Strategy to be agreed**
- **Tree Protection Plan and Arboricultural Method Statement**
- **Surface water drainage scheme to be agreed**
- **Sustainable drainage components and piped networks submitted**
- **Provision of carriageways and footways**

- Bin storage and presentation areas to be agreed
- Parking and manoeuvring provided
- Provision of ecology measures
- Hedgehog fencing to be installed

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

- Pro active working statement
- SCC Highways notes
- Support for sustainable development principles
- SCC Flood and Water Management Notes

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

24 DC/17/02782 LAND OFF CHURCH ROAD, ACCESS VIA GARDEN OF "THE FIRS", THURSTON

24.1 Item D

Application	DC/17/02782
Proposal	Outline Planning Application (Access to be considered) – Erection of 15 dwellings (including 5 affordable bungalows)
Site Location	THURSTON – Land off Church Road, Access via garden of “The Firs”, Thurston
Applicant	Honeycroft Properties Ltd

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

24.3 The Case Officer responded to Members’ questions on issues including: the site, and its significance in the draft Neighbourhood Plan, and the trees that were proposed to be removed to create the access to the site.

24.4 Members considered the representation from Derrick Haley of Thurston Parish Council.

24.5 The Parish Council representative responded to Members’ questions on issues including: that there were no allocated sites within the draft Neighbourhood Plan.

24.6 Members considered the representation from Philip Cobbold who spoke as the Agent.

24.7 The Agent responded to Members' questions on issues including: whether they had engaged with the Parish Council.

24.8 Members considered the representation from Councillor Harry Richardson who spoke as the Ward Member.

24.9 The Ward Member responded to Members' questions on issues including: that there were bungalows adjacent to the site.

24.10 The Chair read out an email from Councillor Wendy Turner, Ward Member, who was unable to attend the meeting.

24.11 The Area Planning Manager advised Members that although the access to the site was within a flood zone, there was an emergency route out of the site.

24.12 Members debated the application on the issues including: the access to the site, the proposed improvements to the footpath under the railway bridge, the distance to the local amenities in the village, the possible flood risk, the impact on residential amenity, and that any trees removed from the site should be replaced.

24.13 Councillor Kathie Guthrie proposed that the application be approved as detailed in the officer recommendation with the additional conditions as follows:

- Flood evacuation plan to be agreed by the Local Planning Authority
- Any development within 20metres of the east site boundary shall be single storey only.
- Replacement trees shall be the same type and semi mature.

24.14 Councillor Barry Humphreys MBE seconded the motion.

24.15 By 5 votes to 1

24.16 **RESOLVED**

That authority be delegated to the Acting Chief Planning Officer to grant outline planning permission:

(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 –**

2 x 2-bed (Affordable Rent), 3 x 2-bed (Shared Ownership).

• **Primary school S106 contribution: £72,776**

• **Early years S106 contribution: £31,966**

(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:

- **Approved Plan showing indicative layout and access**
- **Reserved Matters • Visibility splays as SCC Highways recommend • Footway (including under the rail bridge) to be provided**
- **Carriageway widening**
- **Details of loading/unloading**
- **Construction Management Plan including working hours to agree • Archaeology to be agreed**
- **Surface water drainage scheme (details of)**
- **Surface water drainage scheme (implementation/maintenance of) • Construction Surface Water Management Plan**
- **Surface Water Management Strategy**
- **No buildings within flood zones 2 or 3**
- **Removal of pd for flood zone areas**
- **Land contamination**
- **Farmland bird survey**
- **Biodiversity Method Statement**
- **Wildlife-friendly lighting**
- **Phasing Condition (To allow phasing of the development and allows spreading of CIL payments)**
- **Fire hydrants and hard standing**
- **Sustainability and Energy Strategy to be agreed**
- **Bin storage and presentation areas to be agreed**
- **Provision of ecology measures including Hedgehog Fencing.**

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

11.3 Informatives

- **At Reserved Matters, the landscaping scheme should show significant re-planting to mitigate the loss of two lime trees**
- **At Reserved Matters, details of the provision for public access to the proposed open space should be provided**
- **Reference to Land Drainage Act 1991, Water Environment (Water Framework Directive) (England and Wales) Regulations 2003, Section 50 license under the New Roads and Street Works Act.**
- **Land Contamination advisory note.**
- **Highway informative**

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

Additional Conditions:

- **Flood evacuation plan to be agreed by the Local Planning Authority**
- **Any development within 20metres of the east site boundary shall be single storey only.**
- **Replacement trees shall be the same type and semi mature.**

25 SITE INSPECTION

25.1 None requested.

The business of the meeting was concluded at 1.49 pm.

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Chair

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Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE B

7th August 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>
7A	DC/19/01947	Land at Church Road and Gipping Road, Stowupland, Stowmarket, IP14 4BG	Haughley, Stowupland and Wetherden / Cllr Rachel Eburne & Cllr Keith Welham	Vincent Pearce	19-80
7B	DC/19/01755	Land on the south side of, Thornham Road, Gislingham, Suffolk	Gislingham / Cllr Rowland Warboys	Sian Bunbury	81-132
7C	DC/18/05612	J Breheny Contractors Ltd, Flordon Road, Creeting St Mary	Needham Market / Cllr Mike Norris & Cllr Steven Philips	Mark Russell	133-210
7D	DC/19/01343	Land North of the Street, Strakbroke, Eye, Suffolk, IP21 5JX	Stradbroke and Laxfield / Cllr Julie Flatman	Mark Russell	211-274
7E	DC/19/01771	10 Ipswich Road, Debenham, Stowmarket, Suffolk, IP14 6LB	Debenham / Cllr Kathie Guthrie	Mark Russell	275-312

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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 7A

Reference: DC/19/01947

Case Officers: Vincent Pearce

Ward: Haughley, Stowupland and Wetherden

Ward Member: Councillor Rachel Eburne & Councillor Keith Welham

RECOMMENDATION: APPROVE FULL APPLICATION

Application Description

FULL planning application: Erection of 53 dwellings with associated parking, landscaping and access arrangements (This application represents an amendment to the part of the development approved Outline 3112/15 and Reserved Matters DC/18/00097 in so far as: whilst it relates to 53 dwellings, 34 of these represent dwellings that have previously been approved and permission for a further 19 dwellings is being sought. In accommodating the additional 19 dwellings the layout of the remaining 34 units is to be adjusted).

Location

Land at Church Road and Gipping Road, Stowupland, Stowmarket IP14 4BG

Parish: Stowupland

Site Area: 2.8ha

Application Type: FULL

Development Type: Residential; small-scale Major

Development Description: Residential

Applicant: Bloor Homes

Agent: Pegasus Group

Received: 26.04.2019

Expiry: subject to an extension of time

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

- i. The application provides for the development of more than 15 dwellings.

PART TWO – BACKGROUND AND APPLICATION DETAILS

1.0 Site and Surroundings

- 1.1 The site is formed within a wider irregular shaped parcel of land that extended to 10.9 Ha. With a frontage of approximately 190m. to Church Road and 170m. to Gipping Road. [please see figure 1 [a & b] below.
- 1.2 The wider site [blue edged area below] benefits from planning permissions for residential development as reported in section 2.0 of this report. The initial phase of development has now been implemented.

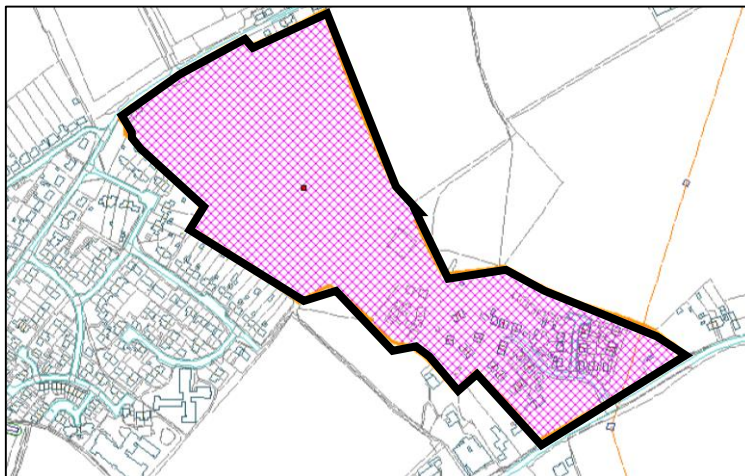
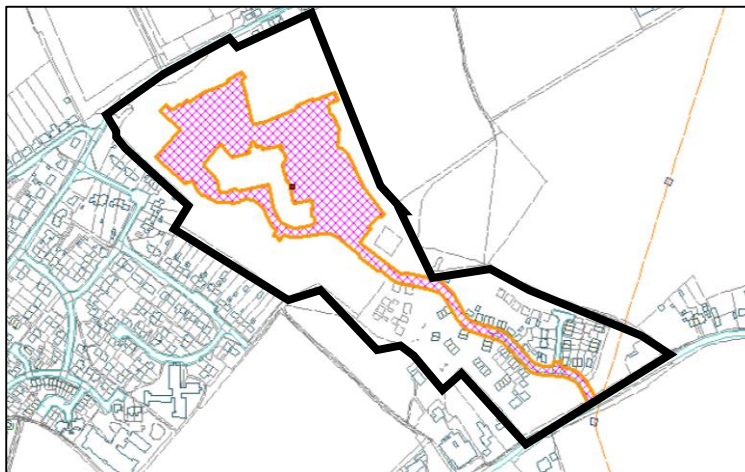


figure 1A: site associated with 3112/15 OUTLINE PP



2.0 Description of Development and Why a New full Applic figure 1B: site - DC/19/01947

- 2.1 The application now before members is submitted not as a S73 [amendment] of the earlier permission/s but as a new full application because whilst the applicants hope to amend parts of the previously approved layout they also seek permission to increase the overall number of units within the application site by an additional 19 over that previously approved. [a 19% increase in units within the area involved]
- 2.2 This means the basic composition of the current application is materially different to that previously approved and requires a fresh planning application [in this case full].
- 2.3 The merits of the current proposal are therefore, as with all applications, required to be judged on their own planning merits. That said, Members are advised that the previous approvals continue to represent a significant material planning consideration.

3.0 Key Issues

- 3.1 In considering the merits of the latest proposal Members will want to consider – To what extent...
- (i) have relevant material circumstances changed since the applications were last considered; and,
 - (ii) do these [if changes are identified] materially affect consideration of the merits of the latest proposal; and,
 - (iii) any new harm identified can be appropriately mitigated; and,
 - (iv) the proposal remains sustainable and acceptable in all other respects; and,
 - (v) does the uplift in the number of units trigger fresh requirements for additional S106 mitigation.

4.0 Relevant Planning History / Application Background and Details

- Outline application for residential development of up to 175 dwellings with access, landscape, open space and associated infrastructure. All matters to be reserved with the exception of the main site access. [ref:3112/15] REFUSED Outline planning permission 26 November 2015.

GRANTED ON APPEAL: 25 May 2016

- Submission of Phase 2 Details under Outline Planning Permission. Approval of reserved matters (appearance, landscaping, layout and scale) pursuant to outline planning permission 3112/15 for Phase 2 comprising of 100 dwellings, estate roads, footpaths, parking, garaging, open space, play area, landscaping, and ancillary works consent. [ref:DC/18/00097]

APPROVED 10 April 2018.

- Non-material amendment [ref: DC/18/05271]

AGREED 14 February 2019

PART THREE – POLICIES AND CONSULTATION SUMMARY

5.0 Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications under the Planning Acts be determined in accordance with the development plan, unless material considerations indicate otherwise. Strictly speaking, that direction is of greater relevance to the determination of applications for planning permission; however, it is considered appropriate that the development plan be the starting point in determining the appropriateness of the reserved matters detail that has been submitted and is no less relevant in that respect.

5.2 Development Plan

5.2.1 The Development Plan comprises the following:

- Mid Suffolk Local Plan 1998
- Mid Suffolk Core Strategy 2008
- Mid Suffolk Focused Review Core Strategy 2012

- Stowmarket Action Area Plan 2013 [Defines Stowupland as a key service centre within the AAP boundary]

5.2.2 Within the current development plan, those policies considered to be most important for the determination of this reserved matters application and its associated details are as follows:

GP1: Design and layout of development

H13: Design and layout of residential development

H14: A range of house types to meet different accommodation needs.

H15: Development to reflect local characteristics.

H16: Protecting existing residential amenity.

T9: Parking standards.

T10: Highway considerations in development.

T11: Facilities for pedestrians and cyclists.

5.2.3 The Council is currently in the process of preparing a new Joint Local Plan with the Mid Suffolk District Council. The National Planning Policy Framework (NPPF) identifies that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with national policies. The plan-making process in this instance is at a very early stage and is therefore not weighed as a determinative consideration in this instance.

5.3 Stowupland Neighbourhood Development Plan [SNDP] [Adopted June 2019]

5.3.1 This is a new and relevant material planning consideration that must now be taken into consideration. It has been Adopted and therefore now carries significant weight. This was not the case when earlier proposals were being considered.

5.3.2 The following policies within the SNDP are considered the most relevant to the issues raised by this application:

Policy SNP1: Strategy for Sustainable Growth

Policy SNP2: Land between Church Road and Gipping Road

Policy SNP5: Affordable Housing

Policy SNP7: Settlement Boundaries

Policy SNP13: Public Rights of Way

Policy SNP14: Quality of Development, Resource Efficiency and Design Considerations

5.4 The National Planning Policy Framework

5.4.1 The NPPF of February 2019 contains the Government's planning policies for England and sets out how these are expected to be applied. The policies contained within the NPPF are a material consideration and should be taken into account for decision-taking purposes. Those of most relevance include:

- paragraph 122:

“Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.....
- e) the importance of securing well-designed, attractive and healthy places.”

- Section 12. Achieving well-designed places, incorporating:

- paragraph 124:

“ The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and

work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

- paragraph 125:

“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”

- Paragraph 127:

“Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) 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 users⁴⁶;

and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

- paragraph 130.

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

5.4 Other Considerations

5.4.1 The following documents are also considered as material and especially applicable to this proposal by officers:

- Suffolk County Council - Suffolk Guidance for Parking (2014), adopted 2015.

5.4.2 On the 6th March 2014, a number of Ministerial planning circulars were cancelled by central Government and were replaced by the Government’s online national Planning Practice Guidance (PPG). The guidance provided is advice on procedure rather than explicit policy; however, it has been taken into account in reaching the recommendation made on this application.

5.4.3 The PPG is an online reference as ‘living document’ and is available at the following internet address:<https://www.gov.uk/government/collections/planning-practice-guidance>.

5.4.4 The relevant policies referred to above can be viewed online. Please see the notes attached to the Schedule.

6.0 Consultations and Representations

Stowupland Parish Council OBJECTED [May 2019] to the application on the following reasons:

1.

“The application is contrary to condition 5 placed on the development by the Government Planning Inspector when he allowed the appeal. (Condition 5 The development hereby permitted shall comprise no more than 175 dwellings.) The Inspector states that the reason for the condition is A restriction is placed on the total number of dwellings in the interests of maintaining a reasonable density similar to other parts of Stowupland.

These additional 19 dwellings are not included the Mid Suffolk 5 year housing supply. Delete and replace by MSDC now has a 5 year supply of housing land and these additional 19 dwellings are not needed.

Officer comment:

The Parish Council rightly commented in May that MSDC could demonstrate that it had a 5 Year Housing Land Supply [5YHLS]. That remains the case. However it is also right to say that certain policies within the Adopted Development Plan for Mid Suffolk have been held to be out of date and therefore the question arises: To what extent must the Council now exercise the tilted balance described in Paragraph 11 of the NPPF. That is something that will be considered in the conclusion of this report. It is also right to say that where two [or more] relevant Adopted Plans are required to be taken into account it is the most recently Adopted one that take precedence. In this case it is the SNDP 2019. [until such time as and when the BMS Joint Local Plan is Adopted.

Members will also be aware that whilst the Council can now demonstrate that it has a 5YHLS supply it is now also monitored in terms of its delivery record in respect of new dwellings being built out. Historically Mid Suffolk has seen lower than required delivery rates despite having significant numbers of units with planning permission. Again, this will also be a factor in the consideration of the application.

Members are therefore advised that the position may not be as clear cut as stated by the Parish Council in terms of there being 'no need' for a further 19 dwellings. The acid test at appeals has always been and continues to be 'What is the significant harm that arises as a result' [It is not enough to say that it is contrary to policy if no material harm can be identified]

2.

This is contrary to the Stowupland Neighbourhood Plan which is at an advanced stage and goes to referendum on 6th June 2019.

Officer comment:

The site is now included in the SNDP for residential development under policy SNP2 but the number of units will, exceed to total number described in that policy

3.

The Parish objects to the number of bungalows being reduced from 40 to 33. We feel it is necessary to have new bungalows in the village for older people to downsize to or move to somewhere with no stairs."

Officer comment:

The report to Committee in respect of the previous Reserved Matters number stated that there were to be 30 bungalows. [rather than the 40 referred to by the Parish Council. The current proposal now includes 33 bungalows and so there has actually been an increase of 3 within the red line area. Perhaps the Parish Council is looking at the entire site but their statement is incorrect as it relates to the current application site

BMSDC Sustainability Officer:

"We are very pleased to see the applicant committing to an energy and carbon reduction beyond Part L. Although it is not using renewables as per the original condition we are satisfied that the proposals will achieve the same result.

We cannot find reference to electric vehicle charging, as per Suffolk CC parking guidance all residential property must have access to charging facilities, we suggest that all plots have the appropriate wiring, trunking, fuses etc installed during construction to allow the connection of a charge point in the future."

BMSDC Contaminated Land Officer:

Has "no comment to make"

BMSDC Communities:

“The current submission provides an open space (The Green) that has no recreation value beyond visual attraction and place to walk and sit.

As referenced by the Parish Council response, they are committed to ensure that any new play provision within the village, is strategically planned to ensure it complements existing provision and meets any known deficits. In general there is a need for "adventure style provision" particularly attractive to juniors and older children as there is already good provision for toddlers and smaller children at the nearby New Green area.

It is therefore a requirement that such provision is included in the later phases and takes advantage of the woodland area as well as considering what is appropriate to enhance the primary school children's access to appropriate play provision.

This approach is articulated within the Parish's Neighbourhood Plan, which is nearly [sic] completion and adoption.”

BMSDC Public Realm:

Make the following observations: “ The Public Realm team note that there is very limited public open space within this development but understand that a current meadow to the north of the site is to be converted to public open space under parish ownership as part of this overall site development. The Local Play area should be of a standard to accommodate the range of children likely to be living on this estate in the future.

I do find the choice of species indicated for the woodland planting area to be inappropriate for this location. Horse Chestnut, Beech and Rowan are not typical species of local woodlands and Laurel (*prunus laurocerasus*) is totally inappropriate for a woodland mix. It will dominate and smother the other species as it grows. It is non native and has limited wildlife value. Hazel and Spindle would be far more appropriate in this location, reflecting the native hedgerows of the area. I believe more thought should be given to the choice of species and a more appropriate planting mix submitted.”

BMSDC Heritage:

We are disappointed to see that the proposed layout and Landscaping scheme include a wide access in the 'green belt' along the Gipping Road frontage. At paras 27-28 the Inspector summarised the detailed Inquiry proceedings on the impact of the proposal on the approaches to Columbine Hall (listed GII*). His conclusions rest on the continuous green planted buffer along the northern boundary of the site as shown in layout revision

Q, to which he gave considerable weight. The impact of the wide gap now shown would undermine the mitigating effect of the buffer as shown in rev Q, making the presence of the housing obvious and intrusive at this point, contrary to the approved scheme.

Earlier schemes at application stage included an access on Gipping Road which was ruled out on various grounds not related to heritage. We would query whether the access is in fact necessary, and if it is, we would ask for the layout to be amended so that it has a baffle effect, not giving direct views of the built development from the road.

Historic England:

“We do not wish to offer any comments”

BMSDC Arboricultural Officer:

No comment to make

SCC Highways:

“I have examined the highways technical note and accept that the additional traffic generated will have a minimal effect on the highway. The revised layout conforms with the SCC Guidance for Parking.

However, I feel the additional residential population will exacerbate an issue where pedestrians cross Gipping Road to utilise the new footway, provided in accordance with the previous permission. Due to existing vegetation at the crossing point it has not been possible to achieve the minimum recommended visibility for a 60 mph speed limit.

Therefore, we request a S106 contribution of [10,000 to allow an extension of the 30mph speed limit, to include this crossing point, in the interest of highway safety.

Provided this additional S106 contribution is acceptable we have no objection to the application.

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include a condition requiring provision of proposed manoeuvring and parking areas”

Highways England:

“Offers no objection”:

SCC Archaeology:

No comment to make as previous permission resulted in completed archaeological investigations

SCC Fire & Rescue:

Standard response requiring hydrants.

SCC Floods & Water:

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

1. The strategy for the disposal of surface water, Flood Risk Assessment (FRA) (dated May 2017, ref: E3657-FRA-0517-Rev3) and technical note 3(dated 27th March 2019, ref: E3657/TN3/LGH/27032019) shall be implemented as approved in writing by the local planning authority. The strategy shall thereafter be managed and maintained in accordance with the approved strategy.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal, to ensure that the proposed development can be adequately drained

2. Within 28 days of the completion of the last dwelling details of all Sustainable Drainage System components and piped networks have been submitted, in an approved form, to and approved in writing by the Local Planning Authority for inclusion on the Lead Local Flood Authority’s Flood Risk Asset Register.

Reason: To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the LLFA’s statutory flood risk asset register as per s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk with the county of Suffolk “

Natural England:

Refers to their standing advice rather than making any specific comments.

Place Services - Ecology:

Suggest additional conditions requiring:

- a revised Soft Landscape Plan / Landscape and Environmental Management Plan;
- the recommended ecological addendum; or a Biodiversity Enhancement Strategy, secured prior to slab level as a separate condition

Anglian Water:

Recommends that in the event of planning permission being granted conditions be attached to require further details of...

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 3.81/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 S1 06 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 51/s. The applicant can verify the site's existing 1 in 1 year greenfield run off rate on the following HR Wallingford website -<http://VWVIN.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 \M)uld 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)

NHS:

no comment to make

Neighbours:

3 Objections have been received:

[a]

- “- Conflict with local plan
- Development too high

- Inadequate Access
- Inadequate parking provision
- Inappropriate in a Conservation Area
- Over development of site

Comment: I oppose the idea of more houses on this current development. This seems to be a case of how many more dwellings can we fit into a development, which currently, some thought has gone into the space allowed between properties. Access will be an issue, as is the theme of flats on the development. I strongly oppose this idea as also will anger local residents further, who were quite vociferous in their opposition to the current site being built on for housing.”

[B]

“- Affects Local Ecology/Wildlife

- Building Work
- Development too high
- Drainage
- General dislike of proposal
- Increase in Anti-Social Behaviour
- Increase in Pollution
- Increased Traffic/Highways Issues
- Loss of Open Space
- Loss of Outlook
- Loss of Privacy
- More open space needed on development
- Overlooking
- Strain on existing community facilities

Comment: All of the above. We were told by Bloor homes that they were going for a third phase and were pulling out of Stowupland as the village couldn't support more houses. I feel like this was a deliberate misrepresentation before we purchased our house. The wildlife on the fields opposite is amazing but already the ducks have left as have the coots. The playground is delayed by 12 months so children are playing in the fields. The outlook from our property will be ruined and this will ultimately affect a resale value. Something we were not made aware of at purchase. We are already living on a building site which we thought was time limited. The dust and pollution from the lorries is high and there is a health and safety risk every time a new family moves in. We moved locally so already had schools and health services in place but Stowmarket is already under pressure for medical services and school places. I don't see how Stowupland can cope with more houses alongside the other developments that I understand have been given the green light.

I urge you to come and see what the impact will be. Please.”

[C]

"I would like to strongly oppose the extended planning application for additional houses on the land between Church Road and Gipping Road. We live directly opposite the current building site, which we previously opposed and now have to live with increased traffic problems getting in and out of our driveway, pollution, mud entering our driveway from the building site - particularly on rainy days and ruining our driveway - among many other concerns relating to the new build site, which are constantly ignored by all to whom I complain.

My main concern is that in requesting additional houses I do not see how this can be justified when the original plans for the current site were put in at 195 houses and rejected straight away as too many for the village. It did shock us at the time that the marginally lower number of 175 houses was then approved. However, this outlines that the village community, structure and road system would not be able to cope with yet more increase in population. The village is already being increased by a lot and yet more houses would be overload. Even new residents living in the new housing estate are opposed to any more houses being added as access will all come through the front of the estate on to Church Road, which has already seen a large increase in the number of vehicles using it, besides the usual factors of there being no school or doctors surgery places available for some residents already living in the area, let alone more.

I do hope that the council will make the correct decision for the village this time round."

PART FOUR – ASSESSMENT OF APPLICATION

7.0 Decision-Taking Context

7.1 The site already benefits from a combination of outline planning permission and reserved matters approval. The present application broadly reflects the character of the development already consented although it does involve an overall increase in units of 19. This represents 19% over the previously approved reserved matters total [100 units] or 10.8% of the outline total [175 units]

7.2 The acceptability of principle and detailed nature of the development currently under construction having been established means that the material considerations now before Members are relatively limited.

7.3 Layout and Design

7.3.1 The revised layout incorporating an additional 19 units is acceptable from an urban design perspective and raises no objection from SCC Highways in terms of highway safety/capacity arising from the development itself. It is however noted that SCC Highways have requested an additional £10,000 via S106 to undertake highway widening works to overcome a problem that has arisen from an adjacent hedge obstructing a splay. This is considered reasonable as it will ensure that the visibility splay issue is resolved and this will benefit the occupiers of the additional 19 units [as well as others on the new estate]. This is a reasonable response to an issue that has arisen and that made impede the addition of units.

7.3.2 The house types are reflective of those previously approved and are therefore acceptable.

7.4 Mix

7.4.1 There is a commensurate percentage increase in the number of affordable housing units within the current scheme to reflect the uplift in overall numbers and these will need to be secured by way of a S106 Agreement.

Total uplift in number = 19

Total uplift in AH units = 7

Seven is 36.8% of 19 [35% would result in 6.65 units and so the number of affordable units has been rounded to the closest whole number]

table follows [figure 2]

	[RM]	[F]	+ or -		AR [RM]	AR [F]	ARSO [RM]	ARSO [F]	OM [RM]	OM [F]
size	4	4	n/c	1 bed flats	4	4				
	12	12	n/c	2 bed flats	12	12				
	13	19	+6	2 bed bungalows	7	12		2	6	5
	17	14	-3	3 bed bungalows					17	14

	8	12	+4	2 bed houses	2	2	6	6		4
	17	37	+20	3 bed houses	2	2	2	2	13	33
	29	21	-8	4 bed houses					29	21
Total	100	119			27	32	8	10	65	77
Change						+5		+2		+12

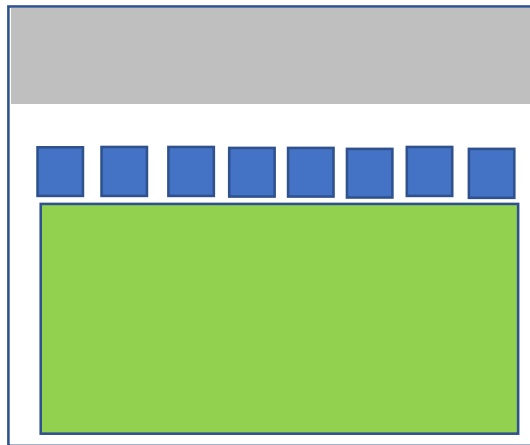
figure 2: Comparison of Mix between approved Reserved Matters and current proposal

- 7.4.2 Overall there will be an overall increase in the number of 2 bedroom bungalows, 2 bedroom houses and 3 bedroom houses and a reduction in the number of 3 bedroom bungalows and 4 bedroom houses. The proposed mix remains very broad and the change in the number of 3 bedroom houses within the open market sector reflects market demand and what is currently selling well in the District. Providing more mid-sized units is welcomed because this suggests that Bloor Homes will deliver the units rather than resist building larger units that are not selling as well. This is good for MSDC delivery rates.
- 7.4.3 The increase in units does not result in sub-standard garden or parking provision.
- 7.4.4 There also remains access to open space within the scheme even though the large main area of open space is to be provided by S106 on adjacent land.
- 7.4.5 The additional 19 units have been made possible by changing larger house types for one's with a smaller footprint which has effectively freed up space within the layout to add 19 units with little or no overall impact on the appearance and character of the development.
- 7.4.6 The Parish Council's objection to straying from the appeal Inspector's decision limit [by condition] of no more than 175 units is noted as is the reason the Inspector added such a condition: that being to maintain a similar density to that found elsewhere in Stowupland. In crude terms the density increases from 35.7dph to 42.5dph. This remains at the lower end of what the Government considers within a range that encompasses significantly higher densities. The key here that the slight increase in density does not alter the overall character and/or

design previously approved as appropriate in this Stowupland setting. It also represents the economic use of land as advocated by the NPPF paragraph 122.

7.4.7 It is difficult to demonstrate that such a modest increase in density will result in a character of development that doesn't already match that previously approved. Members must remember that density based on dwellings per hectare is a very blunt tool for gauging development impact and has its limitations especially when we are talking about such small differences.

7.4.8 A simple way of illustrating this is shown below where example A looks to be at a higher density than B in terms of being less spacious until you know more about the schemes. They are in fact the same based on dwellings per hectare.



A: 8 x 2 storey units on 0.25ha = **32dph**



B: 8 x flats in two buildings with 2 per floor in each 2 storey building on 0.25ha = **32dph**

figure 3: An illustration of why density can be seen as a relatively blunt tool

7.5 Neighbourhood Plan

7.5.1 It is perfectly understandable that Stowupland Parish Council is objecting to the proposal on the basis that it is in their view contrary to the Adopted Stowupland Neighbourhood Development Plan. It is one of the first in the District to be Adopted and here we have what appears to be a challenge before the ink is even dry on that document.

7.5.2 Here policy SNP2 is most relevant.

Policy SNP2: Land between Church Road and Gipping Road

- Land between Church Road and Gipping Road Land is allocated for approximately 175 dwellings between Church Road and Gipping Road within the extended Stowupland settlement boundary and as shown on Map 4.

Officer comment:

An additional 19 units will take the total number of units to 194. It can be argued that this is approximately 175. [10.8% increase]. However, if this is considered to be playing with words Members will note that the policy states the allocation to be 175 units which reflects the planning permission and so there is no surprise there. The policy then sets out criteria against which to judge development on the site which then provides a benchmark against which to assess the merits of any new proposal that includes an uplift in unit numbers.

7.5.3 Any development proposals on site SNP2 should:

- exclude any built development from a strip 30m deep from the site boundary where it adjoins Church Road to respect the wide set-back from the road characteristic of development in the area;

officer comment:

not relevant to proposal currently before Committee

- include a pedestrian link to Gipping Road in the north-western corner of the site to facilitate good pedestrian links to bus stops and other services and facilities in the village;

officer comment:

not relevant to proposal currently before Committee

- include an equipped play area;

officer comment:

Development will include equipped play

- include a wide margin between the northern boundary of development and Gipping Road planted as a woodland belt using native species;

officer comment:

not relevant to proposal currently before Committee

- ensure that none of the dwellings in an area 50m deep from the woodland belt (required in criterion (d) above) shall have any eaves higher than ground floor wall plate level or a 'mansard' style roof, and otherwise exceed two storeys in height to maintain a rural undeveloped setting for the entrance and approach to Columbine Hall and the character and setting of the nearby small traditional cottages on Gipping Road;

officer comment:

Concern expressed by both the Parish Council and the Heritage team about the lack of a woodland belt along the Gipping Road frontage to the site are acknowledged and shared. It is therefore recommended that the S106 Agreement required to secure the affordable housing is expanded to require the woodland planting regime envisaged by the Inspector, the Parish Council and the Heritage Team.

- protect and, wherever possible, enhance existing rights of way through the site and take every available opportunity to increase and improve links with the wider network in the parish.

Where changes to the existing network are necessary to accommodate development, mitigating measures will be needed to ensure that the network is not adversely affected.

officer comment:

No new implications arise

- 7.5.4 Judged against these criteria and with the S106 requirement in respect of woodland planting the current proposal raises no matters that are contrary to policy SNP2 largely because the red line sits within the wider original site and has no boundaries on the edge of the wider site
- 7.5.5 The proposal satisfies SNP1 in so far as the developer is effectively infilling spaces within an approved major development by adjusting the layout of the scheme.
- 7.5.6 SNP 5 is satisfied because the uplift in unit numbers is accompanied by a pro-rata increase in the number of affordable units to meet the Council's policy of 35%
- 7.5.7 The proposal is within the settlement boundary defined by SNP7.
- 7.5.8 There are no new footpath implications [SNP13]
- 7.5.9 The quality of development will match that previously approved [SNP14]

8.0 Delivery

- 8.1 It is the Government's intention to significantly boost the supply of new homes. That cannot displace the primacy of the development plan; however, it is a material consideration for Members to take into account, alongside the policies contained within the NPPF, when considering the principle of new housing applications. Further, the thrust of governmental policy and supporting guidance is aimed at ensuring that sites are brought forward as quickly as possible and that it is incumbent to demonstrate that this can be achieved.
- 8.2 Officers have agreed a Statement of Common Ground (SCG) with Bloor Homes in order to understand their anticipated lead-in and build-out rates for the site and for the purposes of compiling the 'clear evidence' of delivery necessary to support housing land supply projections in accordance with the NPPF and supporting PPG.
- 8.3 Bloor Homes will continue to build out this scheme and will then look to move on to other projects in the District

- 8.4 Whilst not a consideration that is held up as being material to the determination of this application, it is nevertheless helpful to note that the applicant is committed to the delivery of these units and at an expeditious rate such that it would make a meaningful contribution to the housing land supply of the district within the five-year period.

PART FIVE – CONCLUSION

1. This application represents another major step forward in boosting housing delivery across the District.
2. Whilst there will no doubt be many in Stowupland who regret the level of development previously approved, the application submitted here is considered acceptable for the reasons set out. The additional 19 units cannot be shown to result in harm sufficient to warrant refusal
3. The Council can demonstrate that it has a 5YHLS. The view expressed by the Parish Council about there being no need, in their view, for further housing is understood but as explained earlier changes to the NPPF in 2019 now mean that the Council will be judged on the level of housing delivery being actually experienced rather than a theoretical land availability. In this respect housing delivery needs to be accelerated.
4. Bloor Homes are committed to completing this development in as short a time as possible and progress is ongoing. These units will be available in the short-term and will therefore make an important contribution to overall housing delivery in the near term. Members will now be familiar with the fact that the 5YHLS and delivery position of the Council is reviewed annually and as the 5YHLS currently stands at 5.06 years as an adopted published position any slippage could adversely impact the Council's position.
5. Members will also be familiar with the fact that a number of key policies within the Adopted Development Plan have been held to be out of date and therefore there is potential for the tilted balance to apply [paragraph 11 NPPF]. That said the Stowupland Neighbourhood Plan is so new that it represents 'up to date' policy of significant relevance and attracts significant weight. The proposal itself is in accordance with the SNP as described earlier in some detail. Therefore, the

proposal complies with the development plan when taken as a whole and should be permitted without delay in accordance with local and national policy. This is what the presumption in favour of sustainable development means in such circumstances.

6. In the absence of any justifiable or demonstrable material consideration indicating otherwise, it is considered that the proposals are therefore acceptable in planning terms and that there are no material considerations which would give rise to unacceptable harm.

7. A positive recommendation to Members is therefore given below.

RECOMMENDATION

That:

(1)

subject to the receipt of an appropriate unilateral undertaking from the applicant securing

- **a £10,000 contribution towards additional highway works to improve visibility splays where adjacent hedging now obstructs visibility [as described by SCC in its comments]; and,**
- **affordable housing in line with Council policy; and,**
- **such appropriate Deed/s of variation to ensure previously secured planning gain is protected should this new permission be approved and the development implemented**

then;

(2)

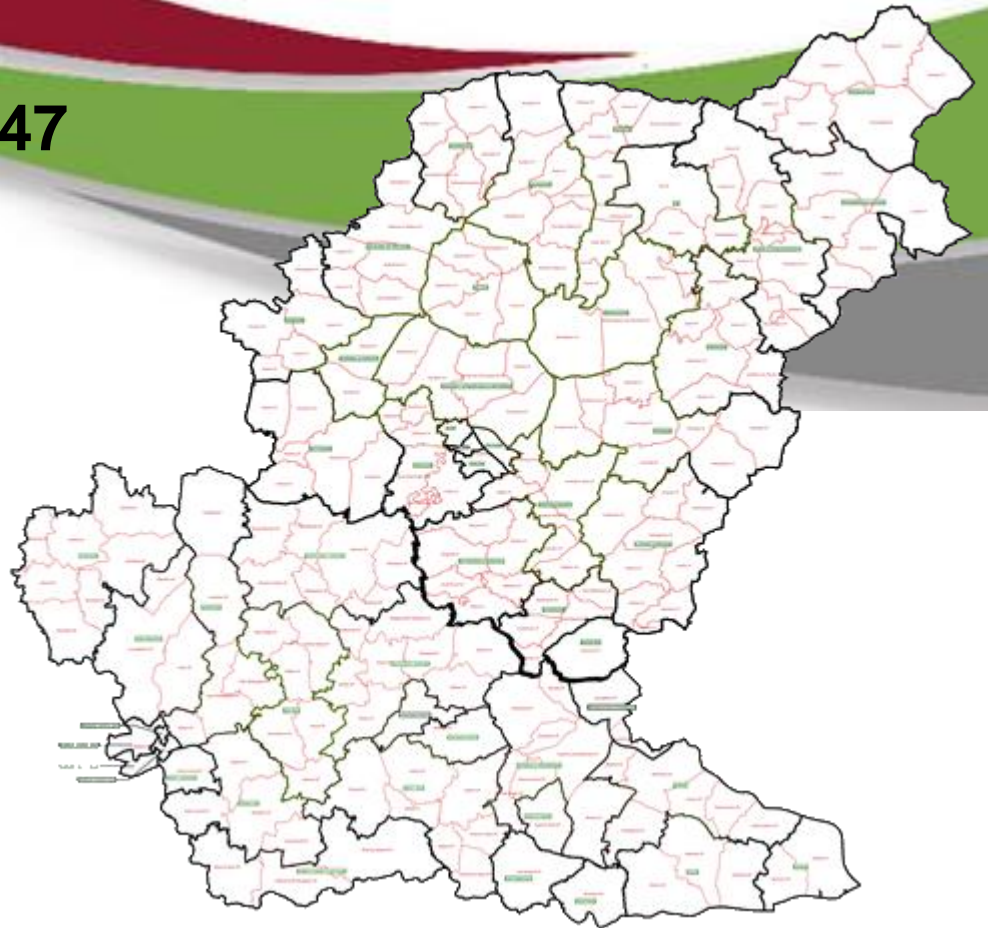
Delegated authority be given by the Committee to the Acting Chief Planning Officer to approve the application subject to planning conditions, drafted to the satisfaction of the Acting Chief Planning Officer, including:

- Approved Plans and Details
- Further details of materials to be submitted
- External glazing bars and window reveals
- No grp canopies
- Electric charging points in garages
- As required by Place Services
- As required by SCC, where necessary.
- As required by SCC Floods and Water
- As required by AW

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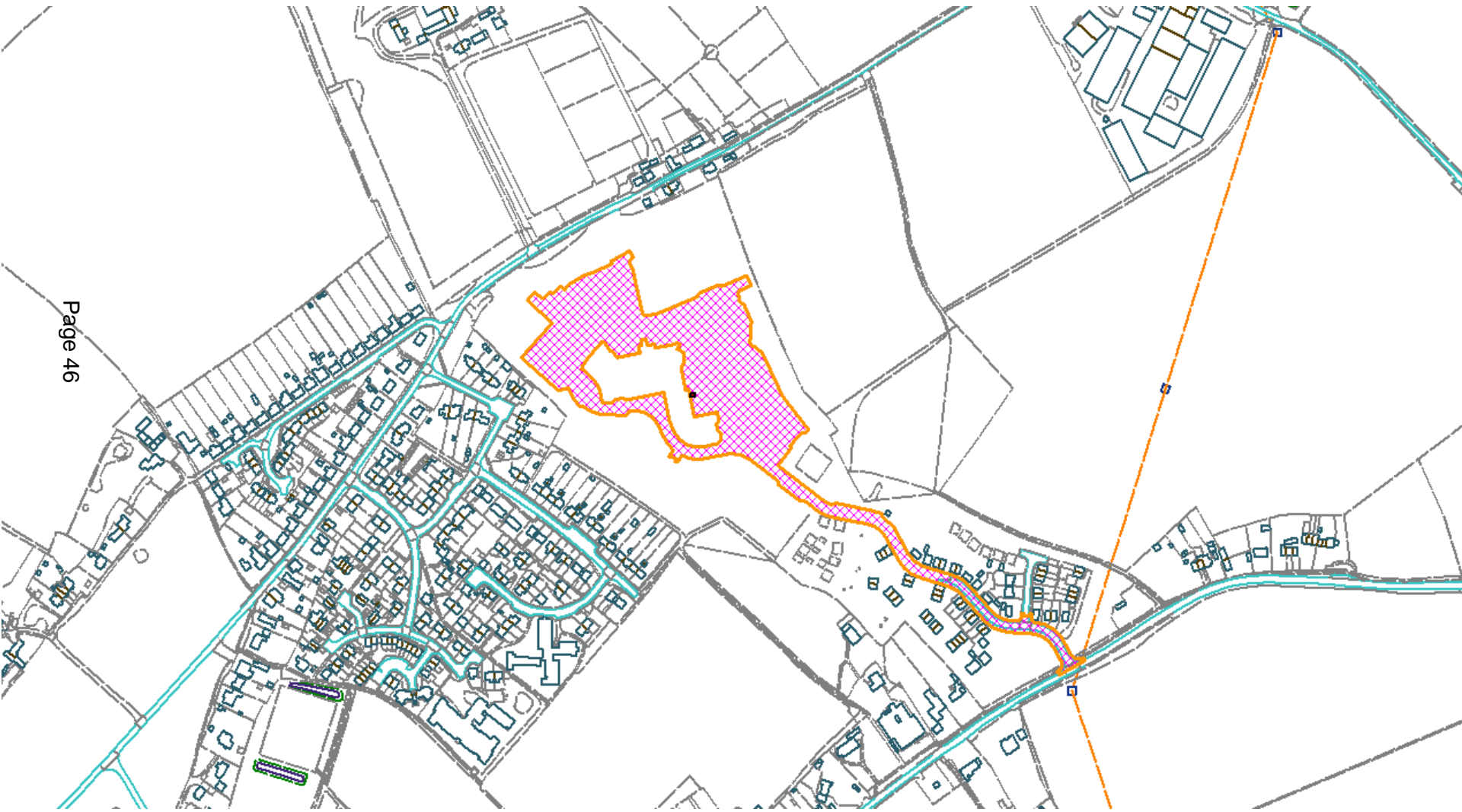
Application No: DC/19/01947

**Address: Land At Church
Road And Gipping Road,
Stowupland**







Site Location Plan

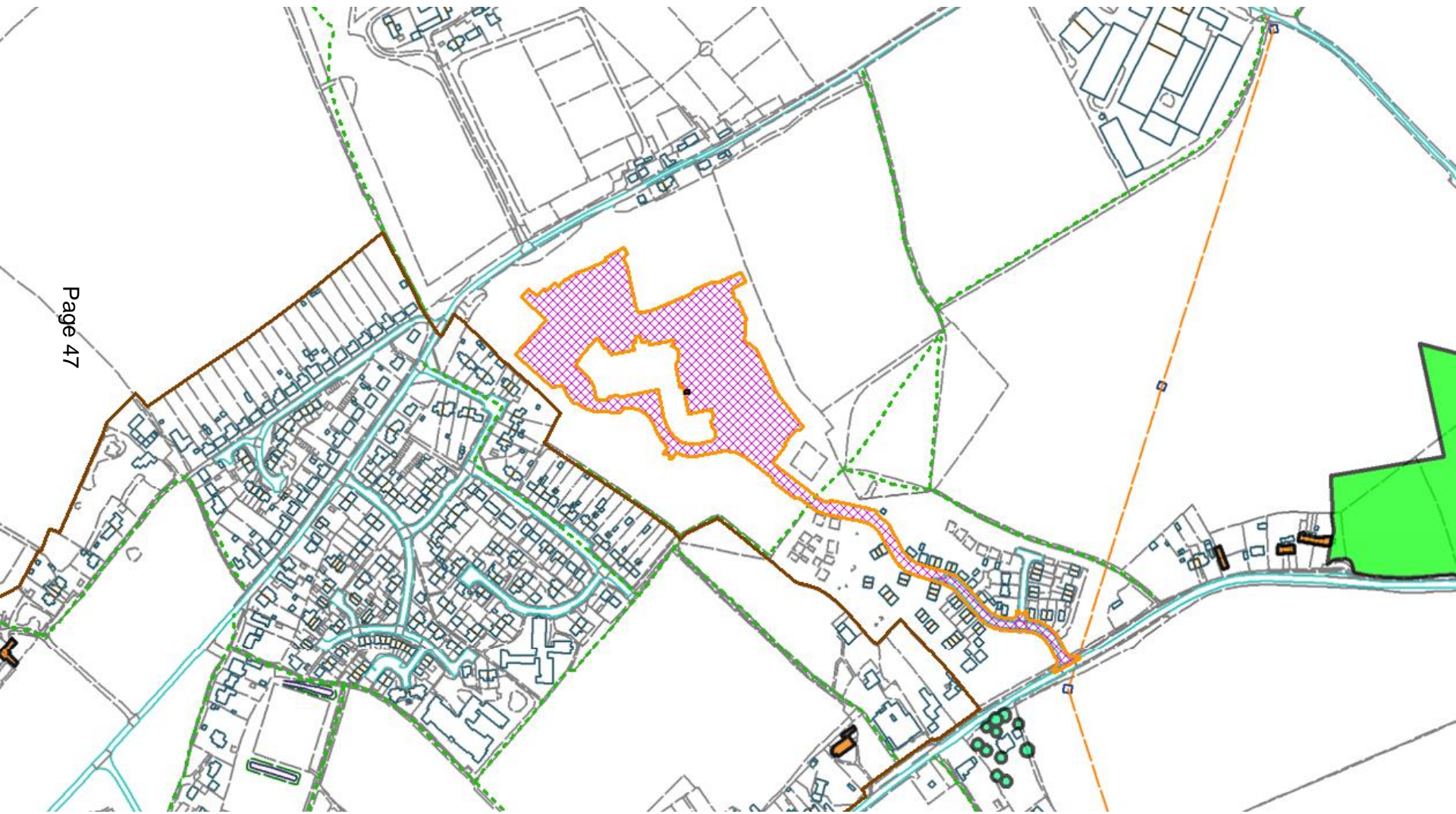
Slide 2



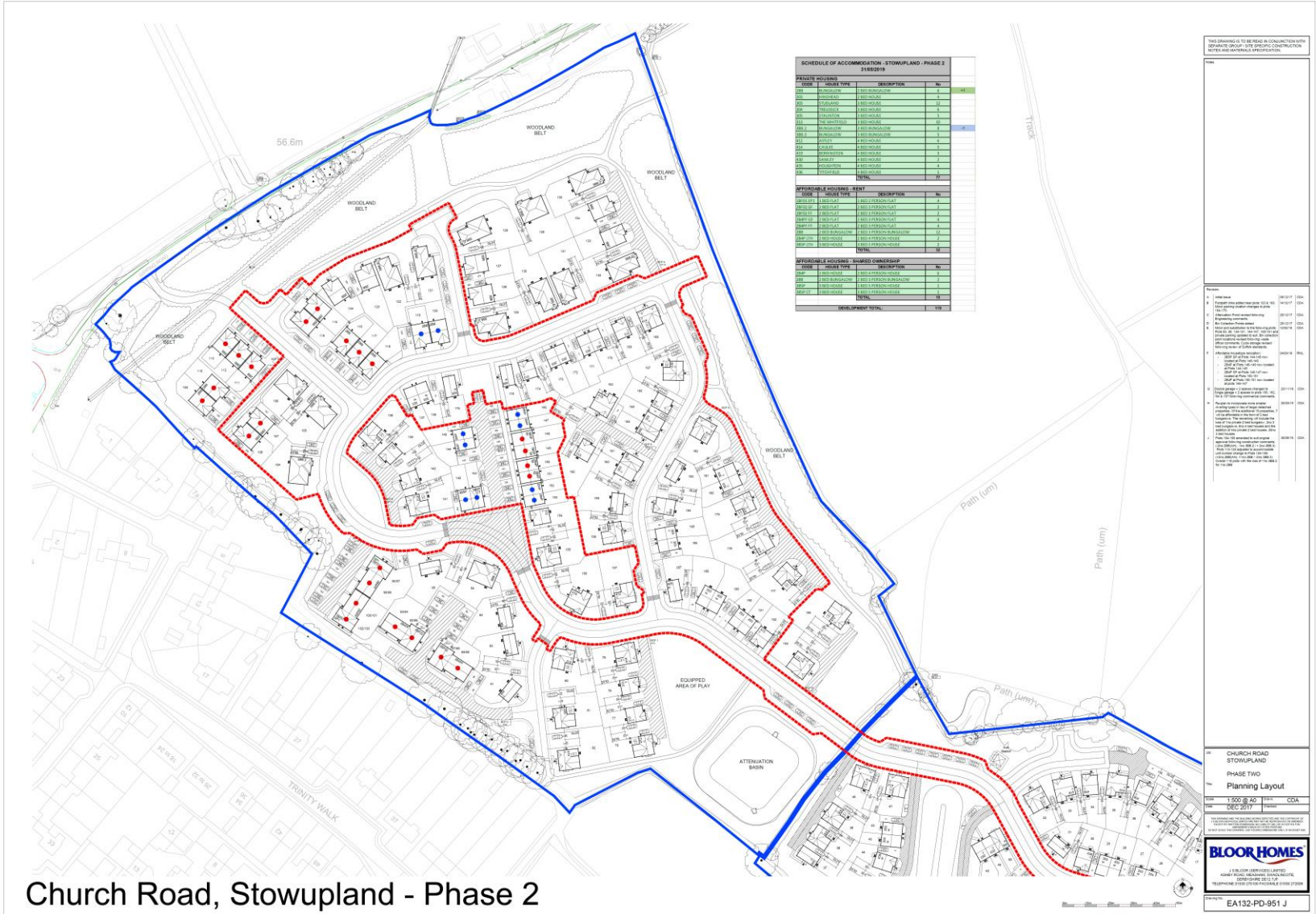
Constraints Map

Slide 3

-  TPO - Individual TPO/Area of trees/trees
-  Built Up Area Boundaries
-  Public Rights of Way
-  Grade II







Church Road, Stowupland - Phase 2

THE DRAWING IS TO BE READ IN CONJUNCTION WITH THE SEPARATE DRAWING, SITE SPECIFIC CONSTRUCTION NOTICES AND ANY RELEVANT INFORMATION.

1. CHURCH ROAD STOWPLAND PHASE TWO Planning Layout

2. 1:500 @ A0 12/11/2017 CS/A

3. DEC 2017

BLOOR HOMES

EA132-PD-951 J

Colour Layout Plan

Slide 6

Drawing no: EA152-PD_551H-COL
 Drawn: LM
 Scale: 1:500 @ A0



Page 50

Proposed residential development at
Church Road, Stowupland - Phase 2

April 2019

© The envisaged and the building works depicted are the copyright of Bloor Homes (United Kingdom) Limited and may not be reproduced or transmitted in any form or by any means, without the prior written permission of Bloor Homes (United Kingdom) Limited. No liability will be accepted for any errors or omissions made by any person.



Proposed Street Scenes

Slide 7

Drawing no: EA132-PD-0660
 Drawn: AD
 Scale: 1:100@A2 / 1:200@A1



Indicative street scene



Indicative street scene



Please note: Site Layout not to scale

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Consultee Comments for Planning Application DC/19/01947

Application Summary

Application Number: DC/19/01947

Address: Land At Church Road And Gipping Road Stowupland Stowmarket IP14 4BG

Proposal: Planning Application - Erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under Outline 3112/15 and Reserved Matters DC/18/00097)

Case Officer: Vincent Pearce

Consultee Details

Name: Mrs Claire Pizzey

Address: 2 Broomspath Road, Stowupland, Stowmarket, Suffolk IP14 4DB

Email: parishclerk@stowuplandpc.co.uk

On Behalf Of: Stowupland Parish Clerk

Comments

Stowupland Parish Council OBJECTS to the application on the following reasons:

The application is contrary to condition 5 placed on the development by the Government Planning Inspector when he allowed the appeal. (Condition 5 The development hereby permitted shall comprise no more than 175 dwellings.) The Inspector states that the reason for the condition is A restriction is placed on the total number of dwellings in the interests of maintaining a reasonable density similar to other parts of Stowupland.

These additional 19 dwellings are not included the Mid Suffolk 5 year housing supply. Delete and replace by MSDC now has a 5 year supply of housing land and these additional 19 dwellings are not needed.

This is contrary to the Stowupland Neighbourhood Plan which is at an advanced stage and goes to referendum on 6th June 2019.

The Parish objects to the number of bungalows being reduced from 40 to 33. We feel it is necessary to have new bungalows in the village for older people to downsize to or move to somewhere with no stairs.

Dear Sir/Madam

It is acknowledged that the application is for outline permission but considering the number of dwellings proposed some consideration of this topic area is expected. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability.

We request a condition is added should permission be granted and offer the following wording:

Before works extend beyond foundation level 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) 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@babermidsuffolk.gov.uk

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

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

Sent: 30 April 2019 10:09

To: Environmental Health <Environmental@babermidsuffolk.gov.uk>

Subject: MSDC Planning Consultation Request - DC/19/01947

Please find attached planning consultation request letter relating to planning application - DC/19/01947 - Land At Church Road And Gipping Road, Stowupland, Stowmarket, IP14 4BG

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 the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh

District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.

Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 10 July 2019 10:18
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/19/01947. Land Contamination

Dear Vincent,

EP Reference : 262499
DC/19/01947. Land Contamination
Land between Gipping Road and Church Road, Gipping Road, Stowupland, STOWMARKET, Suffolk.
Re-consultation: Erection of 53no. dwellings with associated parking, landscaping and access arrangements. (This application represents an amendment to the part of the development approved etc (see remarks)

Many thanks for your request for comments in relation to the above application. Having reviewed the application I can confirm that I have no comments to make with respect to land contamination.

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



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: 146882/1/0057890

Local Planning Authority: Mid Suffolk District

Site: Land At Church Road And Gipping Road
Stowupland Stowmarket IP14 4BG

Proposal: Erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under Outline 3112/15 and Reserved Matters DC/18/00097)

Planning application: DC/19/01947

Prepared by: Pre-Development Team

Date: 21 May 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 Stowmarket 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 connection regime. 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. (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: David Pizzey <David.Pizzey@babberghmidsuffolk.gov.uk>
Sent: 20 May 2019 10:31
To: BMSDC Planning Mailbox <planning@babberghmidsuffolk.gov.uk>
Subject: RE: Expiring Planning Consultations

The information I required for outline app 3112/15 was provided as part of reserved matters DC/18/00097 and therefore I have no further comments to add for DC/19/01947.

Regards

David Pizzey

Arboricultural Officer

Tel: 01449 724555

david.pizzey@babberghmidsuffolk.gov.uk

www.babergh.gov.uk and www.midsuffolk.gov.uk

Babergh and Mid Suffolk District Councils – Working Together



24 July 2019

Vincent Pearce
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/19/01947
Location: Land At Church Road And Gipping Road Stowupland Stowmarket IP14 4BG
Proposal: Planning Application - Erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under Outline 3112/15 and Reserved Matters DC/18/00097)

Dear Vincent,

Thank you consulting Place Services on the above application.

Holding objection to secure further ecological information

Summary

We have reviewed the Soft Landscape Plans (CSA Environmental, June 2019), the proposed ecological mitigation and enhancement measures (CSA Environmental, February 2018), and the Street Lighting Layout EA132-EN-910 (Bloor Homes, March 2018), submitted by the applicant in support of the above application.

We have also reassessed the following documents submitted for the associated application under Outline 3112/15 and Reserved Matters DC/18/00097:

- Ecological Appraisal (FPCR, August 2015);
- Great Crested Newt Survey Report (FPCR, December 2014);
- The Landscape and Environmental Management Plan – Phase 2 (CSA Environmental, December 2017); and
- The Lighting Layout - E3657/951/A (Wormald Burrows Partnership Ltd, February 2018)



As a result, we are happy with the proposed ecological enhancement measures, but still have a holding objection due to the following reasons:

Ecological Appraisal Update

The Ecological Appraisal (FPCR, August 2015) submitted under the Outline application (3112/15) is considered out of date to support this application, following the Chartered Institute of Ecology and Environmental Management (CIEEM) - Advice note on the Lifespan of Ecological Reports and Surveys (April 2019). However, we acknowledge that site may have been cleared due to planning permission previously being granted.

Therefore, it is recommended that an ecological addendum should be provided for this application, which shall be submitted to identify any further ecological constraints to Protected and Priority species on site and validate the original Ecological Appraisal. If required, the ecological addendum should also determine the need for any further ecological mitigation requirements for this application.

Lighting Layout

The submitted Lighting Layout EA132-EN-910 (Bloor Homes, March 2018) does not include an isolux drawing indicating that streetlights will not cause lighting levels above 1 lux, onto existing or new trees/shrubs within the development. The Lighting Layout - E3657/951/A (Wormald Burrows Partnership Ltd, February 2018) was previously agreed at Reserved Matters (DC/18/0009) as it demonstrated this appropriately. Therefore, we recommend that an appropriate lighting layout is also demonstrated for this application. However, it is highlighted that this could be secured via a suitably worded condition, prior to slab level.

Therefore, this further information is required to allow the LPA to have certainty of impacts on Protected and Priority species and demonstrate its compliance with its statutory duties, including its biodiversity duty under s40 NERC Act 2006.

We look forward to working with the LPA and the applicant to receive the additional information required to overcome our holding objection.

Please contact us with any queries.

Yours sincerely,

Hamish Jackson BSc (Hons) GradCIEEM MRSB
Junior Ecological Consultant
ecology.placeservices@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

Dear Vincent Pearce,

Subject: Land At Church Road And Gipping Road, Stowupland, Stowmarket, IP14 4BG Ref DC/19/01947

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/01947.

The following submitted documents have been reviewed and we recommend a holding objection at this time:

- Site Location Plan Ref EA132-PD-031A
- Technical Note No 3 Ref E3657/TN3/LGH/27032019

The reason why we are recommending a holding objection is because the proposal to increasing the number of dwellings has not been suitably assessed. If the applicant is proposing to increase the amount of dwellings, then this will increase the amount of impermeable area of the site. Therefore, the increase in dwellings will have an impact on the volume of surface water that needs to be stored for all events up to the 1:100+CC.

The points below detail the action required in order to overcome our current objection:-

1. Provide hydraulic calculations for the surface water drainage system including the storage basins sizing for both the existing approved impermeable area and the proposed impermeable area
 - a. Existing should be from the approved documents for application ref Outline 3112/15 and Reserved Matters DC/18/00097

Kind Regards

Jason Skilton

Flood & Water Engineer

Flood & Water Management

Growth, Highways & Infrastructure

From: Paul Harrison <Paul.Harrison@babberghmidsuffolk.gov.uk>
Sent: 24 July 2019 12:40
To: Vincent Pearce <Vincent.Pearce@babberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC 19 01947 Stowupland FUL version of 3112 15

Vincent

In May we commented on this proposal when it was submitted as a Reserved Matters application. We expressed concern at the inclusion of an access onto Gipping Road. We note that the layout plan now shows the landscaping around that access adjusted to create a baffle effect as we recommended. However we are deeply disappointed that a new opening in the tree belt on this frontage is now proposed, not apparently serving an access. This too appears to conflict with the substance and the spirit of the scheme allowed at appeal and I can only repeat my earlier comments:

At paras 27-28 the Inspector summarised the detailed Inquiry proceedings on the impact of the proposal on the approaches to Columbine Hall (listed GI*). His conclusions rest on the continuous green planted buffer along the northern boundary of the site as shown in layout revision Q, to which he gave considerable weight. The impact of the wide gap now shown would undermine the mitigating effect of the buffer as shown in rev Q, making the presence of the housing obvious and intrusive at this point, contrary to the approved scheme.

Earlier schemes at application stage included a vehicle access on Gipping Road which was ruled out on various grounds not related to heritage. We would query whether the openings in the green belt are in fact necessary, and if they are, we would ask for the layout of both to be amended to give a baffle effect, not giving direct views of the built development from the road.

Please treat this email as the Heritage consultation response.

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





Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

From: Martin Fellows
Operations (East)
planningee@highwaysengland.co.uk

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: DC/19/01947

Referring to the planning application referenced above, dated 01 May 2019, erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under outline 3112/15 and reserved matters DC/18/00097), land at Church Road and Gipping Road, Stowupland, Stowmarket, IP14 4BG, notice is hereby given that Highways England's formal recommendation is that we:

- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A – Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A – further assessment required);~~
- ~~d) recommend that the application be refused (see Annex A – Reasons for recommending Refusal).~~

Highways Act Section 175B ~~is~~ is not relevant to this application.¹

¹ Where relevant, further information will be provided within Annex A.

Date: 13/05/2019

Signature:

Name: Mark Norman

Position: Spatial Planning Manager

Highways England:

Woodlands, Manton Lane
Bedford MK41 7LW

Mark.Norman@highwaysengland.co.uk

This proposal is unlikely to have a severe affect upon the Strategic Road Network



Mr Vincent Pearce
Babergh Mid Suffolk
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582740

Our ref: **W:** P01067695

1 May 2019

Dear Mr Pearce

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

**LAND AT CHURCH ROAD AND GIPPING ROAD, STOWUPLAND, STOWMARKET,
IP14 4BG
Application No. DC/19/01947**

Thank you for your letter of 30 April 2019 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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

Yours sincerely

Sophie Cattier

Assistant Inspector of Historic Buildings and Areas
E-mail: sophie.cattier@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Our ref: 281318
Your ref: DC/19/01947

Dear Sir or Madam

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 <http://magic.defra.gov.uk/> 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

Alice Watson
Consultations Team
Operations Delivery
Natural England
Electra Way
Crewe Business Park
Crewe
Cheshire
CW1 6GJ
[Tel: 0300 060 3900](tel:03000603900)

consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 01 May 2019 16:30
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/19/01947

Hello Planning Support

The Public Realm Team welcomes the addition of a play area within this phase of development.

The landscaping and provision of open space appears to be on the edge of this development and serves the purpose of screening the development. As these areas only serve the people living in the new development it is expected that the District Council would not be responsible for the future maintenance of these areas. A local solution for future maintenance is expected.

Regards

Dave Hughes
Countryside and Public Realm Officer

From: RM Archaeology Mailbox <archaeology@suffolk.gov.uk>
Sent: 20 May 2019 10:10
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Cc: Kate Batt <Kate.Batt@suffolk.gov.uk>; Hannah Cutler <Hannah.Cutler@suffolk.gov.uk>
Subject: RE: Expiring Planning Consultations
Importance: High

Dear Shereen,
We won't be responding to DC/19/01947 as archaeological work has been completed under previous permissions.

Best wishes,
Rachael

Rachael Abraham B.A. (Hons), M.A.
Senior Archaeological Officer

Suffolk County Council Archaeological Service,
Bury Resource Centre,
Hollow Road,
Bury St Edmunds,
IP32 7AY

Tel.: 01284 741232
Mob: 07595 089516
Email: rachael.abraham@suffolk.gov.uk

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/F221448
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 13/05/2019

Dear Sirs

Land at Church Road and Gipping Road, Stowupland, Stowmarket IP14 4BG
Planning Application No: DC/19/10947
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

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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: Jamie.roberts@pegasusgroup.co.uk

Enc: Sprinkler information

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: 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: 13 May 2019

Planning Ref: DC/19/01947

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING
ADDRESS: Land at Church road and Gipping Road, Stowupland, Stowmarket
IP14 4BG
DESCRIPTION: 53 Dwellings
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/

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Your Ref:DC/19/01947
Our Ref: SCC/CON/1746/19
Date: 21 May 2019
Highways Enquiries to: Highways.DevelopmentControl@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: Vincent Pearce

Dear Vincent Pearce,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/19/01947

APPLICATION REF: DC/19/01947

PROPOSAL: Planning Application - Erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under Outline 3112/15 and Reserved Matters DC/18/00097)

LOCATION: Land At Church Road And Gipping Road Stowupland Stowmarket IP14 4BG

ROAD CLASS:

I have examined the highways technical note and accept that the additional traffic generated will have a minimal effect on the highway. The revised layout conforms with the SCC Guidance for Parking.

However, I feel the additional residential population will exacerbate an issue where pedestrians cross Gipping Road to utilise the new footway, provided in accordance with the previous permission. Due to existing vegetation at the crossing point it has not been possible to achieve the minimum recommended visibility for a 60 mph speed limit. Therefore, we request a S106 contribution of £10,000 to allow an extension of the 30mph speed limit, to include this crossing point, in the interest of highway safety.

Provided this additional S106 contribution is acceptable we have no objection to the application.

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:

P 1 - Condition: The use shall not commence until the area(s) within the site shown on EA 132-PD-955 C for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

Further comments from our Travel Plan Officer are given below

The full planning application (DC/19/01947) is likely to have a negative impact on the Travel Plan that was submitted, and currently being implemented for the original outline planning application (3112/15). This is due to the fact that the applicant has not submitted any information as part of the planning application to provide assurances that the dwellings within the red line will still benefit from the existing Travel Plan. If consent is granted for this application, the measures and monitoring secured for the outline planning application would be extremely difficult to implement, due to the red line annexing a part of the original site, as the full application will supersede the outline application. If two separate Travel Plans are implemented it is likely to cause confusion and extra work for Suffolk County Council (as Highway Authority) to oversee as required with the current Travel Plan.

If consent is granted and to ensure there is no impact on the live Travel Plan, it is recommended that there are Section 106 obligations secured for all the dwellings identified in the red line plan of the full application to continue to be part of the live Travel Plan secured for the outline application, with the additional 19 dwellings also benefiting from the Travel Plan measures being funded by the applicant.

Formal confirmation will need to be provided by the applicant prior to the determination of the application, ideally in the format of a Highways Technical Note so some suitable Section 106 obligations can be drafted to ensure the Travel Plan mitigation secured through the original outline application for the full application site remains. Failure to do so could potentially have a negative impact on the existing highway infrastructure by making the smarter choices measures secured as part of the outline application less effective, in addition to failing to comply with paragraphs 108 and 111 of the NPPF and Mid-Suffolk District Council Strategic Objectives SO3 and SO6.

Yours sincerely,

Mr Colin Bird
Development Management Engineer
Growth, Highways and Infrastructure



**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/19/01947

Our Ref: IESCCG/000519/STU

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

16/05/2019

Dear Sirs,

Proposal: Planning Application - Erection of 53no. dwellings with associated parking, landscaping and access arrangements (Amendment to scheme approved under Outline 3112/15 and Reserved Matters DC/18/00097)

Location: Land At Church Road And Gipping Road, Stowupland, Stowmarket, IP14 4BG

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 53 residential dwellings, 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 practice 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
Stowhealth Surgery	17,780	1000.00	14,583	-219
Total	17,780	1000.00	14,583	-219

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 Stowhealth 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 and Project Support Manager
Ipswich and East Suffolk Clinical Commissioning Group

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Agenda Item 7b

Committee Report

Item 7B

Reference: DC/19/01755
Case Officer: Sian Bunbury

Ward: Gislingham.

Ward Member/s: Cllr Rowland Warboys.

RECOMMENDATION – BLANK PLANNING PERMISSION/LISTED BUILDING CONSENT WITH CONDITIONS

Description of Development

Application under Section 73 of the Town and Country Planning Act Outline Planning Permission 0294/15 and Reserved Matters DC/17/06092 without compliance with Condition 1 (Approved Plans and Drawings).

Location

Land On The South Side Of, Thornham Road, Gislingham, Suffolk

Parish: Gislingham

Expiry Date: 12/08/2019

Application Type: FUW - Full App Without Compliance of Condition

Development Type: Major Small Scale - Dwellings

Applicant: Lovell Partnerships Ltd

Agent: The Design Partnership (Ely) Ltd

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reasons:

It is a “Major” application for:

- residential land for 15 or more dwellings

Details of Previous Committee

Committee 25.04.18. DC/17/06092 - Submission of details under Outline Planning Permission 0294/15 for the erection of 40 dwellings.

Details of Pre-Application Advice

None

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
GP01 - Design and layout of development
H16 - Protecting existing residential amenity
T09 - Parking Standards
T10 - Highway Considerations in Development
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable 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

Historic England

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Suffolk Wildlife Trust

No further comment

SCC - Highways

There is no objection to the revised drawings as there are no highway related amendments.

Heritage Team

Does not wish to offer comment on this proposal.

Gislingham Parish Council

The Parish Council wish to express concern over the developer ensuring adequate and permanent provision to prevent surface water. This area is already flooding and causing problems for users of the footpath registered on this development. We wish District Council to qualify who is now responsible for safeguarding this following the responses received from consultees.

Environmental Health - Land Contamination

No objection.

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

Comment on the layout and property mix and that the affordable homes are not up to standard being 2.6sq,m too small.

(Officer comment – The Affordable dwellings are under construction in association with Orbit Housing.)

The Environment Agency

The application does not trigger a consultation on our checklist so we therefore have no comments.

I can see that we provided a response to the outline application (0294/15) on 25 March 2015 and requested a surface water condition. We no longer comment on surface water and as such I would recommend that the LLFA are consulted.

SCC - Flood & Water Management

No comments.

Infrastructure Team

The development lies in the high value zone for MSDC and will attract CIL at a rate of £115m² subject to indexation. The CIL Liability is not calculated until approval of reserve matters for the dwellings.

Communities (Major Development)

No comments

Public Realm

The Public Realm Team have no further comments on this application. We note that a landscape/public open space management plan is due to be submitted and approved in due course and we would welcome the opportunity to input into this process. The open spaces within this development should be maintained locally as it is not an area that the District Council would seek to acquire or maintain in the future.

Environmental Health - Noise/Odour/Light/Smoke

The noise levels from all of the Air Source heat pumps are close to the maximum MCS 020 maximum recommended levels. The acoustic technical memo relating to noise from the air source heat pumps indicates that the plant has a potential to cause unacceptable noise at several plots. This noise is caused by the proposed air source heat pumps installed in plots 22-29 without mitigation (as shown in Table 3). The Adrian James Acoustic memo ref M001 Section 4.2 recommends mitigation methods that should be used to reduce the levels of noise from the plant at plots 22-29.

The mitigation method recommended should be secured by way of condition, be available for inspection and be maintained.

(Officer comment - mitigation measures shown on amended plans).

In addition to earlier comments, suggest conditions relating to submission of a Construction Management Plan, No burning to take place on the site, any external lighting to be kept to a minimum for the purposes of security and site safety.

Environmental Health - Noise/Odour/Light/Smoke

No further comments to make in addition to those already submitted in terms of noise from the air source heat pumps and working hours during development.

B: Representations

None.

PLANNING HISTORY

REF: DC/17/06092	Submission of details under Outline Planning Permission 0294/15 for the erection of 40 dwellings with new vehicular access off Thornham Road, new road ways, garages and parking.	DECISION: GTD 01.06.2018
REF: DC/18/02478	Discharge of Conditions Application for 0294/15 (Appeal Reference APP/VV3520/VV/15/3133714) - Condition 5 (Archaeology), Condition 8 (Surface Water), Condition 9 (Levels) and Condition 10 (Construction Method Statement).	DECISION: GTD 30.11.2018
REF: DC/18/03845	Discharge of Conditions Application for DC/17/06092- Condition 2 (Agreement of Materials), Condition 3 (Landscaping Scheme) and Condition 8 (Ecological Mitigation)	DECISION: GTD 30.11.2018
REF: DC/18/03849	Non Material Amendment to Application DC/17/06092 - Addition of 1 No chimney pot to Plots 18 and 38, change to colour of external doors, widen base of chimneys and change arches of Plots 14, 19 and 32, deepen rear garages of Plots 1 and 2 and change finish to garage of Plot 40.	DECISION: GTD 13.03.2019
REF: DC/19/01940	Discharge of Conditions Application for 0294/15 approved under APP/W3520/W/15/3133714- Condition 4 (External Lighting) and Condition 5 (Programme of Archaeological Work)	DECISION: GTD 22.05.2019
REF: DC/19/01941	Discharge of Conditions Application for DC/17/06092- Condition 6 (Fire Hydrants) and Condition 7 (Landscape Management Plan)	DECISION: GTD 24.06.2019
REF: DC/19/03030	Discharge of Conditions for DC/17/06092 - Condition 3 (Landscaping Scheme)	DECISION: GTD 15.07.2019
REF: 0294/15	Outline planning application with all matters reserved for residential development, comprising 40 dwellings with a new vehicular access off Thornham Road	DECISION: REF 26.08.2015

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site is located adjacent to the Settlement Boundary for Gislingham, accessed off Thornham Road, with residential development to the north, south and west. The eastern boundary comprises a tree belt with open countryside beyond.
- 1.2 A veteran oak tree protected by a TPO lies within the site and two public footpaths (FP32 and 33) run through the site.

2. The Proposal

2.1. The application is submitted under section 73 of the Town and Country Planning Act and seeks approval of a variation of condition 1 (Approved plans and drawings) on planning permission DC/17/06092. The proposal seeks to allow the addition of Air Source Heat Pumps to each dwelling, reduce the width of the Right of Way behind plots 3-9, , re-positioning paths and fences and minor design alterations such as removing some false chimneys, increasing the size of others, removing lead window heads, amendment to window heads, window position, removal of porch finials and re-positioning rainwater pipes. (See Summary of Planning changes.)

2.2. Development has commenced on the erection of the 40 dwellings previously approved . Of these, 8 are affordable dwellings being provided in accordance with adopted policy.

2.3 Site Area: 2.7ha

3. The Principle Of Development

3.1. The original planning permissions (0294/15 and DC/17/06092) with existing conditions remains intact. Conditions on those permissions have been discharged. A new decision notice will be issued arising from the consideration of this current application, with any new conditions which are appropriate being imposed. Issues not covered by the application to vary the approved plans and drawings cannot be taken into account.

4. Design And Layout

4.1. Design details are generally of a minor nature as identified in the Summary of Changes which has been submitted. The reduction in the width of the Right of Way behind plots 3 – 9 retains an adequate space for the footpath.

5. Impact On Residential Amenity

5.1. Residential amenity impact details have been considered particularly with regard to the introduction of the Air Source Heat Pumps. Mitigation measures identified in the submitted Acoustic memo have been shown on the proposal The consultation response from Environmental Health raises no objection, subject to the mitigation method being secured by condition.

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

13.1. The variations to the approved plans and drawings are not of a significant level when considered against National guidance, Local Plan policies and the conditions which were attached to the earlier conditions. The proposal is acceptable, subject to conditions as requested by Environmental Health.

RECOMMENDATION

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to Grant permission.

(1) That the Corporate Manager – Planning for Growth be authorised to GRANT Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Corporate Manager:

- Section 73 Time Limit Condition
- Approved Plans (Plans submitted that form this application)
- Air Source Heat Pumps to be installed as specified, with inspection and mitigation, as recommended by Environmental Health.
- DC/17/06092 Conditions as necessary

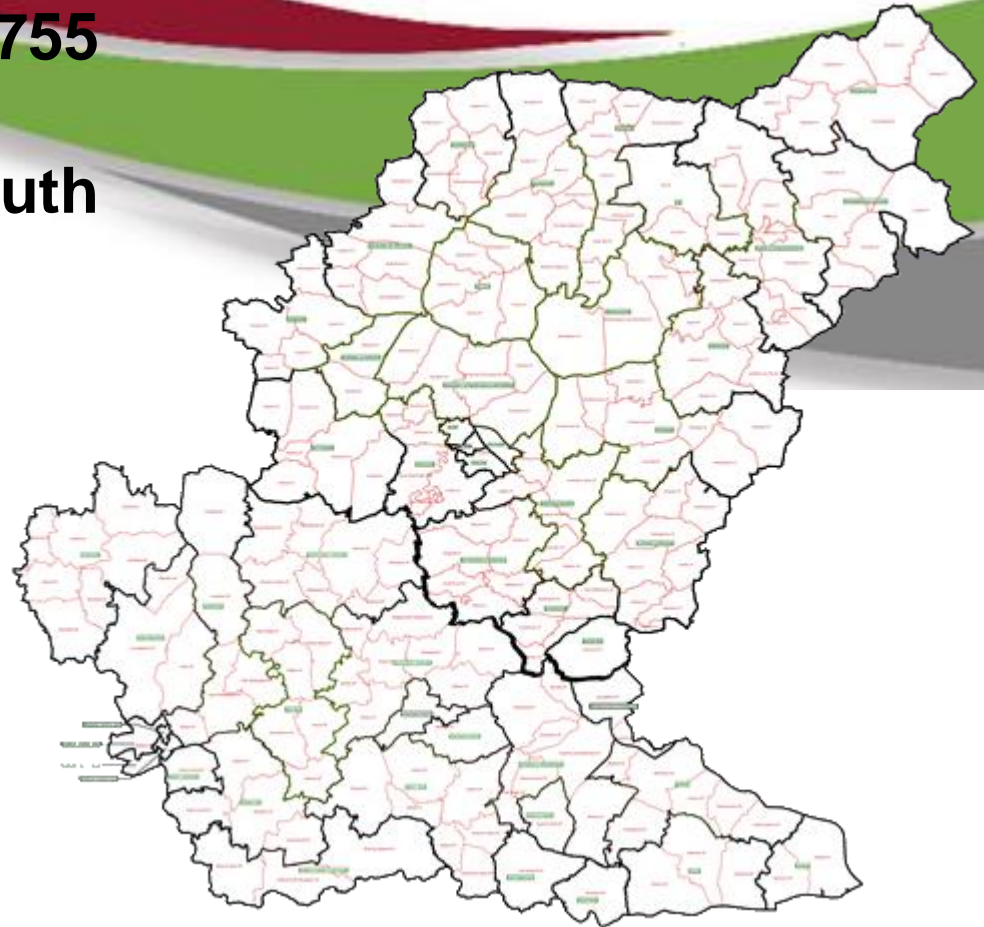
(2) And the following informative notes as summarised and those as may be deemed necessary by the Corporate Manager:

- Pro active working statement
- Support for sustainable development principles
- On-going requirement of conditions

Application No: DC/19/01755

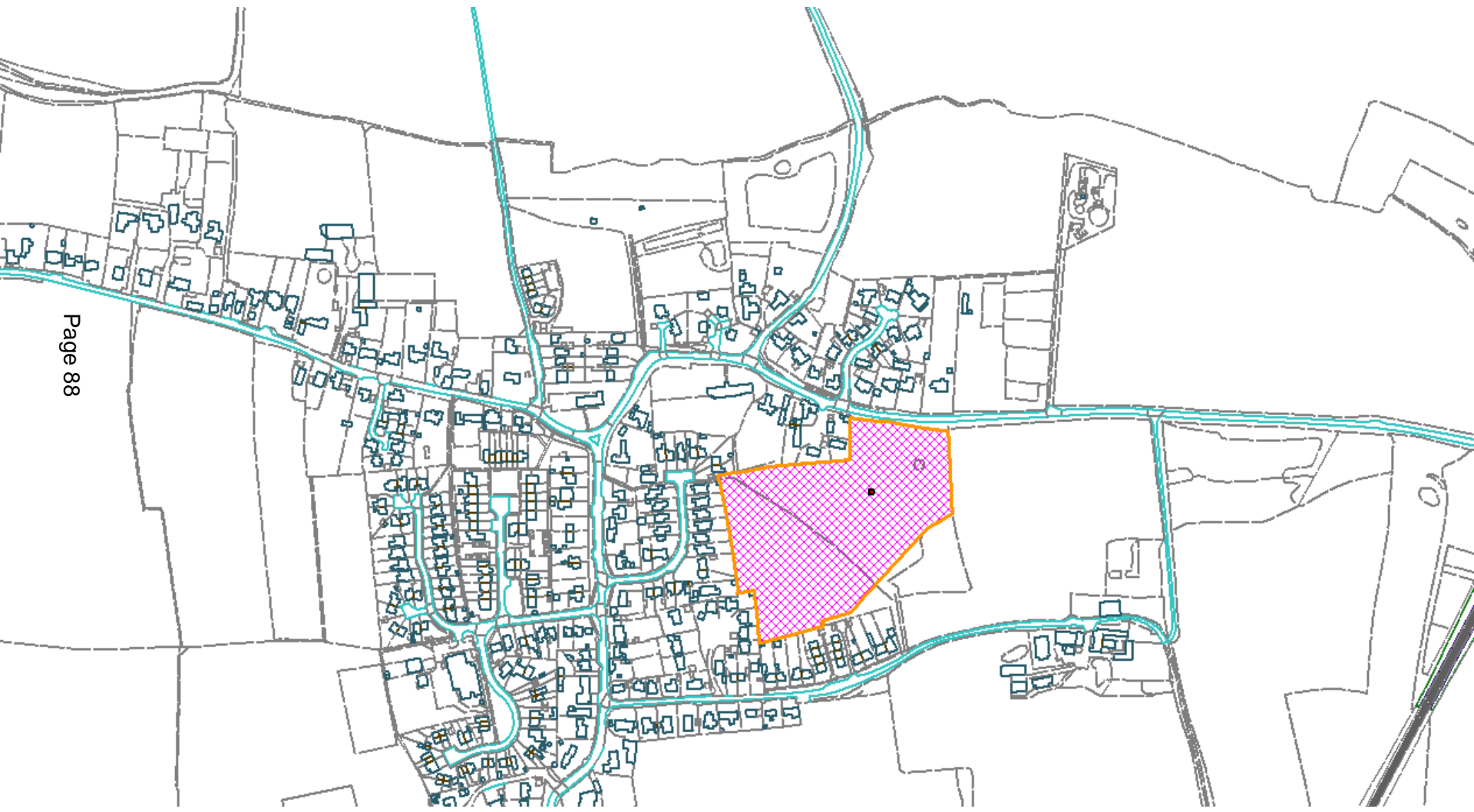
**Address: Land On The South
Side Of Thornham Road,
Gislingham**

Page 87



Site Location Plan


Slide 2




Constraints Map

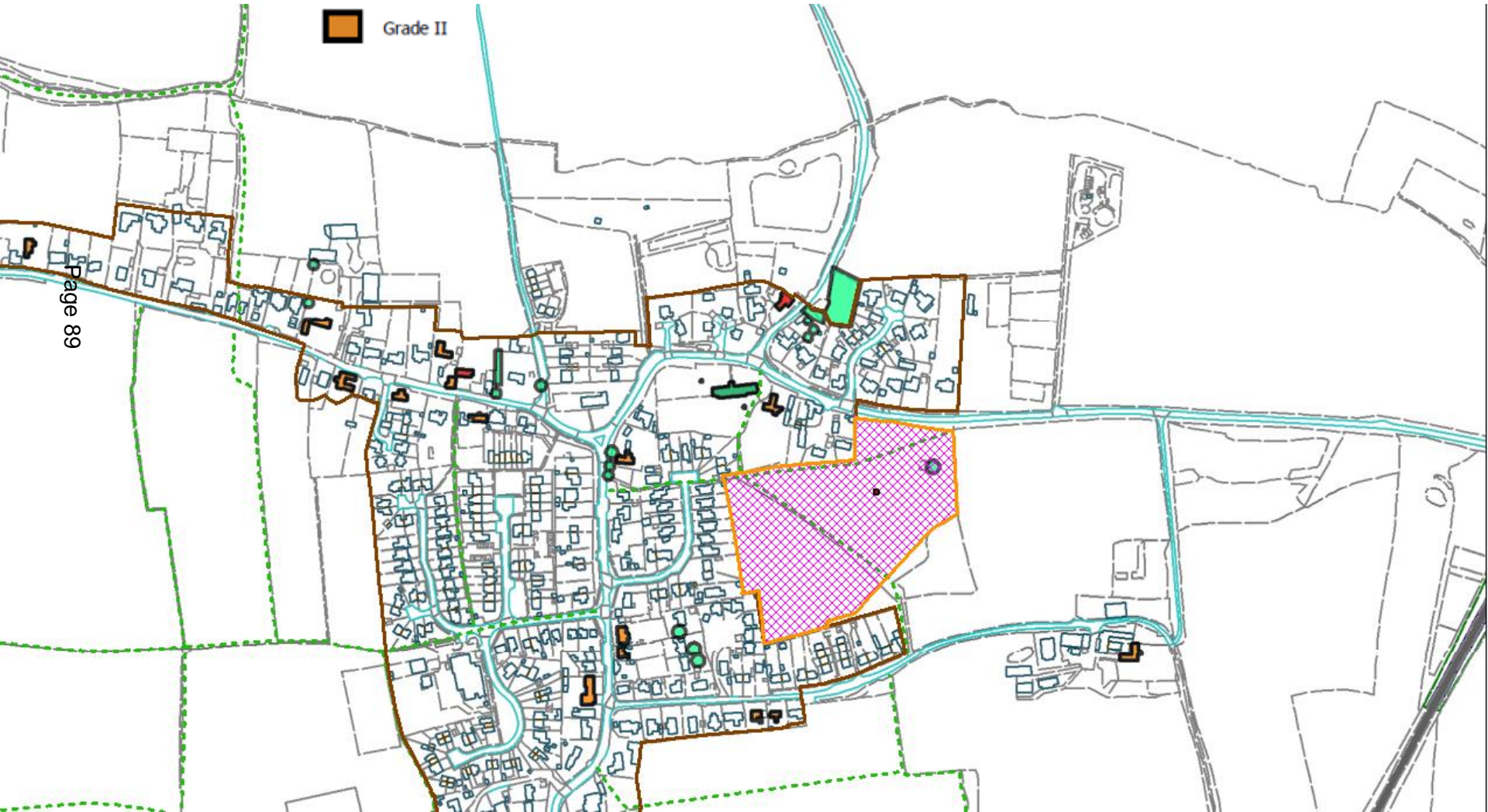
Listed Buildings

-  Grade I
-  Grade II

 Public Rights of Way

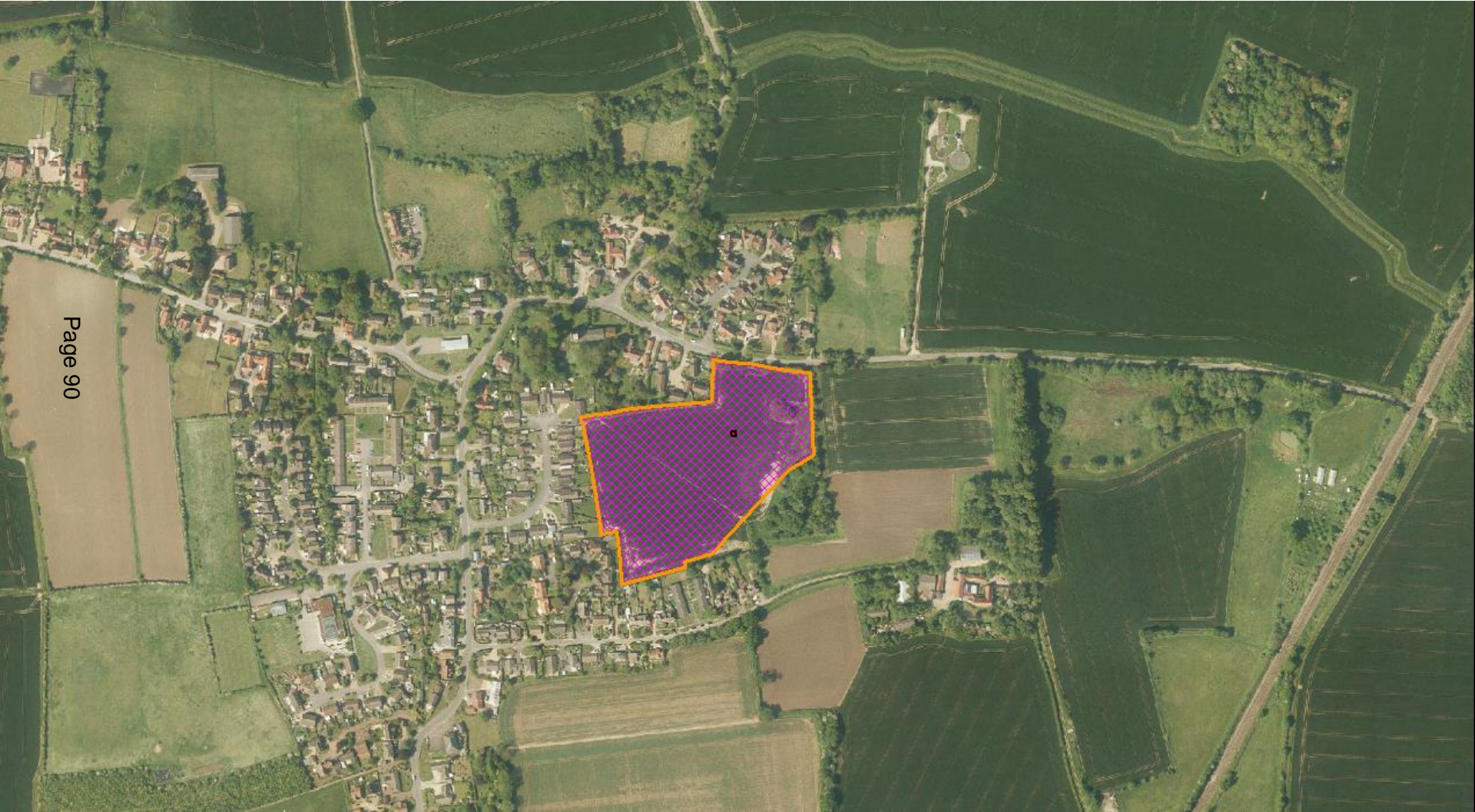
 Built Up Area Boundaries

 TPO - Individual TPO/Area of trees/trees



Aerial Map

Slide 4



Site Plan

Slide 5

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- DO NOT SCALE FROM THIS DRAWING.
 THE DRAWING CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE STATED.
- SURFACING:**
- Essex Road (Adoptive):** 5.5m wide sealed surface with 1.5m kerbside both sides designed and constructed to approval of Highway Authority.
 - Shared Surface (Adoptive):** 5.5m wide sealed surface with 1.5m kerbside both sides designed and constructed to approval of Highway Authority.
 - Reseed Tarmac (Adoptive):** 5.5m wide sealed surface. Tarmac tarmac with color designed and constructed to approval of Highway Authority. Public to use at own responsibility.
 - Public Footpath (un-designated):** Public to use at own responsibility. Public to use at own responsibility.
 - Private Drives and Paths:** Public to use at own responsibility. Public to use at own responsibility.
- Vegetation:**
- Planting:** 200mm diameter saplings to be provided at all planting points. Public to use at own responsibility.
 - Planting:** 200mm diameter saplings to be provided at all planting points. Public to use at own responsibility.
 - Planting:** 200mm diameter saplings to be provided at all planting points. Public to use at own responsibility.
- SOFT LANDSCAPING:**
- Rear Gardens:** Rear gardens to be laid out as shown on site plan.
 - Front Gardens:** Front gardens to be laid out as shown on site plan.
 - Public Open Space:** Public open space to be provided as shown on site plan.
 - Proposed New Large Trees:** Locations of proposed new large trees to be provided as shown on site plan.
 - Proposed New Medium Trees:** Locations of proposed new medium trees to be provided as shown on site plan.
 - Existing Off Site Trees:** Existing off site trees to be provided as shown on site plan.
 - Proposed Trees / Hedgerows:** Existing trees / hedgerows to be retained. Public to use at own responsibility.
 - Existing Hedgerows / Hedgerows:** Existing hedgerows / hedgerows to be retained. Public to use at own responsibility.
 - New Hedging:** Location of proposed new hedging. Hedging to be provided as shown on site plan.
- BOUNDARY TREATMENTS:**
- 1.8m Concrete Block Wall:** 1.8m high concrete block wall to be provided as shown on site plan.
 - 1.8m Concrete Block Wall:** 1.8m high concrete block wall to be provided as shown on site plan.
 - 1.8m Concrete Block Wall:** 1.8m high concrete block wall to be provided as shown on site plan.
- OTHER:**
- Cycle Storage:** Cycle storage to be provided as shown on site plan.
 - Bin:** Bin to be provided as shown on site plan.
 - Bin:** Bin to be provided as shown on site plan.
 - Bin:** Bin to be provided as shown on site plan.

Site Plan 1:250

Revisions	Date	Amendments	Revisions	Date	Amendments
A	Feb 18	Highways Comments	C	July 18	Design Changes MP Page 1, 2, 3, 4 and ADP's added
B	Nov 18	Hedge indicated along FP's	D	Apr 19	ADP's updated to show Right of Way amended layout

Revisions	Date	Amendments
E	Jun 19	PAZ TO ADP'S TO LOCAL

PLANNING - Reserved Matters



Proposed Housing Development at Thornham Road, Gillingham for Lovell Partnerships Ltd

RESERVED MATTERS PLANNING APP. Site Plan - East

Date:	Nov 17	Scale:	1:250 @ A1	Drawn:	FD/CBC	Check:	LP, 764/RM/03	Rev:	E
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Block Plan



DO NOT SCALE FROM THIS DRAWING.
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
 ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE STATED.

NOTES:

- 1 A new access located off Thornham Road. This is located on the outline proposals, between a retained cut, and line tree. The Thornham Road boundary will be replaced with a visual screen hedge to replace the fence and boundary.
- 2 A new surface water lagoon will be formed in the north east corner of the site which is the located point. This location was chosen to be the most suitable. The lagoon will be the property of the land and will therefore provide an area of open space which will reduce the visual impact of the development on the open countryside.
 NOTE: There is an existing dry pond located in this part of the site near to the call line.
- 3 Refurbish the existing hedge and tree planting on the west boundary to screen the site.
- 4 The retention and enhancement of the existing existing oak tree (T16). The grass verge under planting and trees will be removed and tree roots carried out in accordance with the arboricultural report.
- 5 The retention of existing public footpath PF02. This footpath follows the line of the northern boundary and will cross the new access road close to the entrance of the site. A crossing feature will be provided to meet SCC Highway requirements.
- 6 The retention of public footpath PF02. The footpath will cross through the open space and cut out as a green corridor through the site.
- 7 Focal point dwellings at gateway to site.
- 8 Burglars located in sensitive locations on western boundary to reduce the impact on residential privacy of existing dwellings (The Birches, West Side Garden).
- 9 1:1 street dwelling opposite Meadow View to reduce visual impact. Sensitive residential dwellings.
- 10 A large area of public open space forming a 'Village green' located in the middle of the development will be formed by surrounding dwellings.
- 11 A second area of open space is located at the entrance to the site near to the proposed lagoon. This will reduce the built form adjacent to open countryside and all other space around the access cut line.

Revision	Date	Amendments
A	14th Feb 18	Highway comments
B	14th Mar 18	Hedge indicated along PF02
C	14th Aug 18	ASDP's added
D	14th Apr 19	ASDP's updated, extent, type of way amendment carried
E	14th June 19	ASDP's updated, extent and way marking (NCD 2018)
F	14th June 19	ASDP's RPN's added

Notes
PLANNING - Reserved Matters



Job Title
 Proposed Housing Development at
 Thornham Road, Gillingham for
 Lovell Partnerships Ltd

Drawing Title
 RESERVED MATTERS PLANNING APP.
 Block Plan

Date	Scale	Drawn	Check	Appr.	Rev.
Nov 17	1:500 @ A1	PC/GJ	LP/784/RM01		F

Block Plan
 scale 1:500

Development Mix

Page 93



PRIVATE (MARKET SALE)

Ref	Beds	Type	m ²	sq ft	Floor Plan
914	3	detached	85.2m ²	917	
914	3	detached	85.2m ²	917	
1010	3	detached	84.4m ²	1016	
1087	3	detached	102.2m ²	1100	
1250	4	detached	116.4m ²	1253	
1250	4	detached	117.6m ²	1266	
1456	4	detached	133.7m ²	1439	
1580	4	detached	153.2m ²	1648	
1890	5	detached	180.1m ²	1938	
2047	5	detached	215.8m ²	2322	
2450	5	detached	222m ²	2400	

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SURVEYING OFFICE.
ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.

TOTAL	m ²	sq ft
2	170.4	3,668
2	170.4	3,668
4	377.6	4,064
5	511.0	5,500
1	118.4	1,253
3	302.6	3,798
3	401.1	4,317
5	766	8,245
3	540.3	5,914
2	431.6	4,644
2	446	4,800
32	4283.6	46,103

AFFORDABLE

Ref	Beds	Type	m ²	sq ft	Floor Plan
AD-76	2	semi	76.4m ²	822	

TOTAL	m ²	sq ft
6	611.2	6,576
8	611.2	6,576
40	4894.8	52,679

Status
PLANNING - Reserved Matters



Proposed Housing Development at
Thorham Road, Gillingham for
Lovell Partnerships Ltd

Drawing Title:
**RESERVED MATTERS PLANNING APP.
Development Mix.**

Revisions	Subs	Date	Amendments
A	04/01/17	Types 100 and 200 corrected to 100 and 200	
B	Feb 16	Highways comments	
C	April 16	Right of Way amended to 10m x 1.5	

Date	Scale	Drawn	Check	Drawn No.	Check No.
Nov 17	1:500 @ A1	FD/QL	LP 764/RM/02		

Block Plan

Site Plan – South West

Slide 8

Page 94



PLANNING - Reserved Matters

The Design Partnership
 The Design Partnership (UK) Ltd
 Clarendon House
 Clarendon Road, Colchester, Essex, CO1 1JH
 Tel: 01204 880111

Job File:
 Proposed Housing Development at
 Thornham Road, Coltingham for
 Lovell Partnerships Ltd

Drawing Title:
 RESERVED MATTERS PLANNING APP
 Site Plan - South West

Site Plan – North West

Page 95



- DISTRICT SCALE FROM THIS DRAWING:
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SURVEYING OFFICER.
ALL DIMENSIONS ARE GIVEN BY MEASUREMENT UNLESS OTHERWISE STATED.
- SURFACING:**
- Green Road (Asphalt):** 5.0m wide formal road with 1.5m footpath both sides designed and constructed to approval of Highway Authority
 - Shared Surface (Asphalt):** 6.0m wide shared surface with 1.5m footpath both sides designed and constructed to approval of Highway Authority
 - Shared Tarmac (Asphalt):** 5.0m wide shared surface 1.5m footpath both sides designed and constructed to approval of Highway Authority. Note to be used for engineering design.
 - Public Footpath (un-designated):** Route of un-designated footpath through the site. Note to be used for the footpath with the Highway Authority.
 - Private Drive and Paths:** Private drive to be formed with 102 + 400mm sides to approval of Local Authority.
 - Viability Strips:** Green grassed viability strip to be provided at all intersections where the road is proposed to be widened. Where it is not possible to provide a viability strip, the area to be landscaped with grass and trees to be approved under outline planning.
- SOFT LANDSCAPING:**
- Law Gardens:** Front garden to be formed where strip planting not possible.
 - Public Open Space:** Note to be designed to Local Authority's design.
 - Proposed New Large Trees:** Location of proposed new large trees to be planted to be approved of Local Authority.
 - Proposed New Specimen Trees:** Location of proposed new specimen trees to be planted to be approved of Local Authority.
 - Existing Off Site Trees:** Indicate location of existing trees. Note to be reported.
 - Removed Trees / Hedgerows:** Existing trees / hedgerows to be removed.
 - Existing Discontinues / Hedgerows:** Existing trees / hedgerows to be retained. Note to be reported.
 - New Hedging:** Location of proposed new hedge. Planting schedule to be approved with Local Authority.
- BOUNDARY TREATMENTS:**
- 1m Hedgerow Stone Walling:** 1m hedgerow stone walling to approval of Local Authority.
 - 1.8m Close Boarded Fence:** 1.8m high close boarded fence.
 - Garden Wall:** 1.8m high close boarded fence wall.
- OTHER:**
- Cycle Storage:** Location of proposed cycle storage to be approved of Local Authority.
 - Bins:** Allow for sufficient space for accessible wheelie bins, approved by the Local Authority, to meet all relevant code of practice.
 - Air Source Heat Pump (ASHP) Location:** Air source heat pumps to be provided for each dwelling.
 - Aspiration Boundary:** Note to be included in outline planning application.

PLANING - Reserved Matters

The Design Partnership
The Design Partnership (UK) Ltd
13 Station Road,
Chelmsford,
Chelmsford Essex CM1 1LW
Tel: 01274 882111

Job Title:
Proposed Housing Development at
Thornham Road, Gillingham for
Lovelis Partnerships Ltd

Creating the
RESERVED MATTERS PLANNING APP:
Site Plan - North West



Plot 12



Plot 13



Plot 14

DO NOT SCALE FROM THIS DRAWING
 THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SURVEYING OFFICE
 ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.

- KEY:**
- Blue line: Floor and/or boundary
 - Green line: Floor and/or boundary
 - Orange dot: Obstacle marked regarding landscaping

Revisions			
Rev.	Date	Amendment	By
A	April 18	ASBP scale/notes revised	
Status			
PLANNING - Reserved Matters			
The Design Partnership The Design Partnership 25th 1st Clevepool House, 10 Clevepool Road, Chatteris, Cambridgeshire PE16 5AG Tel: 01354 880111			
Job Title: Proposed Housing Development at Thornham Road, Gillingham for Lovell Partnerships Ltd			
Drawing Title: RESERVED MATTERS PLANNING APP. Western Boundary Separation Distances			
Date	Scale	Drawn	Check
Apr 18	1:250 @ A1	GL	LP.764.RM22

Street Elevations

DO NOT SCALE FROM THIS DRAWING.
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.



Street Elevation 1 (flattened) 1



Street Elevation 2 (flattened) 2



Street Elevation 3 (flattened) 3



Street Elevation 4 (flattened) 4



Street Elevation 5 (flattened) 5



Key Plan

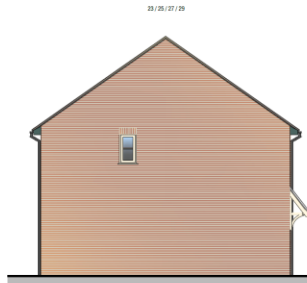
Status: **PLANNING - Reserved Matters**

The Design Partnership (P) Ltd
 The Design Partnership
 Chelmsford
 Chelmsford, Essex, CM1 3BB
 Tel: 0204 880111

Job Title:
 Proposed Housing Development at
 Thornham Road, Gillingham for
 Lovell Partnerships Ltd.

Drawing Title:
 RESERVED MATTERS PLANNING APP:
 Street Elevations

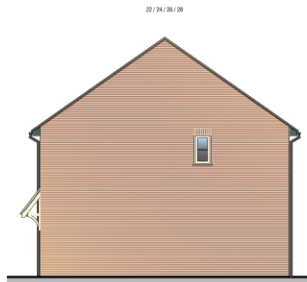
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Nov 17	1:100 @ A1	CB	CB	LP-754-RM21	A



Side Elevation



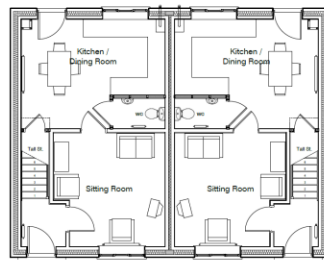
Front Elevation



Side Elevation



Rear Elevation



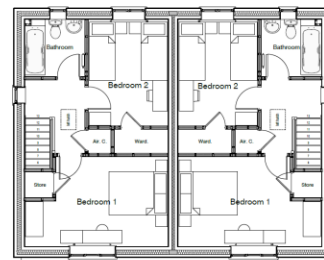
Plots 23, 25, 27 & 29
Type 76

Gross Internal Floor Area 76.4sq ft
(822 sq ft)

Ground Floor Plan

Plots 22, 24, 26 & 28
Type 76

Gross Internal Floor Area 76.4sq ft
(822 sq ft)



Plots 23, 25, 27 & 29
Type 76

Plots 22, 24, 26 & 28
Type 76

First Floor Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.
NOTES:

TYPE 76
GIFA: 76.4m² (822 sq.ft)

Status:
PLANNING - Reserved Matters



Job Title
Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd

Drawing Title
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 22-29

Date	Scale	Dwn	Dwg. No.	Rev.
Nov 17	1:100 @ A2	GL	LP.764.RM06	B



Side Elevation



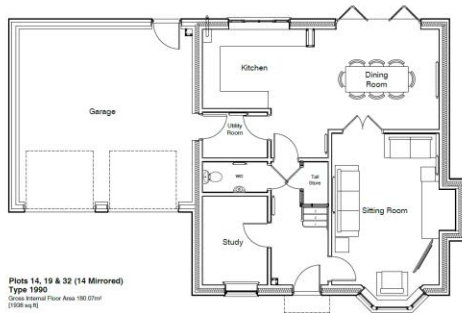
Front Elevation



Side Elevation

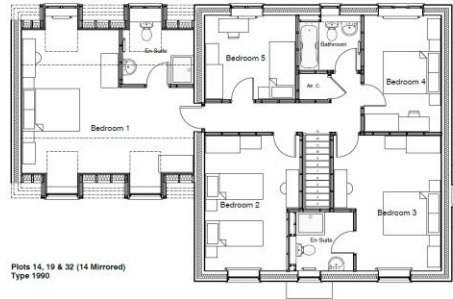


Rear Elevation



Plots 14, 19 & 32 (14 Mirrored)
Type 1990
GIFA (Internal Floor Area) 180.07sqm
(1938 sq.ft)

Ground Floor Plan



Plots 14, 19 & 32 (14 Mirrored)
Type 1990

First Floor Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

NOTES:

TYPE 1990
GIFA: 180.07m² [1938 sq.ft]

Status: **PLANNING - Reserved Matters**



Job Title

Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd

Drawing Title

RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 14, 19 & 32

Date:	Scale:	Drawn:	Drawn No.:	Rev.:
Nov 17	1:100 @ A2	GL	LP 764-RM07	C

House Types – Plans and Elevations Plots 3,9, 30 & 35

Slide 14

Page 100



Side Elevation



Front Elevation



Side Elevation



Rear Elevation



Plots 3, 9, 30 & 35 (30 Mirrored)
Type 1590 (V1)
Gross Internal Floor Area 153.2m²
(1549 sq.ft)

Ground Floor Plan



Plots 3, 9, 30 & 35 (30 Mirrored)
Type 1590 (V1)

First Floor Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN METRE UNLESS OTHERWISE STATED.
NOTES:

TYPE 1590 (V1)
GIFA: 153.2m² [1649 sq.ft]

Status: **PLANNING - Reserved Matters**



Job Title
Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd

Drawing Title
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 3, 9, 30 & 35

Date	Scale	Drawn	App. No.	Rev.
Nov 17	1:100 @ A2	GL	LP.764-RM08	B

Page 101



Side Elevation



Front Elevation



Side Elevation

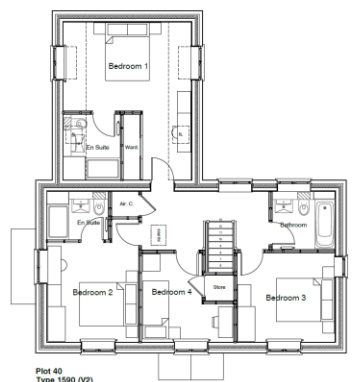


Rear Elevation



Plot 40
Type 1590 (V2)
Gross Internal Floor Area 153.2m²
(1649 sq.ft)

Ground Floor Plan



Plot 40
Type 1590 (V2)

First Floor Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN METRE UNLESS OTHERWISE STATED.

NOTES:

TYPE 1590 (V2)
GIFA: 153.2m² [1649 sq.ft]

Status
PLANNING - Reserved Matters

The Design Partnership (E3) Ltd
Clement House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 603111

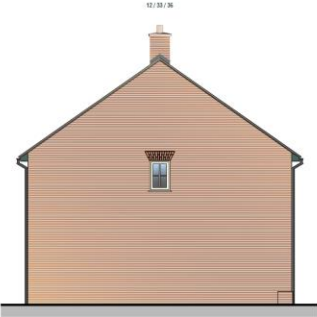
Job Title
Proposed Housing Development at
Thornham Road, Gislegham for
Lovell Partnerships Ltd

Drawing Title
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plot 40

Date	Scale	Drawn	Check No.	Rev.
Nov 17	1:100 @ A2	GL	LP.764.RM09	B

House Types – Plans and Elevations Plots 12, 33 & 36 Slide 16

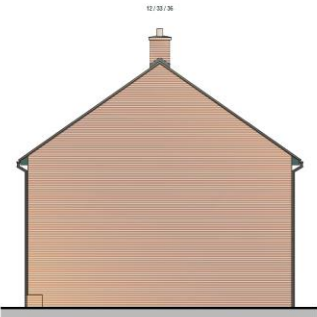
Page 102



Side Elevation



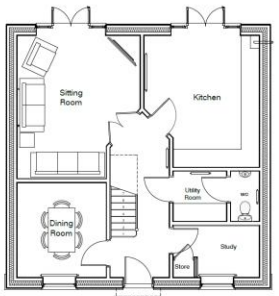
Front Elevation



Side Elevation

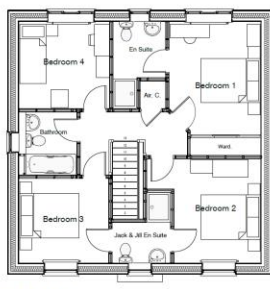


Rear Elevation



Plots 12, 33 & 36
Type 1456
GIFA: 133.68m² (1439 sq.ft)

Ground Floor Plan



Plots 12, 33 & 36
Type 1456

First Floor Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN METERS UNLESS OTHERWISE STATED.

NOTES:

TYPE 1456
GIFA: 133.68m² [1439 sq.ft]

Status: **PLANNING - Reserved Matters**

The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd

Drawing Title
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 12, 33 & 36

Date	Scale	Drawn	Dwg. No.	Rev.
Nov 17	1:100 @ A2	GL	LP.764.RM10	B

House Types – Plans and Elevations Plots 5,21 & 31

Slide 17

Page 103

Side Elevation

Side Elevation

Ground Floor Plan

Plots 5, 21 & 31 (31 Mirrored)
Type 1250 (V1)
Gross Internal Floor Area 117.6m²
(1266 sq.ft)

First Floor Plan

Plots 5, 21 & 31 (31 Mirrored)
Type 1250 (V1)

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

NOTES:

TYPE 1250 (V1)
GIFA: 117.6m² [1266 sq.ft]

Status
PLANNING - Reserved Matters

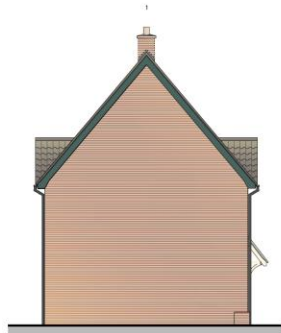
The Design Partnership
The Design Partnership (Ely) Ltd
Cleworth House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 603111

Job Title
Proposed Housing Development at
Thornham Road, Gislegham for
Lovell Partnerships Ltd

Drawing Title
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 5, 21 & 31

Date Nov 17	Scale 1:100 @ A2	Drawn GL	Check No. LP.764.RM11	Rev. B
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scale 1:100



Side Elevation



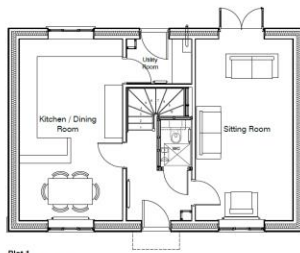
Front Elevation



Side Elevation

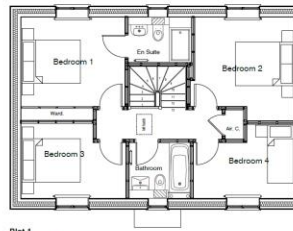


Rear Elevation



Plot 1
Type 1250 (V2)
GIFA: 116.4m² [1253 sq.ft]
[1253 sq.ft]

Ground Floor Plan



Plot 1
Type 1250 (V2)

First Floor Plan



DO NOT SCALE FROM THIS DRAWING.
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN METRES UNLESS OTHERWISE STATED.

NOTES:

TYPE 1250 (V2)
GIFA: 116.4m² [1253 sq.ft]

Status: **PLANNING - Reserved Matters**

 **The Design Partnership**
The Design Partnership (Ely) Ltd
Clement House,
10 Station Road,
Chatteris,
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd

Drawing Title
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plot 1

Date	Scale	Drawn	Drawn No.	Rev.
Nov 17	1:100 @ A2	GL	LP.764.RM12	B

House Types – Plans and Elevations Plots 10-11 & 15-17

Slide 19



Side Elevation



Front Elevation



Side Elevation



Rear Elevation



Plots 10-11 & 15-17 (10 & 16 Mirrored)
Type 1087
Gross Internal Floor Area 102.21m²
[1100 sq.ft]

Floor Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

NOTES:

TYPE 1087
GIFA: 102.21m² [1100 sq.ft]

Page 105

Status
PLANNING - Reserved Matters

 **The Design Partnership**
The Design Partnership (E) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

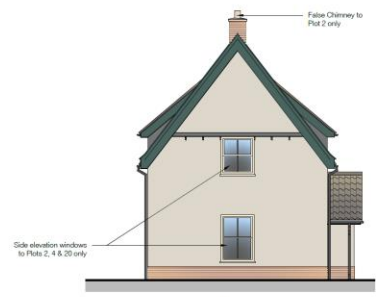
Job Title
Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd

Drawing Title
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 10-11 & 15-17

Date	Scale	Drawn	Design No.	Rev.
Nov 17	1:100 @ A2	GL	LP.764.RM13	C

House Types – Plans and Elevations Plots 2,4,6 & 20

Page 106



Side Elevation



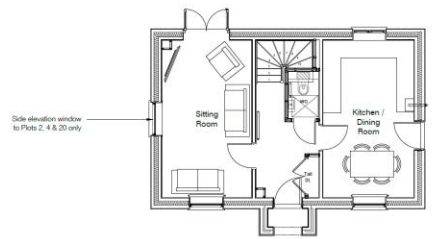
Front Elevation



Side Elevation

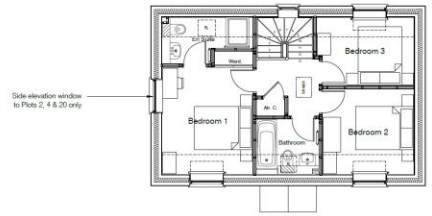


Rear Elevation



Plots 2, 4, 6 & 20 (20 Mirrored)
Type 1010
Gross Internal Floor Area 94.4sqm
(1016sq.ft)

Ground Floor Plan



Plots 2, 4, 6 & 20 (20 Mirrored)
Type 1010

First Floor Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

NOTES:

TYPE 1010
GIFA: 94.4m² [1016 sq.ft]

Status: **PLANNING - Reserved Matters**

The Design Partnership
The Design Partnership (Ety) Ltd
Clarendon House,
10 Station Road,
Chesham,
Cambridgeshire PE16 6AG
Tel: 01354 603111

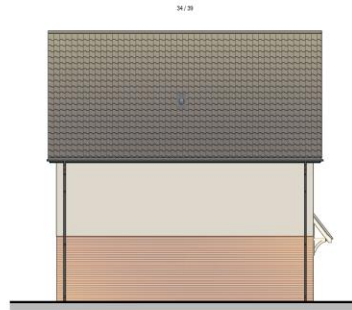
Job Title
Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd

Drawing Title
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 2, 4, 6 & 20

Date	Scale	Drawn	Dwg. No.	Rev.
Nov 17	1:100 @ A2	GL	LP.764-RM14	B

House Types – Plans and Elevations Plots 34 & 39 Slide 21

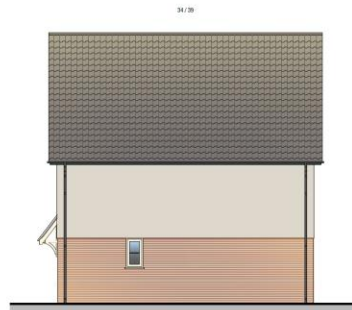
Page 107



Side Elevation



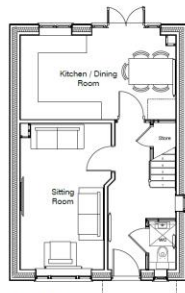
Front Elevation



Side Elevation

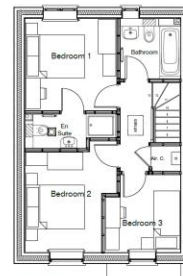


Rear Elevation



Plots 34 & 39
Type 914 (V1)
GIFA: 85.2m² [917 sq.ft]

Ground Floor Plan



Plots 34 & 39
Type 914 (V1)

First Floor Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

NOTES:

TYPE 914 (V1)
GIFA: 85.2m² [917 sq.ft]

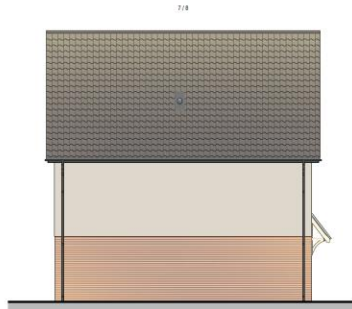
Status **PLANNING - Reserved Matters**

The Design Partnership
The Design Partnership (Ely) Ltd
Clarendon House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 680111

Job Title
Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd

Drawing Title
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 34 & 39

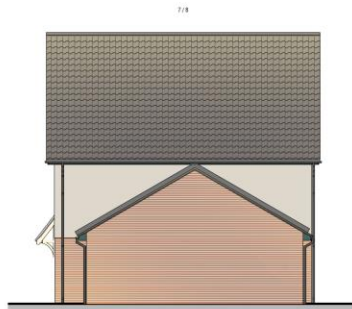
Date	Scale	Drawn	Check No.	Rev.
Nov 17	1:100 @ A2	GL	LP 764 RM15	B



Side Elevation



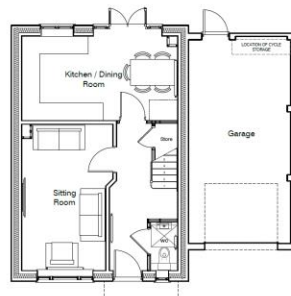
Front Elevation



Side Elevation

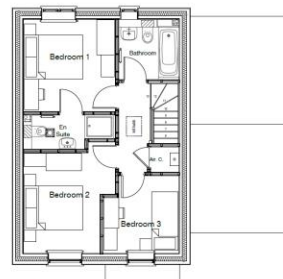


Rear Elevation



Plots 7 & 8
Type 914 (V2)
Gross Internal Floor Area 85.2sqm (incl. garage)
[917 sq.ft]

Ground Floor Plan



Plots 7 & 8
Type 914 (V2)

First Floor Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN METRE UNLESS OTHERWISE STATED.

NOTES:

TYPE 914 (V2)
GIFA: 85.2m² [917 sq.ft]

Status: **PLANNING - Reserved Matters**

The Design Partnership (Ely) Ltd
Clarendon House,
10 Station Road,
Chatteris,
Cambridgeshire PE16 6AG
Tel: 01354 893111

Job Title
Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd

Drawing Title
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 7-8

Date	Scale	Drawn	Design No.	Rev.
Nov 17	1:100 @ A2	GL	LP.764.RM16	B

House Types – Plans and Elevations Plots 18 & 38 Slide 23



18/38

Side Elevation



18/38

Front Elevation



18/38

Side Elevation

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ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

TYPE 2347
GIFA: 215.75m² [2322 sq.ft]



18/38

Ground Floor Plan

Plots 18 & 38
Type 2347
Gross Internal Floor Area 215.75m² (inc. garage)
(2322 sq.ft)



18/38

First Floor Plan

Plots 18 & 38
Type 2347



18/38

Rear Elevation

Scale 1:100



Status: **PLANNING - Reserved Matters**

 **The Design Partnership**
The Design Partnership (Ely) Ltd
Clarendon House,
10 Station Road,
Chatteris,
Cambridgeshire PE16 6AG
Tel: 01354 603111

Job Title:
Proposed Housing Development at
Thornham Road, Gislegham for
Lovell Partnerships Ltd

Drawing Title:
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 18 & 38

Date Nov 17	Scale 1:100 @ A2	Drawn GL	Draw. No. LP.764.RM17
			Rev. C



Side Elevation



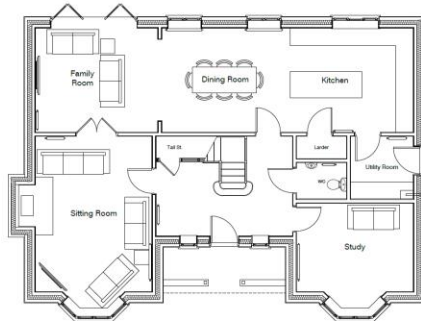
Front Elevation



Side Elevation



Rear Elevation



Plots 13 & 37
Type 2450
Gross Internal Floor Area 223m²
(2400 sq.ft)

Ground Floor Plan



Plots 13 & 37
Type 2450

First Floor Plan



DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

NOTES:

TYPE 2450
GIFA: 223m² [2400 sq.ft]

Status: **PLANNING - Reserved Matters**



Job Title:
Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd

Drawing Title:
RESERVED MATTERS PLANNING APP.
House Types - Plans and Elevations
Plots 13 & 37

Date	Scale	Drawn	Drawn	Drawn	Rev.
Nov 17	1:100 @ A2	GL	GL	LP.764-RM18	B

Garages – Plans and Elevations Single & Twin Garages

Page 111

4/12/16/21/28
4/12/16/21/28

Side Elevation **Front Elevation**

4/12/16/21/28
4/12/16/21/28

Side Elevation **Rear Elevation**

Floor Plan

Plots 4, 12, 16, 31, 39
(4, 31, 39 Mirrored)
Type - Single Garage

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN mm UNLESS OTHERWISE STATED.

Plots 5-6, 10-11, 16-17, 20-21, 33-34
Type - Twin Garage (V1)

6/11/17/21/28 6/11/17/21/28 6/11/16/20/28

Side Elevation **Front Elevation**

6/11/16/20/28 6/11/16/20/28 6/11/17/21/28

Side Elevation **Rear Elevation**

Floor Plan

Plots 1-2
Type - Twin Garage (V2)

0 1 2 3 4 5m
scale 1:100

Status: **PLANNING - Reserved Matters**

The Design Partnership
The Design Partnership (Ey) Ltd
Clarendon House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

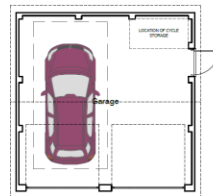
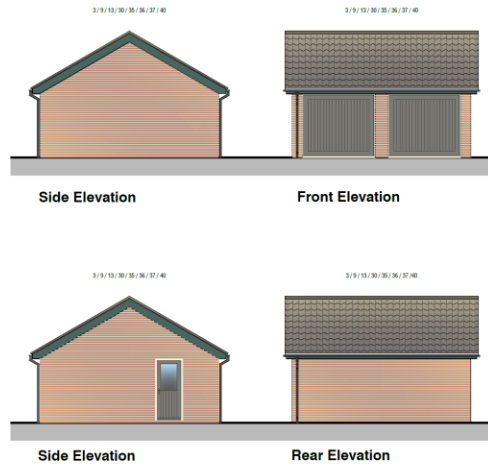
Job Title:
Proposed Housing Development at
Thornham Road, Gillingham for
Lovell Partnerships Ltd

Drawing Title:
**RESERVED MATTERS PLANNING APP.
Garages - Plans and Elevations
Single & Twin Garages**

Date	Scale	Drawn	Drawn No.	Rev.
Nov 17	1:100 @ A2	GL	LP-764-RM19	B

Garages – Plans and Elevations Double Garages Slide 26

Page 112



Plots 3, 9, 13, 30, 35-37, 40
(3, 13, 35, 36, 37 Mirrored)
Type - Double Garage
Floor Plan

DO NOT SCALE FROM THIS DRAWING
THE GENERAL CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE SUPERVISING OFFICER.
ALL DIMENSIONS ARE SHOWN IN METRE UNLESS OTHERWISE STATED.

NOTES:

Status: **PLANNING - Reserved Matters**



The Design Partnership
The Design Partnership (Ely) Ltd
Claremont House,
10 Station Road,
Chatteris
Cambridgeshire PE16 6AG
Tel: 01354 693111

Job Title
**Proposed Housing Development at
Thornham Road, Gislingham for
Lovell Partnerships Ltd**

Drawing Title
**RESERVED MATTERS PLANNING APP.
Garages - Plans and Elevations
Double Garages**



Date	Scale	Dwn	Dwg. No.	Rev.
Nov 17	1:100 @ A2	GL	LP.764-RM20	B



Gislingham Planning Changes (R1)

Design of front and rear doors changed on all house types

Design of rear doors on garages changed

(RM01/2/3/4/5) Block Plan/ Development Mix/ Site Plans/ Western Boundary Plan

- ASHP locations revised
- Right of Way behind Plots 3 – 9 amended
- Plot 2 & Plot 10 fence re-positioned
- Plot 6 & 39 paths re-positioned.

RM06 B - House Type 76

- False chimney removed

RM07 C - House Type 1990

- Chimney size increased (Floor Plans and Elevations amended).

RM08 B House Type 1590 V1

- Annotation added specifying plots which are proposed to have false chimneys
- Removal of lead window heads
- Update of Rain water pipe (RWP) position
- WC window moved 115mm to suit layout

RM09 B - House Type 1590 V2

- Removal of lead window heads

RM10 B - House Type 1456

- Side Elevation window amended to have splayed header rather than arched to match front elevation.
- RWP positions updated.

RM11 B - House Type 1250 V1

- False chimney removed

RM13 B - House Type 1087

- Side Elevations bay windows updated to suit front elevation.
- RWP positions updated
- Finial removed from porch



RM14 B - House Type 1010

- Brick detailing around front door amended
- Annotation added specifying plots which are proposed to have false chimneys
- RWP positions updated
- Finial removed from porch

RM15/16 B - House Type 914 V1 and V2

- Kitchen window moved 25mm to suit layout.
- RWP position updated.

RM17 C - House Type 2347

- Windows in bedroom 1 amended to suit render.
- Chimney size increased (Floor plans and Elevations)
- RWP position updated.

RM18 B - House Type 2450

- Utility door moved 110mm to suit layout
- Family Room door moved 62.5mm to suit layout
- En-Suite window moved 147.5mm to suit layout

RM19 B - Marketing Suite (Twin Garage)

- Side doors amended to be at the rear of garage
- Garage door opening sizes amended to suit structural details.

RM21 A - Street Elevations

- Updated to match the above amendments



Historic England

Ms Sarah Scott
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582711

Our ref: **W:** P01062387

12 April 2019

Dear Ms Scott

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

**LAND ON THE SOUTH SIDE OF THORNHAM ROAD, GISLINGHAM, SUFFOLK
Application No. DC/19/01755**

Thank you for your letter of 11 April 2019 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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

Yours sincerely

Joanne Robinson
Business Officer
E-mail: Joanne.Robinson@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

From: Planning <planning@suffolkwildlifetrust.org>
Sent: 02 May 2019 12:45
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: RE: Expiring Consultation Requests

Dear Katherine,

DC/19/01634 – as Place Services commented on the original application, SWT have no further comment

DC/19/01755 – SWT have no further comment

Kind regards,
Jill Crighton

Your Ref:DC/19/01755
Our Ref: SCC/CON/1496/19
Date: 15 April 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: Sarah Scott

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN: DC/19/01755**

PROPOSAL: Application under Section 73 of the Town and Country Planning Act Outline Planning Permission 0294/15 and Reserved Matters DC/17/06092 without compliance with Condition 1 (Approved Plans and Drawings).

LOCATION: Land On The South Side Of Thornham Road Gislegham

ROAD CLASS:

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

There is no objection to the revised drawings as there are no highway related amendments.

Yours faithfully,

Martin Egan
Highways Development Management Engineer
Growth, Highways and Infrastructure

From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>

Sent: 30 April 2019 11:27

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

Subject: DC 19 01755 Gislingham

Sian

Heritage does not wish to offer comment on this proposal.

Paul

Paul Harrison

Heritage and Design Officer

T 01449 724677 | 07798 781360

E paul.harrison@baberghmidsuffolk.gov.uk

E heritage@baberghmidsuffolk.gov.uk

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

Consultee Comments for Planning Application DC/19/01755

Application Summary

Application Number: DC/19/01755

Address: Land On The South Side Of Thornham Road Gislingham Suffolk

Proposal: Application under Section 73 of the Town and Country Planning Act Outline Planning Permission 0294/15 and Reserved Matters DC/17/06092 without compliance with Condition 1 (Approved Plans and Drawings).

Case Officer: Sian Bunbury

Consultee Details

Name: Miss Parish Clerk

Address: 30 Broadfields Road, Gislingham, Eye, Suffolk IP23 8HX

Email: gislinghamparishcouncil@gmail.com

On Behalf Of: Gislingham Parish Clerk

Comments

Following the Gislingham Parish Council meeting held on 20th May 2019

The Parish Council wish to express concern over the developer ensuring adequate and permanent provision to prevent surface water. This area is already flooding and causing problems for users of the footpath registered on this development. We wish District Council to qualify who is now responsible for safeguarding this following the responses received from consultees.

From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 29 April 2019 15:02
To: Sarah Scott <Sarah.Scott@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: DC/19/01755. Land Contamination

Dear Sarah

EP Reference : 258295
DC/19/01755. Land Contamination
Land On The South Side Of, Thornham Road, Gislingham, EYE, Suffolk.
Application under Section 73 of the Town and Country Planning Act Outline
Planning Permission 0294/15 and Reserved Matters DC/17/06092 without
compliance with Condition 1 (Approved Plans and Drawings).

Many thanks for your request for comments in relation to the proposed variation to the 2015 permission at the above site. I can confirm that I have no objection to the proposed variation.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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



MID SUFFOLK DISTRICT COUNCIL

MEMORANDUM

TO: Sarah Scott – Planning Officer

From: Julie Abbey-Taylor, Professional Lead – Strategic Housing

Date: 15/01/2018

SUBJECT: - **Application Reference: DC/19/01755**

Application under S73 of the T&C Planning Permission 0294/15 and Reserved Matters - DC/17/06092 without compliance with Condition 1 (approved Plans and drawings) at Land south side of Thornham Road, Gislingham.

Key Points

1. Background Information

A development proposal for forty (40) residential dwellings
This is an open market development and offers 8 affordable housing units which = 20%.

2. Housing Need Information:

- 2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2019, confirms a continuing need for housing across all tenures and a growing need for affordable housing. A new SHMA is currently being written but outcomes are not available at the time of this consultation.
- 2.2 The 2019 SHMA indicates that in Mid Suffolk there is a need for **127 new affordable homes per annum. Ref1**
- 2.3 Furthermore, by bedroom numbers the affordable housing mix should equate to:

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

Ref1: SHMA 2012, p.122, Summary section
Ref3: SHMA 2012, p.141, Table 12.1.9

Ref2: SHMA 2012, p.121, Table 9.22.1
Ref4:

4+	2%
----	----

2.4 This compares to the estimated proportionate demand for new housing stock by bedroom size across all tenures.

Ref3 Estimated proportionate demand for all tenure new housing stock by bedroom number	
Bed Nos	% of total new stock
1	18%
2	29%
3	46%
4+	6%

2.5 The Council’s 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property-owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

2.6 The Council’s Choice Based Lettings system currently has circa.780 applicants registered for affordable housing in Mid Suffolk at January 2019.

2.7 This site is a S106 planning obligation site, so the affordable housing provided will be to meet district wide need hence the **780** applicants registered is the important number.

3. Mix for Open Market homes.

The open market mix consists of: -

- 13 x 3 bed detached houses ranging in size from 85.2 – 102.2 sqm
- 13 x 4 bed detached houses ranging in size from 116.4 – 153.2 sqm
- 7 x 5 bed detached houses ranging in size from 180.1 – 223 sqm

There are no 2 bed houses or bungalows within this development which is a point I raised in my consultation on the outline application. The affordable housing unlike most of the open market dwellings is located in a clump off a shared drive and due to their size and that they are the only semi-detached dwellings will not be tenure blind as per the Council’s requirements.

The open market homes will not be affordable to buy by first time buyers or event for those households in existing entry level to upgrade to as they are aimed to be a premium product and are all detached dwellings. The open market mix does not provide opportunities for young purchasers or for older owner occupiers to downsize.

There is already a high proportion of large executive housing in Gislingham with 36% of the homes with 4 or more bedrooms. 86% of the homes in Gislingham are owner-

Ref1: SHMA 2012, p.122, Summary section
 Ref3: SHMA 2012, p.141, Table 12.1.9

Ref2: SHMA 2012, p.121, Table 9.22.1
 Ref4:

occupied and of those, 83% are under-occupied by one or more bedroom. The village does not need this level of 4 and 5 bed bedroomed detached dwellings.

4. Preferred mix for Affordable Housing

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 10 applicants registered who have a connection to Gislingham.

4.2 8 of the proposed dwellings on the development will be for affordable housing. These have been offered the form of: -

Rented 75% = 6 units: -

- 6 x 2-bedroom 4-person houses at 76.4 sqm. Our requirements are for all 2 bed houses to be suitable for 4 persons and **79sqm**, so these are 2.6sqm too small.

Shared ownership 25% = 2 units: -

- 2 x 2 bed 4-person houses @ 76.4 sqm. Our requirements are for all 2 bed houses to be suitable for 4 persons and **79sqm**, so these are 2.6sqm too small.

The revised layout and property mix has not changed from the previous application for the affordable homes so they are still not up to NDSS sizes.

5. Other requirements for affordable homes:

- Properties must be built to current Housing Standards Technical requirements March 2015.
- The council is granted 100% nomination rights to all the affordable units on first lets and on subsequent lets in perpetuity
- 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

Julie Abbey-Taylor, Professional Lead – Strategic Housing

From: Robson, Liam S <Liam.Robson@environment-agency.gov.uk>
Sent: 02 May 2019 13:11
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Subject: RE: DC/19/01755 - Land on the South Side of Thornham Road, Gislingham

Dear Katherine,

Thank you for your email – the application does not trigger a consultation on our checklist so we therefore have no comments.

I can see that we provided a response to the outline application (0294/15) on 25 March 2015 and requested a surface water condition. We no longer comment on surface water and as such I would recommend that the LLFA are consulted.

Any questions, do let me know.

Kind Regards

Liam

Liam Robson

Sustainable Places Planning Advisor – East Anglia Area (East)

Environment Agency | Icen House, Cobham Road, Ipswich, Suffolk, IP3 9JD

liam.robson@environment-agency.gov.uk

External: [02084 748 923](tel:02084748923) | Internal: [48923](tel:48923)

Working hours: Monday to Friday 7am-3pm



Do your future plans have environmental issues or opportunities? Speak to us early!

If you are planning a new project or development, we want to work with you to make the process as smooth as possible. We offer a tailored advice service with an assigned project manager giving you detailed and timely specialist advice. Early engagement can improve subsequent planning and permitting applications to you and your clients' benefit. More information can be found on our website [here](#).



From: RM Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 15 April 2019 08:50
To: BMSDC Planning Area Team Yellow <planningyellow@babberghmidsuffolk.gov.uk>
Cc: Sarah Scott <Sarah.Scott@babberghmidsuffolk.gov.uk>
Subject: 2019-04-15 JS Reply Land On The South Side Of, Thornham Road, Gislingham Ref DC/19/01755

Dear Sarah Scott,

Subject: Land On The South Side Of, Thornham Road, Gislingham Ref DC/19/01755

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/01755

We have no comments to make.

Kind Regards,

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX



[Enter the Creating the Greenest County Awards!](#)

From: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Sent: 12 April 2019 14:29
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/19/01755

Dear Sarah,

The development lies in the high value zone for MSDC and will attract CIL at a rate of £115m² subject to indexation. The CIL Liability is not calculated until approval of reserve matters for the dwellings.

Kind Regards,

Richard Kendrew
Infrastructure Support Officer
Babergh District & Mid Suffolk District Council – Working Together
01449 724563
www.babergh.gov.uk & www.midsuffolk.gov.uk

Consultee Comments for Planning Application DC/19/01755

Application Summary

Application Number: DC/19/01755

Address: Land On The South Side Of Thornham Road Gislingham Suffolk

Proposal: Application under Section 73 of the Town and Country Planning Act Outline Planning Permission 0294/15 and Reserved Matters DC/17/06092 without compliance with Condition 1 (Approved Plans and Drawings).

Case Officer: Sian Bunbury

Consultee Details

Name: Mr Tony Bass

Address: Endeavour House, Ipswich IP1 2BX

Email: tony.bass@baberghmidsuffolk.gov.uk

On Behalf Of: Communities (Major Development)

Comments

No comments

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>

Sent: 18 April 2019 16:02

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

Subject: RE: MSDC Planning Consultation Request - DC/19/01755

Planning Team Yellow

The Public Realm Team have no further comments on this application. We note that a landscape/public open space management plan is due to be submitted and approved in due course and we would welcome the opportunity to input into this process. The open spaces within this development should be maintained locally as it is not an area that the District Council would seek to acquire or maintain in the future.

Regards

Dave Hughes

Countryside and Public Realm

Babergh & Mid Suffolk District Councils – Working Together

Tel 01449 724639

Mob 07990 542090

Email: david.hughes@baberghmidsuffolk.gov.uk

Websites www.midsuffolk.gov.uk www.babergh.gov.uk

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 01 July 2019 09:37

To: Sian Bunbury <Sian.Bunbury@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>

Subject: DC/19/01755

APPLICATION FOR PLANNING PERMISSION WITHOUT COMPLIANCE OF CONDITION(S) - DC/19/01755
Proposal: Application under Section 73 of the Town and Country Planning Act Outline Planning Permission 0294/15 and Reserved Matters DC/17/06092 without compliance with Condition 1 (Approved Plans and Drawings). Location: Land On The South Side Of, Thornham Road, Gislingham, Suffolk

Thank you for re consulting me on the above application following the submission of amended plans.

I have no further comments to make in addition to those already submitted in terms of noise from the air source heat pumps and working hours during development

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

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From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>

Sent: 10 May 2019 11:32

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

Subject: DC/19/01755 additional comments

APPLICATION FOR PLANNING PERMISSION WITHOUT COMPLIANCE OF CONDITION(S) - DC/19/01755
Proposal: Application under Section 73 of the Town and Country Planning Act Outline Planning Permission 0294/15 and Reserved Matters DC/17/06092 without compliance with Condition 1 (Approved Plans and Drawings). Location: Land On The South Side Of, Thornham Road, Gislingham, Suffolk

Thank you for the opportunity to comment on the above application, in addition to my earlier comments.

The original permission granted under appeal required a construction method statement.

Please condition as below:

1. No development shall commence until a Construction and Environmental Management Plan (CEMP), to cover both site clearance and construction phases of the development, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be undertaken in accordance with best practice guidelines and BS: 5228:2009 + A1:2014 (and any revisions thereof).

The plan shall include details of operating hours, (recommended 0800-1800 Mon-Fri, 0900-1300 Sat with no working on Sundays or bank holidays) scheduled timing/phasing of development for the overall construction period, means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors), loading and unloading of plant and materials, location and management of wheel washing facilities, external lighting, location and nature of compounds and storage areas (including maximum storage heights), waste removal, location and nature of temporary buildings and boundary treatments, dust management, noise management (both in terms of workers and local residents) and waste/litter management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority. Note: the Construction Management Plan shall be submitted in phases for each phase of construction so as to take account of protection measures for both newly constructed (and occupier) dwellings as well as those dwellings which existed prior to commencement

Reason – To minimise detriment to nearby residential amenity.

2. No burning shall take place on site during the site clearance/demolition or construction phases of the development.

Reason – To minimise detriment to nearby residential amenity.

3. Any external lighting associated with the development shall be kept to the minimum necessary for the purposes of security and site safety and shall prevent upward and outward light radiation.

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

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APPLICATION FOR PLANNING PERMISSION WITHOUT COMPLIANCE OF CONDITION(S) - DC/19/01755
Proposal: Application under Section 73 of the Town and Country Planning Act Outline Planning
Permission 0294/15 and Reserved Matters DC/17/06092 without compliance with Condition 1
(Approved Plans and Drawings). Location: Land On The South Side Of, Thornham Road, Gislingham,
Suffolk

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

Although I have no objections in principle, The noise levels from all of the Air Source heat pumps are close to the maximum MCS 020 maximum recommended levels. The acoustic technical memo relating to noise from the air source heat pumps indicates that the plant has a potential to cause unacceptable noise at several plots. This noise is caused by the proposed air source heat pumps installed in plots 22-29 without mitigation (as shown in Table 3). The Adrian James Acoustic memo ref M001 Section 4.2 recommends mitigation methods that should be used to reduce the levels of noise from the plant at plots 22-29.

The mitigation method recommended should be secured by way of the following condition:

Noise

1. All proposed plots having Air Source Heat Pump (ASHP) installations that will exceed the MCS 020 recommended levels, as highlighted in Table 3 of Section 4 of the '12139 ASHP CALCULATIONS, GISLINGHAM TECHNICAL MEMORANDUM NO. M001' by Adrian James Acoustics Limited dated 29th March 2019. shall be constructed with the relevant ASHP installation location and mitigation scheme as specified in Figure 6 of section 4.2 to achieve the levels shown in Table 4.
2. As the levels at all plots are close to the maximum levels recommended in MCS 020, Prior to first occupation, a sample of dwellings, the number and location of which shall be agreed by the LPA and the developer, shall be independently tested to ensure that MCS 020 values are being met. If the levels are not achieved then a scheme of mitigation to ensure that the levels are met, shall be submitted for agreement by the LPA and installed in line with the recommendations.
3. All mitigation methods employed shall be maintained throughout the lifetime of the development.

Reason – To protect the future occupiers of noise sensitive dwellings from any adverse impacts of plant noise.

Andy

Andy Rutson-Edwards, MCIEH AMIOA
Senior Environmental Protection Officer

Agenda Item 7c

Committee Report

Item 7C

Reference: DC/18/05612

Case Officer: Mark Russell

Ward: Needham Market

Ward Member: Cllr Stephen Phillips, Cllr Mike Norris

RECOMMENDATION – GRANT RESERVED MATTERS PLANNING PERMISSION WITH CONDITIONS

Description of Development

Submission of details under Application 4188/15 relating to Appearance, Landscaping, Layout and Scale for hybrid application of 52 dwellings and new training facility, workshop and parking area (housing only).

Location: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary

Parish: Creeting St. Mary

Expiry Date: 28/03/2019

Application Type: Reserved Matters planning application

Development Type: Major Small Scale - Dwellings

Applicant: J Breheny Contractors Ltd

Agent: Wincer Kievenaar Architects Ltd

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

Permission 4188/15 was granted permission on 08.04.2016. This was a hybrid application for:

- a) Outline Application for 52 dwellings including access and associated works (matters to be reserved layout, scale, appearance and landscaping).
- b) Full planning application for a proposed new training facility, workshop and parking area.

The application at hand relates to paragraph a)

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Relevant policies in the Core Strategy Focused Review 2012 and Mid-Suffolk Local Plan 1998:

CS01 - Settlement Hierarchy

CS03 - Reduce Contributions to Climate Change

CS04 - Adapting to Climate Change

CS05 - Mid Suffolk's Environment

CS06 - Services and Infrastructure

CS09 - Density and Mix

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

FC02 - Provision and Distribution of Housing

GP01 - Design and layout of development

H 13 - Design and layout of housing development

H 15 - Development to reflect local characteristics

H 16 - Protecting existing residential amenity

T10 - Highway Considerations in Development

H14 - A range of house types to meet different accommodation needs

H17 - Keeping residential development away from pollution

T09 - Parking Standards

RT04 - Amenity open space and play areas within residential development

RT12 - Footpaths and bridleways

CL08 - Protecting wildlife habitats

National Planning Policy Framework (NPPF)

Supplementary Planning Documents

Suffolk Adopted Parking Standards (2015)

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 Highway Authority

No objections. It was noted that planting should not interrupt visibility splays or footways. Standard conditions were proposed.

Heritage

No comments.

Travel Plan

No comments.

Historic England

No comments

Natural England

No comments

NHS

Requested funding in line with CIL (NB – the matter of CIL was dealt with at Outline).

Place Services (Landscapes)

Two parking spaces should be relocated away from the POS, simpler surface palette of materials, additional planting and other measures required.

OFFICER COMMENT – The issue of surface materials can be left to condition. The comment about the parking is noted, but this is just two visitor spaces and is not held to be unacceptable.

SCC Infrastructure

No comments (already dealt with at Outline)

Strategic Housing

Plans do not clearly show the proposed affordable housing (in accordance with the s.106 agreement relevant to the Outline permission).

OFFICER COMMENT – Amended drawings have now been provided which clarify these matters.

Land Contamination

No comments as no information submitted (NB – at Outline no objection had been raised and a standard set of conditions was proposed).

Flood and Water

No comments at this stage (see commentary in relevant section below).

NHS

There is an existing shortfall in provision. A proportion of payment to the extension/refurbishment of Needham Country Practice. Requested monies via CIL.

OFFICER COMMENT – These matters were dealt with at Outline application.

Anglian Water

Response related to application to discharge relevant conditions (which, at Outline, were conditioned to be discharged “concurrent with Reserved Matters.”

Foul Water: In reference to previous consultation under PLN-0037334, in correspondence with planning reference: DC/18/05601 for foul condition 19, we would recommend the discharge of condition the basis that the developer will be promoting a gravity discharge regime only in reference to drawing BFR-CCL-ST-XX-DR-C-4002 . Should the developer require a pumped solution, further consultation will be required with Anglian Water.

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.

In reference to previous consultation in correspondence with planning reference: DC/18/05601 for surface condition 6 & 11, we can confirm that the developer is proposing to discharge via infiltration and a ditch as per drawing BFR-CCL-STXX-DR-C-4002 and FRA page 19. As such, we are unable to provide comments in 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.

Suffolk Police

Raised concerns about various matters concerning the layout of the housing development, such as proximity to the car park and lack of surveillance and defensive planting, as well as several points relative to the employment site (not relevant to this Reserved Matters application).

Environmental Control

No comments

Economic Development

No comments

SCC Rights of Way

No objections, comments in relation to Bridleway 32A, standard informatives.

Creeping St. Mary Parish Council

OBJECTS

Current sewerage system cannot cope

Additional traffic

Infrastructure cannot cope with 52 homes

Lack of footpath, very unsafe due to narrowness and large lorries

Why was Sandy Lane bridleway not included in the submitted plans?

OFFICER COMMENT – Most of these points are substantive and relate to the quantum of development – i.e. 52 units of accommodation – which has already been granted at Outline; however, the issue of footpaths/bridleways is dealt with in the report.

B: Representations

One letter of objection was received from a neighbouring property on Flordon Road:

We are very concerned about the branch sewer that runs through our garden, which originally served 5 cottages. Over the 43 years we have lived here there have been repeated occasions, after heavy rain,

when the manhole covers have been forced up and raw sewage has been spread over our garden, then flowing via a ditch into the River Gipping.

Anglian Water came out 3 times in 2018 to try and disinfect our garden.

The addition of 52 homes onto this system, and three on the site opposite, threatens far greater problems in the future.

Unless something can be done to remedy the situation, we feel this development should not be allowed to go ahead.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1 The application site relates to a site occupied by J Breheny Contractors Ltd. The site is in the Parish of Creeting St Mary, situated approximately 800 metres to the northeast of Needham Market.
- 1.2 The entire site (including the employment use) covers an area of 3.5 hectares, and is sited to the east of Flordon Road. Flordon Road leads southwards on to the B1078, with access to the A14 approximately 1.5 miles to the southeast. The residential part of the development is approximately 70 per cent of the site.
- 1.3 There is an existing vehicular access off Flordon Road serving the premises. The southern part of the site comprises a car parking area in front of an office block which is the headquarters for the business. To the rear (east) of this office building are a number of portacabins and hard standing. The area to the north of the access is a large area of hardstanding with buildings used as a depot for the machinery and equipment used in the operation of J Breheny.
- 1.4 There is a vegetation belt along the eastern boundary of the site along Flordon Road. The land rises upwards from Flordon Road towards the A14 trunk road.
- 1.5 To the north and south of the site are a handful of residential properties. Further to the east is the A14, with an intervening earth bund. To the west is land associated with Alder Carr Farm. This part of Flordon Road has a 30 mph speed limit.
- 1.6 To the northern site boundary is Sandy Lane Bridle Path that links Creeting Hills to Needham Market. Beyond this footpath is a two storey house with a goods yard located to the rear of the property.
- 1.7 There is a listed building to the northwest of the site.
- 1.8 For planning purposes the site is outside any retained settlement boundary as defined by the Mid Suffolk Local Plan (1998) and Core Strategy DPD (2008) and as such is regarded as countryside.

2.0 The Proposal

- 2.1. This is a Reserved Matters application for the details (Appearance, Landscaping, Layout and Scale) of 52 dwellings granted outline approval at hybrid application 4188/15 which also saw full

permission being granted for a training facility and workshop for the civil engineers J Breheny Contractors. An access is also included in the drawings, but this was granted approval at 4188/15.

3.0 Policy Background

- 3.1 Core Strategy and Focused Review: Policy CS5 provides that all development will maintain and enhance the environment, including the historic environment, design and landscape and retain the local distinctiveness.
- 3.2 Policy CS9 provides requirements on the density and mix of new housing development. The policy seeks a mix of types, sizes and affordability in terms of residential schemes, but does not set any specific levels or percentages to achieve. The policy also provides that new development should provide an average density of at least 30 dwellings per hectare.
- 3.3 The CSFR was adopted by Full Council on 20 December 2012 and should be read as a supplement to Mid Suffolk's adopted Core Strategy (2008). This document updates some of the policies of the 2008 Core Strategy as already addressed above. The CSFR document does introduce new policy considerations, including Policy FC 1 - Presumption in favour of sustainable development that refers to the National Planning Policy Framework (NPPF) objectives and Policy FC 1.1 - Mid Suffolk approach to delivering Sustainable Development that provides "development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to the Mid Suffolk context through the policies and proposals of the Mid Suffolk new style Local Plan.
- 3.4 Proposals for development must conserve and enhance the local character of the different parts of the district. They should demonstrate how the proposal addresses the context and key issues of the district and contributes to meeting the objectives and the policies of the Mid Suffolk Core Strategy and other relevant documents."
- 3.5 Saved Policies in the Local Plans: Members will be aware that the weight to be attached to the 1998 Local Plan must be considered carefully by reference to the NPPF to ensure consistency.
- 3.6 The saved Local Plan through policies GP1, H 13, H 15, H 16, and T10 supports good design that reflects Suffolk character, avoids adverse impacts on amenity and considered traffic and highway implications of development. Policy HB1 while not wholly NPPF compliant refers to setting of historic buildings and along with other policies including employment matters shall be considered in the detailed assessment below.
- 3.7 Members will be further aware that the new draft Joint Local Plan is currently out to consultation under Regulation 18. This does not fundamentally affect matters at hand here (particularly given that Outline permission already exists) and carries little weight at this stage.
- 3.8 The Principle Of Development: Permission for housing on this site already exists in Outline form. The principle is, therefore accepted.

4.0 Site Access, Parking and Highway Safety Considerations

- 4.1 The access had already been approved at Outline. As noted above, the Highway Authority has not objected at this stage, but has raised a concern that planting should not interrupt visibility splays or footways. This can be addressed by a bespoke condition.
- 4.2 Parking is as per the adopted standards, the details of this are elaborated upon in the section below.
- 4.3 In wider Highways terms, a footpath linking the site formed part of Planning permission 4188/15 had, as condition 10, "Prior to the commencement of development a scheme, including a timetable, for the provision and adoption of the footway shall be submitted to and agreed in writing by the

Local Planning Authority..” The submission of these details will need to be agreed by condition before any work commences on the housing phase.

5.0 Design and Layout

- 5.1 Policy CS5 requires development to be of a high-quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district.
- 5.2 Policy H13 of the Local Plan requires new housing development to be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings, whilst Policy H15 of the Local Plan similarly requires new housing to be consistent with the pattern and form of development in the area and its setting.
- 5.3 Policy GP1 of the Local Plan states that proposals comprising poor design and layout will be refused, requiring proposals to meet a number of design criteria including maintenance or enhancement of the surroundings and use of compatible materials.
- 5.4 Paragraph 56 of the NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development.
- 5.5 The dwellings are to be served by an access to the south (also to be serving the training facility) with a spine road looping around to the north. This road is fronted by housing to the east and west, with three small stub roads radiating from it to the east and a further small group of housing at the northern end.
- 5.6 The access road to the south of the site is denied a termination to the vista. This is because of the position of the road in relation to the neighbouring user, J. Breheny to the south of the proposed houses.
- 5.7 Parking courts have been kept to a minimum, with just one such in the south-eastern corner showing twelve spaces.
- 5.8 The issue of “triple parking” has almost entirely been avoided, with only two such instances (plots 32 and 50).
- 5.9 The proposed houses are a mix of red and gault brick, with weatherboarding at first floor. Some are bungalows, but most are two-storey. The designs have some vernacular references with steep-pitched roofs and barge-boards, but are generally fresh and modern in their appearance, lacking in traditional chimneys for example.

6.0 Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 6.1 Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character.
- 6.2 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.

- 6.3 The site is not in an area of special character designation such as an Area of Outstanding Natural Beauty or Special Landscape Area. Nor is the site adjoining, or in proximity to, any designated landscape areas of special significance.
- 6.4 Policy CS5 of the Core Strategy requires development to protect, manage and enhance Mid Suffolk's biodiversity.
- 6.5 Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) requires all 'competent authorities' (public bodies) to 'have regard to the Habitats Directive in the exercise of its functions.' For a Local Planning Authority to comply with regulation 9(5) it must 'engage' with the provisions of the Habitats Directive.
- 6.6 Paragraph 118 of the NPPF requires planning authorities, when determining planning applications, to seek the conservation and enhancement of biodiversity by ensuring significant harm resulting from a development is avoided (through locating on an alternative site with less harmful impacts), or where not possible to be adequately mitigated, or, as a last resort, compensated for, and if this cannot be secured then planning permission should be refused.
- 6.7 The Outline permission was accompanied by An Ecology Report and it was held that ecological matters had been properly assessed at that time. The issue of trees on the housing part of the site was left to a condition. This condition was discharged in March of this year.

7.0 Impact on Residential Amenity

- 7.1 Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas.
- 7.2 Paragraph 9 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.3 Other than this minor point, given the separation between the two sites there is no identifiable harm to residential amenity. The proposal responds favourably to local Policies H13 and H16.

8.0 Flooding and Drainage

- 8.1 Conditions 41 and 42 of the Full element of Planning permission 4188/15 (relating to the training facility) covered matters of drainage. The first was to prevent discharge of water on to the highway, the second was to secure a surface water drainage strategy.
- 8.2 Both of these conditions were discharged in March of this year. Confirmation is awaited that the Outline (housing) element is also now satisfied. This will be reported within the late papers. In any event, this matter is dealt with by condition rather than being an integral part of the application itself. The condition is number 6 of 4188/15 and its discharge will mean the issue is dealt with.
- 8.3 It is noted that a neighbour has objected on, amongst other matters, grounds relating to sewerage issues. However, as detailed in the consultations paragraphs, Anglian Water has no objections

PART FOUR – CONCLUSION

9.0 Planning Balance and Conclusion

- 9.1 The site in question benefits from Outline Planning permission. There is, therefore, no dispute that the application is acceptable in principle.
- 9.2 The design and layout are acceptable and the scheme gives rise to no residential amenity issues or any other matters of concern.
- 9.3 The proposal contributes towards the delivery of 52 units of accommodation, which will count towards the District's housing provision.
- 9.4 For the above reasons, the application is recommended for approval.

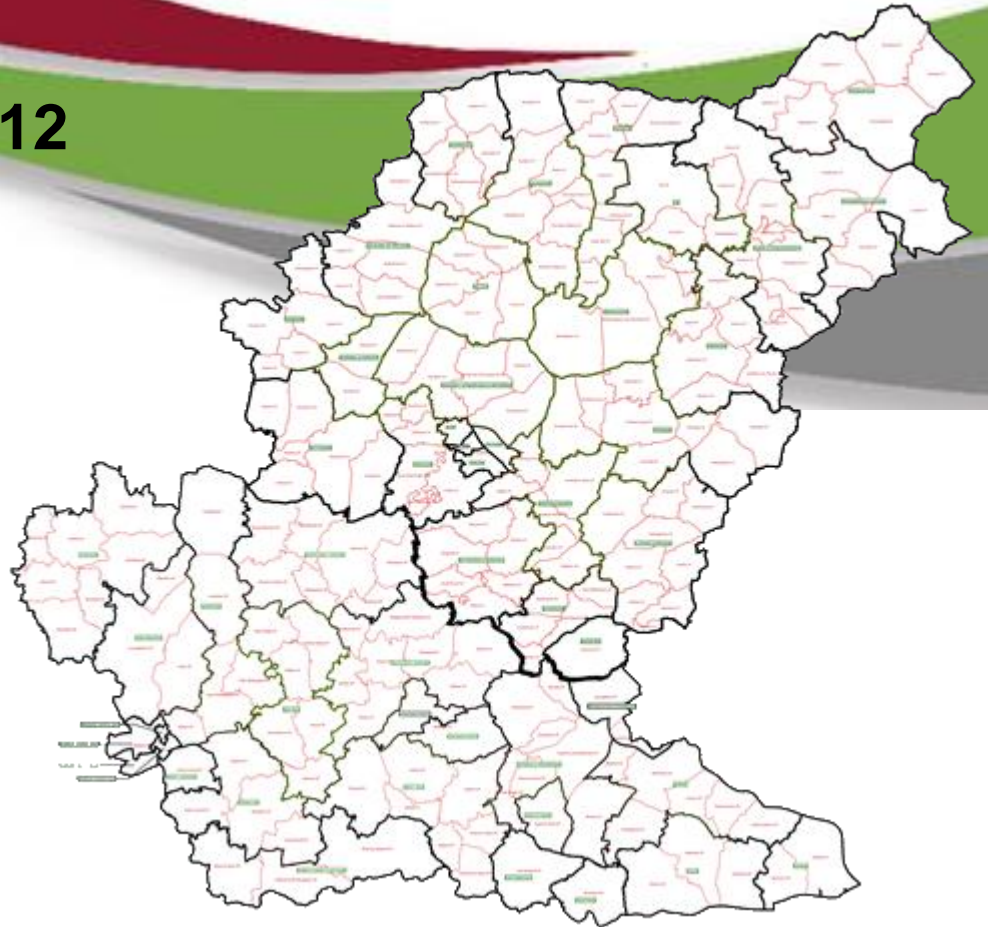
10.0 RECOMMENDATION

- 10.1 That authority be delegated to the Acting Chief Planning Officer to grant planning permission, subject to conditions listed at 10.2. (These are in addition to the conditions on the outline consent that remain in place and will need to be discharged).
- 10.2 Conditions:
- Approved Plans;
 - Amended planting to avoid splays and footways;
 - Surface materials to be agreed
 - Phasing to be agreed

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Application No: DC/18/05612

**Address: J Breheny
Contractors Ltd, Flordon
Road, Creeting St Mary**






Site Location Plan

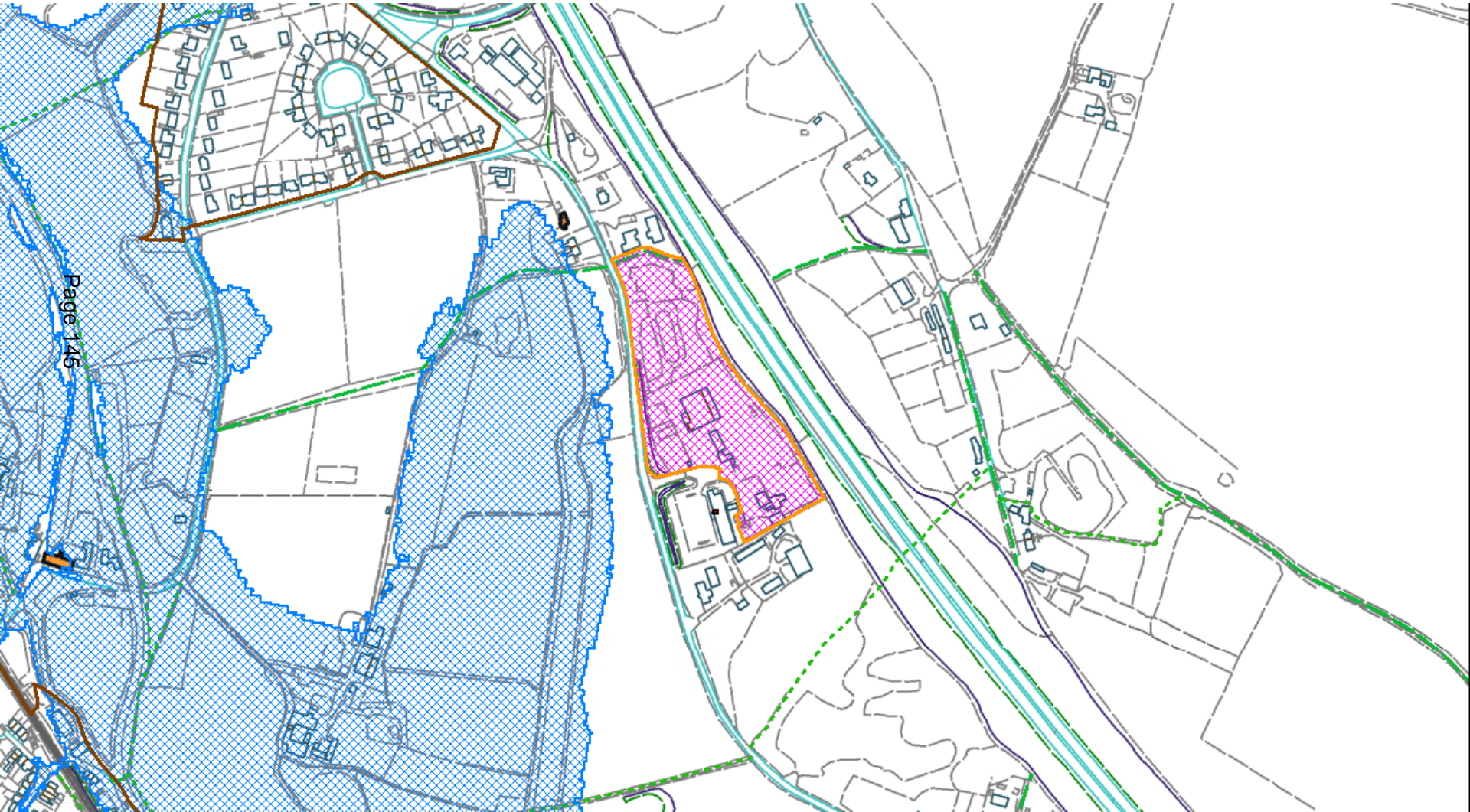
Slide 2



Constraints Map

Slide 3

-  Built Up Area Boundaries
-  Public Rights of Way
-  Grade II
-  Flood Zone 2



Aerial Map

Slide 4

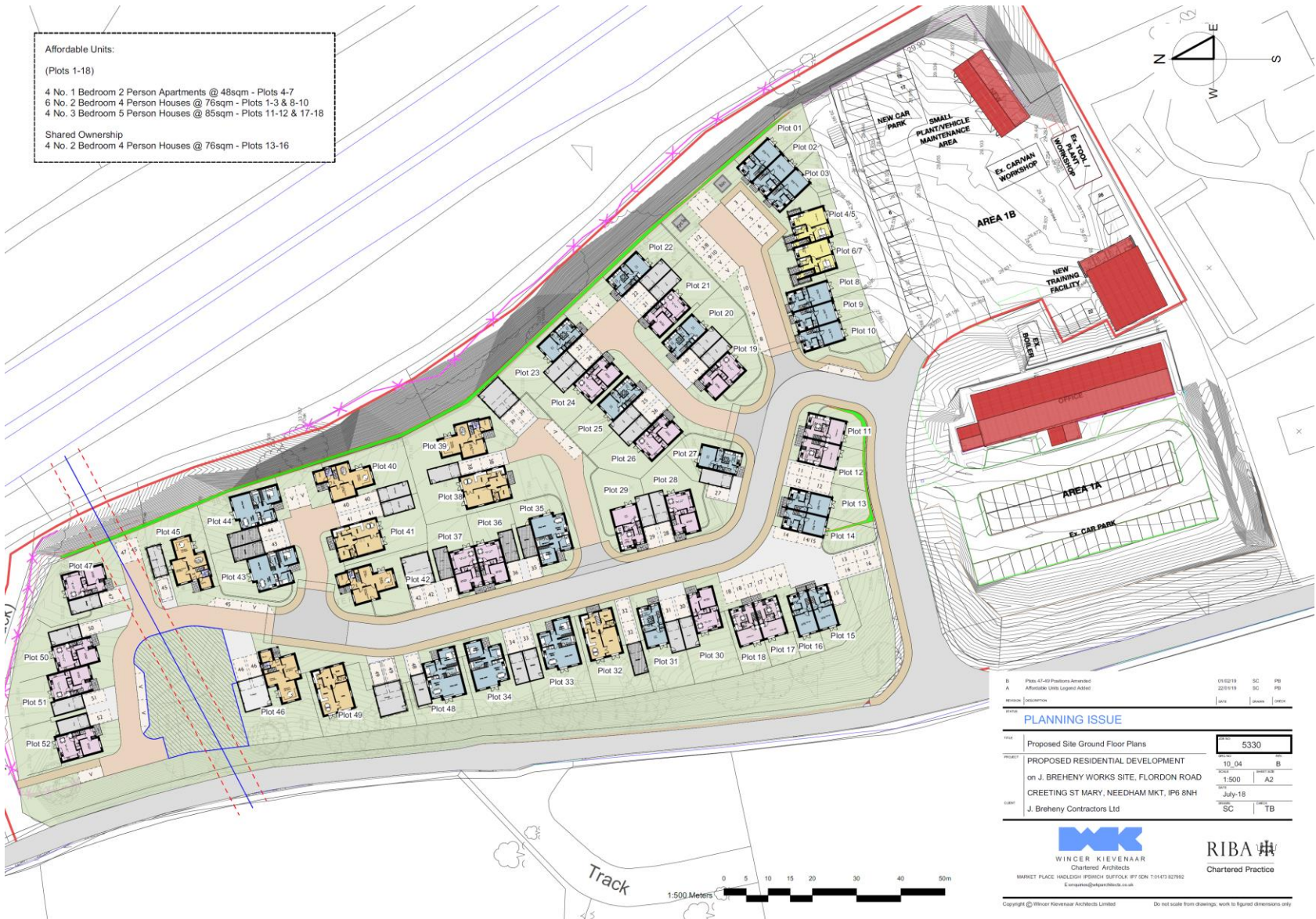


Proposed Site Ground Floor Plans

Affordable Units:
 (Plots 1-18)

- 4 No. 1 Bedroom 2 Person Apartments @ 48sqm - Plots 4-7
- 6 No. 2 Bedroom 4 Person Houses @ 76sqm - Plots 1-3 & 8-10
- 4 No. 3 Bedroom 5 Person Houses @ 85sqm - Plots 11-12 & 17-18

Shared Ownership
 4 No. 2 Bedroom 4 Person Houses @ 76sqm - Plots 13-16



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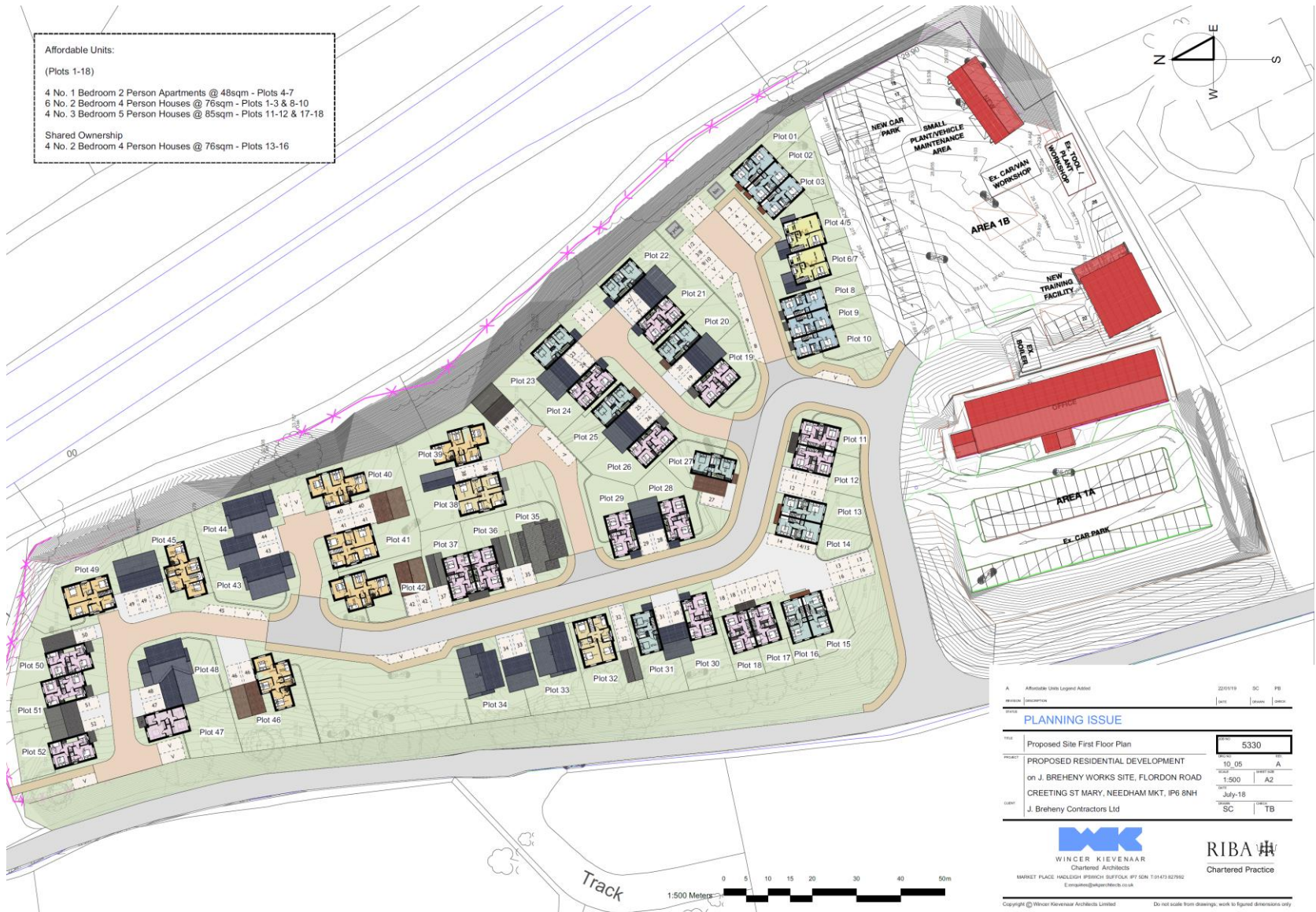
B	Plots 41-49 Probers Avenue	01/02/19	SC	PH
A	Affordable Units Legend Addit	22/01/19	SC	PH
Website	Documents	Draw	Revised	Check
PLANNING ISSUE				
TYPE	Proposed Site Ground Floor Plans	PLAN	5330	
PROJECT	PROPOSED RESIDENTIAL DEVELOPMENT on J. BREHENY WORKS SITE, FLORDON ROAD CREETING ST MARY, NEEDHAM MKT, IP6 8NH	SCALE	1:500	A2
DATE	J. Breheny Contractors Ltd	DATE	July-18	SC TB

Proposed Site First Floor Plan

Affordable Units:
 (Plots 1-18)

4 No. 1 Bedroom 2 Person Apartments @ 48sqm - Plots 4-7
 6 No. 2 Bedroom 4 Person Houses @ 76sqm - Plots 1-3 & 8-10
 4 No. 3 Bedroom 5 Person Houses @ 85sqm - Plots 11-12 & 17-18

Shared Ownership
 4 No. 2 Bedroom 4 Person Houses @ 76sqm - Plots 13-16



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A	Affordable Units Legend Address	22/05/19	SC	PB
REVISION	DESCRIPTION	DATE	BY	CHECKED
PLANNING ISSUE				
PROJ	Proposed Site First Floor Plan	5330		
PROJCT	PROPOSED RESIDENTIAL DEVELOPMENT on J. BREHENY WORKS SITE, FLORDON ROAD CREETING ST MARY, NEEDHAM MKT, IP6 8NH	10.05	A	
SCALE	1:500	A2		
DATE	July-18			
CLIENT	J. Breheny Contractors Ltd	SC	TB	

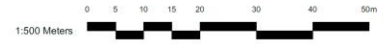


Proposed Site Roof Plan

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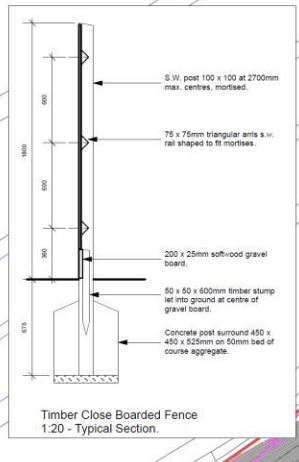
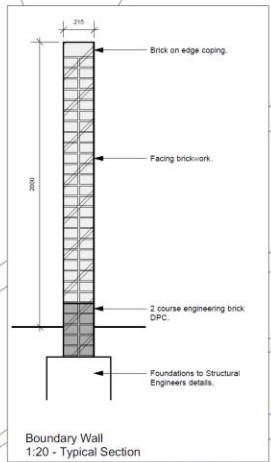


PRELIMINARY	
PROJECT	Proposed Site Roof Plan
DATE	12/06/2018
SCALE	1:500
DATE	July-18
BY	SC
CHECKED BY	TB



Proposed Site Boundary Treatments

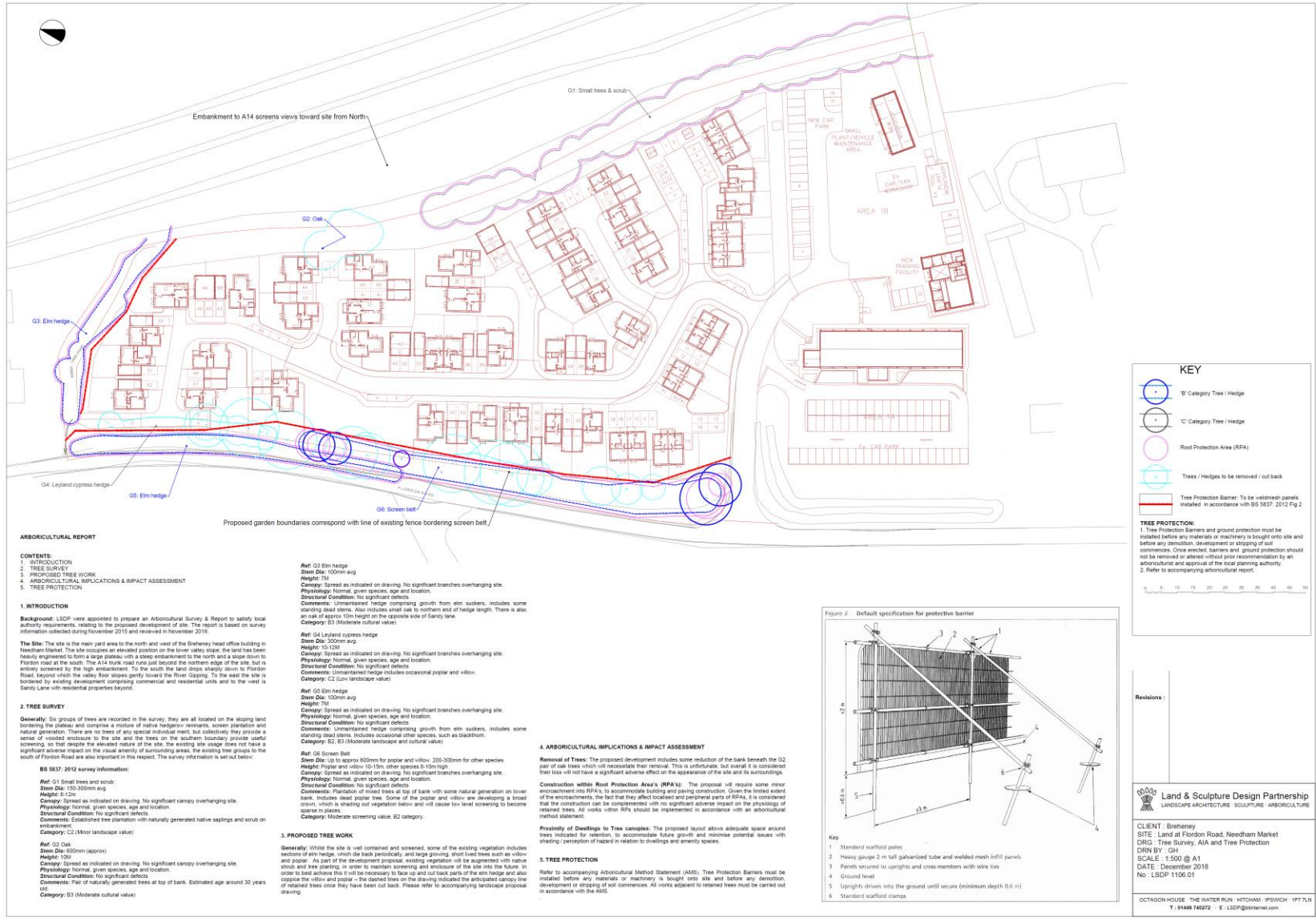
Page 151



Key:
 Red Brickwork Wall
 Close Boarded Fence

REVISION	DESCRIPTION	DATE	BY	CHECKED
PRELIMINARY				
1001	Proposed Site Boundary Treatments	10_07	5330	
1002	PROPOSED RESIDENTIAL DEVELOPMENT on J. BREHENY WORKS SITE, FLORDON ROAD	1:500	A2	
1003	CREETING ST MARY, NEEDHAM MKT, IP6 8NH	July-18		
1004	J. Breheny Contractors Ltd	SC	TB	





Revisions:

Land & Sculpture Design Partnership
 LANDSCAPE ARCHITECTURE, SCULPTURE, ARBORICULTURE

CLIENT: Brahamey
SITE: Land at Florston Road, Needham Market
DRN BY: GH
SCALE: 1:500 @ A1
DATE: December 2018
NO: LSCP1106.01

**OCTAGON HOUSE THE WATER RUIN, HITCHAM, IPSWICH IP7 7LN
 T: 01493 749372 E: LSCP@landand.com**

Proposed Street Elevation Sheet 1

Slide 11



STREET ELEVATION 1 - 1



STREET ELEVATION 2 - 2



STREET ELEVATION 3 - 3



STREET ELEVATION 4 - 4



STREET ELEVATION 5 - 5

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PRELIMINARY	
Proposed Street Elevation - Sheet 1	5330
PROPOSED RESIDENTIAL DEVELOPMENT	30.01
on J. BREHENY WORKS SITE, FLORDON ROAD	1:100 A1
CREETING ST MARY, NEEDHAM MKT., IP6 8NH	Dec-18
J. Breheny Contractors Ltd	SC PB



Proposed Street Elevation Sheet 2

Slide 12



STREET ELEVATION 6 - 6



STREET ELEVATION 7 - 7



STREET ELEVATION 8 - 8



STREET ELEVATION 9 - 9



STREET ELEVATION 10 - 10



STREET ELEVATION 11 - 11

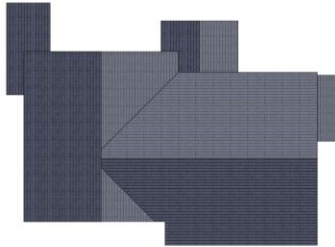


STREET ELEVATION 12 - 12

Page 154

Proposed Dwellings To Plots 4-7

Slide 13



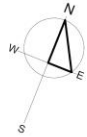
ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (N.T.S)



PROPOSED FRONT PERSPECTIVE VIEW (N.T.S)



FIRST FLOOR PLAN (1:100)

Scale:
Plot 05 - 52' 00mm
Plot 07 - 52' 00mm



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



GROUND FLOOR PLAN (1:100)

Scale:
Plot 04 - 48' 00mm
Plot 06 - 47' 00mm



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PRELIMINARY		Rev	Issue	Date
Proposed Dwellings to Plots 4-7		0330		
PROPOSED RESIDENTIAL DEVELOPMENT				
on J. BREHENY WORKS SITE, FLORDON ROAD				
CREETING ST MARY, NEEDHAM MKT. IP6 6NH				
L. Brabery Contractors Ltd				



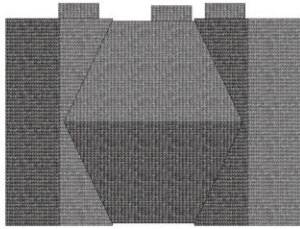
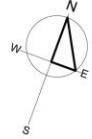
WINGER KIEVENAAR
Chartered Architects



RIBA
Chartered Practice

Proposed Dwellings to Plots 8-10

Slide 14



ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)

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FIRST FLOOR PLAN (1:100)

GLA
Plot 08 - 38 Steps
Plot 09 - 38 Steps
Plot 10 - 38 Steps



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



GROUND FLOOR PLAN (1:100)

GLA
Plot 08 - 38 Steps
Plot 09 - 38 Steps
Plot 10 - 38 Steps



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

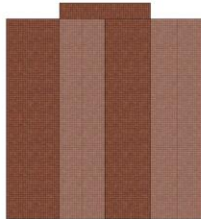


PRELIMINARY	
Proposed Dwellings to Plots 8-10	5330
PROPOSED RESIDENTIAL DEVELOPMENT	5330_PA_20_00
on J. BREWERY WORKS SITE, FORDON ROAD,	1:100 AT
CREETING ST MARY, NEEDHAM MKT., IP8 5BH	18/19
J. Brewhery Contractors Ltd	SC TB

Proposed Dwellings to Plots 13-16

Slide 15

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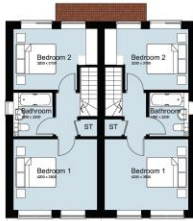
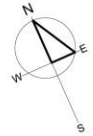
ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)

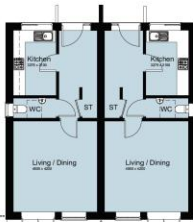


PROPOSED FRONT PERSPECTIVE VIEW (NTS)



Plot 13 & 15 (House Type 1A) Plot 13 & 15 (House Type 1A)
GROUND FLOOR PLAN (1:100)

Scale:
Plot 13 - 38 Taper
Plot 14 - 38 Taper
Plot 15 - 38 Taper



Plot 14 & 16 (House Type 1A) Plot 14 & 16 (House Type 1A)
GROUND FLOOR PLAN (1:100)

Scale:
Plot 13 - 38 Taper
Plot 14 - 38 Taper
Plot 15 - 38 Taper
Plot 16 - 38 Taper



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

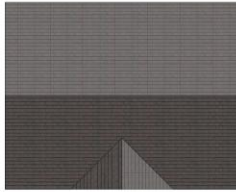


Scale: 1:100

Revision	Date	Drawn	Checked
PRELIMINARY			
Proposed Dwellings to Plots 13-16	03/24 PA, 28/24		
PROPOSED RESIDENTIAL DEVELOPMENT	13/24 PA, 28/24		
on J. BREHENY WORKS SITE, FLOORDON ROAD,	13/24 PA, 28/24		
CREETING ST MARY, NEEDHAM MKT. IP6 6NH	13/24 PA, 28/24		
J. Behereny Contractors Ltd	13/24 PA, 28/24		
	SC	TB	

Proposed Dwellings to Plots 11,12,17 and 18

Slide 16



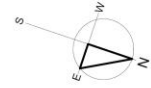
ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



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FIRST FLOOR PLAN (1:100)

Plot 11 & 17 (House Type 3A)
Plot 12 & 18 (House Type 3A)



GROUND FLOOR PLAN (1:100)

Plot 11 & 17 (House Type 3A)
Plot 12 & 18 (House Type 3A)



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

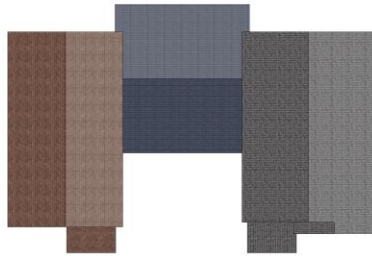


Scale: 1:100

PRELIMINARY		0330
Proposed Dwellings to Plots 11, 12, 17 & 18		
PROPOSED RESIDENTIAL DEVELOPMENT	0330_PA_20_06	10/21/2020
on J. BREHENY WORKS SITE, FLORDON ROAD,	1:100	A1
CREETING ST MARY, NEEDHAM HKT., IP6 6NH	Age-18	
J. Breheny Contractors Ltd	SC	TB

Proposed Dwellings to Plots 19,20,25 and 26

Slide 17



ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



GROUND FLOOR PLAN (1:100)

GLA:
Plot 25 - 46 sqm
Plot 26 - 46 sqm
Plot 25 - 46 sqm
Plot 26 - 46 sqm



GROUND FLOOR PLAN (1:100)

GLA:
Plot 19 - 46 sqm
Plot 20 - 46 sqm
Plot 25 - 46 sqm
Plot 26 - 46 sqm



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



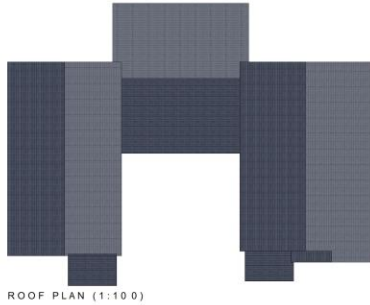
PROPOSED REAR ELEVATION 1:100

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PRELIMINARY	
Proposed Dwellings to Plots 19, 20, 25 & 26	5330
PROPOSED RESIDENTIAL DEVELOPMENT	5330_PA_20_06
on J. BREHÉNY WORKS SITE, FLORDON ROAD,	1:100 AT
CREETING ST MARY, NEEDHAM MKT. IP8 5NH	Apr 18
Albrothley Contractors Ltd	SC TB

Proposed Dwellings to Plots 21-24

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ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



GROUND FLOOR PLAN (1:100)

Scale:
Plot 21 - 40 Taper
Plot 22 - 40 Taper
Plot 23 - 40 Taper
Plot 24 - 40 Taper



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



GROUND FLOOR PLAN (1:100)

Scale:
Plot 21 - 40 Taper
Plot 22 - 40 Taper
Plot 23 - 40 Taper
Plot 24 - 40 Taper



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PRELIMINARY		Date	Issue	Level
Proposed Dwellings to Plots 21-24		03/08/2018	01	5330
PROPOSED RESIDENTIAL DEVELOPMENT		03/08/2018	01	5330
on J. BREHENY WORKS SITE, FLORDON ROAD		1:100	NTS	AT
CREETING ST MARY, NEEDHAM MKT, IP6 8AH		Apr-18		
J. Brahney Contractors Ltd		BC		TB

Proposed Dwelling to Plot 27

Slide 19

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ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



FIRST FLOOR PLAN (1:100)

Plot 27 (Phase 4b)



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



GROUND FLOOR PLAN (1:100)

Plot 27 (Phase 4b)



PROPOSED SIDE ELEVATION 1:100

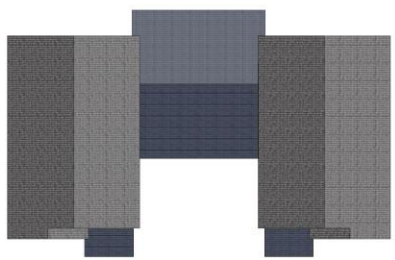


PROPOSED REAR ELEVATION 1:100



PRELIMINARY	
PROPOSED DWELLING TO PLOT 27	5330
PROPOSED RESIDENTIAL DEVELOPMENT on J. BREHENY WORKS SITE, FLORDON ROAD CREETING ST MARY, NEEDHAM MKT, IP6 8NH	5338 PA, 26, 10 5337/16 5337/16 5337/16 5337/16
J. Beheley Contractors Ltd	Agri-18 SC TB

Proposed Dwellings to Plots 28 - 29



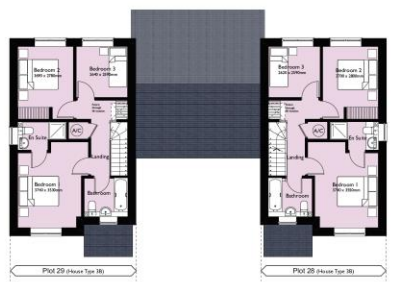
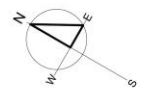
ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



FIRST FLOOR PLAN (1:100)

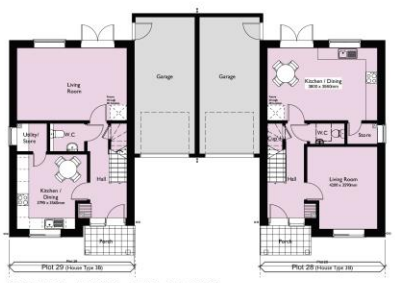
Scale: Plot 28 - 48 Taper Plot 29 - 48 Taper



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



GROUND FLOOR PLAN (1:100)

Scale: Plot 28 - 48 Taper Plot 29 - 48 Taper



PROPOSED SIDE ELEVATION 1:100



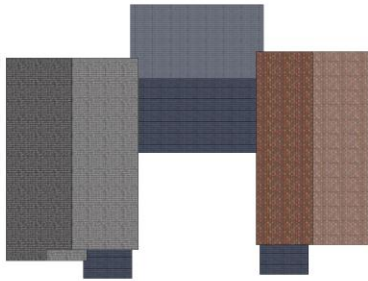
PROPOSED REAR ELEVATION 1:100

PRELIMINARY		5330
Proposed Dwellings to Plots 28 & 29		
PROPOSED RESIDENTIAL DEVELOPMENT	5330, Plots 28, 29	11
OR J. BREHENY WORKS SITE, FLOORDON ROAD	1:100	AT
CREETING ST MARY, NEEDHAM MKT., IP6 6NH	Apr-18	
J. Breheny Contractors Ltd	SC	TB

Proposed Dwellings to Plots 30 - 31

Slide 21

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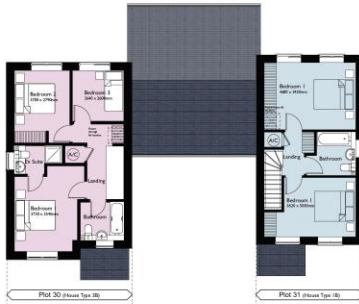
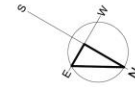
ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



GROUND FLOOR PLAN (1:100)

Plot 30 - 46' high
Plot 31 - 46' high



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



GROUND FLOOR PLAN (1:100)

Plot 30 - 46' high
Plot 31 - 46' high



PROPOSED SIDE ELEVATION 1:100



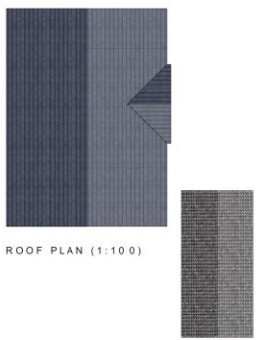
PROPOSED REAR ELEVATION 1:100



Scale: 1:100

Project Name	Date	Issue	Drawn
PRELIMINARY			
Plot	5330		
PROPOSED DWELLINGS TO PLOTS 30 & 31			
PROPOSED RESIDENTIAL DEVELOPMENT			
on J. BREHENY WORKS SITE, FLORDON ROAD			
CREETING ST MARY, NEEDHAM MKT., IP6 8NH			
J. Beheny Contractors Ltd			
Scale	1:100	AT	
Author	SC	TC	

Proposed Dwellings to Plot 32



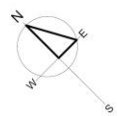
ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



FIRST FLOOR PLAN (1:100)



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



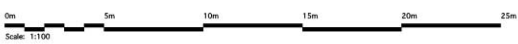
GROUND FLOOR PLAN (1:100)



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PRELIMINARY

Proposed Dwellings to Plot 32

PROPOSED RESIDENTIAL DEVELOPMENT
on J. BREHENY WORKS SITE, FLORDON ROAD,
CREEING ST MARY, NEEDHAM MKT. IP6 8NH

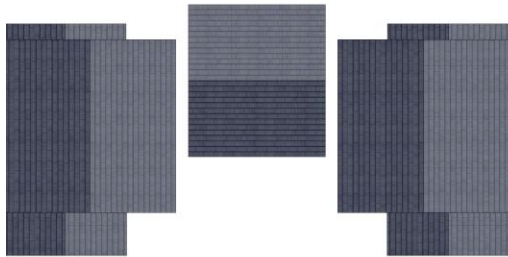
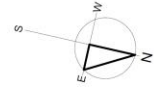
J. Brabney Contractors Ltd

WYGER KIEVENAAR
Chartered Architects
RIBA #

Scale: 1:100

Proposed Dwellings to Plots 33-34

Slide 23



ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



GROUND FLOOR PLAN (1:100)

Plot 33: 66sqm
Plot 34: 66sqm



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



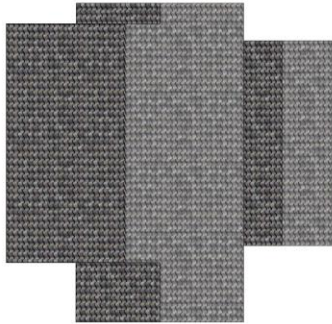
Page 165

PRELIMINARY		0530
Proposed Dwellings to Plots 33 & 34		
PROPOSED RESIDENTIAL DEVELOPMENT	0530 Pa. 20.14	0530
on J. BREHENY WORKS SITE, FLORDON ROAD,	1:100	A1
CREETING ST MARY, NEEDHAM MKT, IP6 6NH	April 18	
J. Breheny Contractors Ltd	SC	TB

WINGER & EVERSAAR
 Chartered Architects
 RIBA # Chartered Practice

Proposed Dwelling to Plot 35

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ROOF PLAN (1:100)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



GROUND FLOOR PLAN (1:100)

GIA:
Plot 35 - 68.9sqm



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

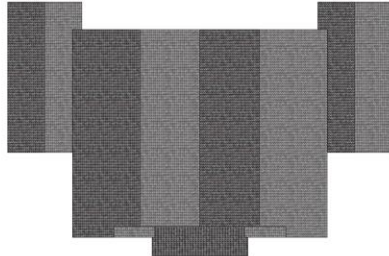
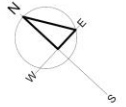


PROPOSED REAR ELEVATION 1:100

PROJECT	Proposed Dwelling to Plot 35	REF	5330
PROJEC	PROPOSED RESIDENTIAL DEVELOPMENT	DATE	5330_PA_20_15
ON	J. BREHENY WORKS SITE, FLORDON ROAD,	SCALE	1:100
CREETING ST MARY, NEEDHAM MKT, IP6 8NH		DATE	Apr-18
		SCALE	SC
CLIENT	J. Breheny Contractors Ltd	DATE	TB



Proposed Dwellings to Plots 36-37



ROOF PLAN (1:100)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



FIRST FLOOR PLAN (1:100)

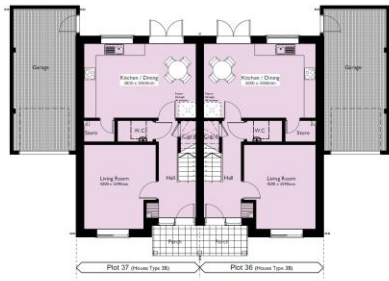
GLA Plot 36 - 45 team
Plot 37 - 46 team



PROPOSED SIDE ELEVATION 1:100

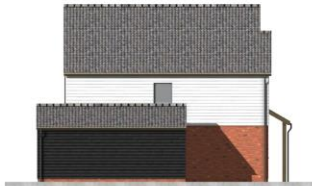


PROPOSED FRONT ELEVATION 1:100



GROUND FLOOR PLAN (1:100)

GLA Plot 36 - 45 team
Plot 37 - 46 team



PROPOSED SIDE ELEVATION 1:100

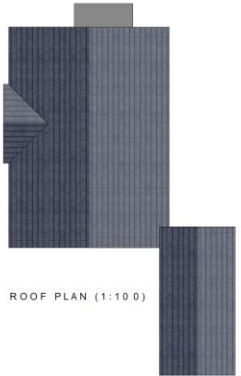


PROPOSED REAR ELEVATION 1:100

Proposed Dwelling to Plot 38

Slide 26

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ROOF PLAN (1:100)



FIRST FLOOR PLAN (1:100)



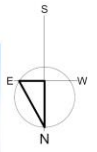
GROUND FLOOR PLAN (1:100)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



Scale: 1:100

PROJECT	PRELIMINARY	DATE	03/20
TITLE	Proposed Dwelling to Plot 38	SCALE	1:100
CLIENT	PROPOSED RESIDENTIAL DEVELOPMENT on J. Brewery Works Site, Florston Road, Cretingham St. Mary, Needham Mts, IP6 8NH	DATE	Apr 18
DESIGNER	J. Breheny Contractors Ltd	STATUS	SC

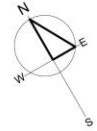
WINCER KIEWIT & PARTNERS
 Chartered Architects
 WINCER PLACE, NEEDHAM MARKET, NEEDHAM HILLS, IP6 8NH
 E: info@wkipartners.co.uk

RIBA
 Chartered Practice

Proposed Dwelling to Plot 39

Slide 27

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PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



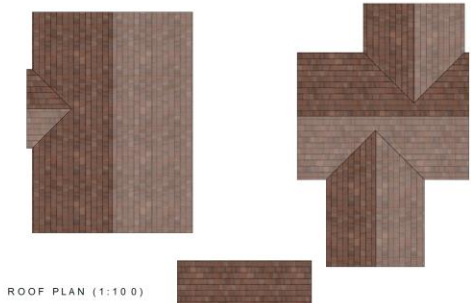
PROPOSED FRONT ELEVATION 1:100



PRELIMINARY	
Proposed Dwelling to Plot 39	03/30
PROPOSED RESIDENTIAL DEVELOPMENT on J. Beheary Works Site, Fordon Road, Cretingham St. Mary, Needham Ham, IP8 6NH	1:100 A1
J. Beheary Contractors Ltd	Apr-18 SC TB

Proposed Dwellings to Plots 40-41

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ROOF PLAN (1:100)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



FIRST FLOOR PLAN (1:100)

Scale:
Plot 41: 50.20m
Plot 41: 7.74m



GROUND FLOOR PLAN (1:100)

Scale:
Plot 41: 52.80m
Plot 41: 7.50m



PROPOSED SIDE ELEVATION 1:100



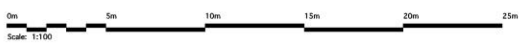
PROPOSED REAR ELEVATION 1:100



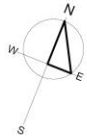
PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



Scale: 1:100



PRELIMINARY	
PROJ	5330
Proposed Dwellings to Plots 40 & 41	
PROPOSED RESIDENTIAL DEVELOPMENT	5330_PA_05_19
on J. Breherly Works Site, Flordon Road,	1:100 A1
Creeping St. Mary, Needham Mk, IP6 6NH	Apr-19
J. Breherly Contractors Ltd	SC TB



Proposed Dwelling to Plot 42



ROOF PLAN (1:100)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



FIRST FLOOR PLAN (1:100)



GROUND FLOOR PLAN (1:100)



PROPOSED SIDE ELEVATION 1:100



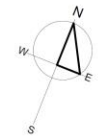
PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



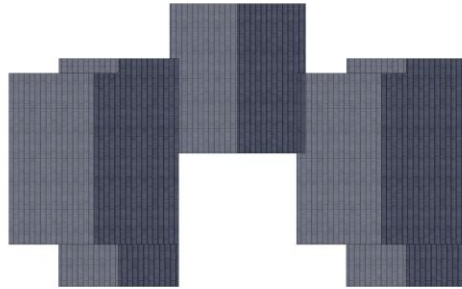
Scale: 1:100

PRELIMINARY	
Proposed Dwelling to Plot 42	\$224
PROPOSED RESIDENTIAL DEVELOPMENT	1330_P020_20
on a Brnery Works Site, Flinton Road,	1:100 AT
Creeting St. Mary, Needham MA1, IP8 8NH	Apr-18
J. Bretnery Contractors Ltd	SC TB

Proposed Dwelling to Plot 44

Slide 30

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ROOF PLAN (1:100)



GROUND FLOOR PLAN (1:100)

GLA
 Plot 43 - 08 Room
 Plot 44 - 08 Room



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



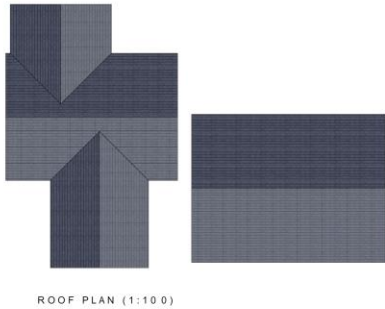
PROPOSED REAR ELEVATION 1:100



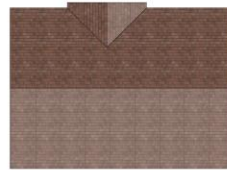
PRELIMINARY	
Proposed Dwelling to Plot 44	5330
Proposed Residential Development on J. Brehery Works Site, Fardon Road, Creelley St. Mary, Needham Mts, IP9 8NH	0208_Pla_20_20 1:100 A2
J. Brehery Contractors Ltd	App-18 SC TB

Proposed Dwelling to Plots 45-49

Slide 31



ROOF PLAN (1:100)



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)

Page 173



FIRST FLOOR PLAN (1:100)



Plot 49 (House Type 5b)



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



GROUND FLOOR PLAN (1:100)



Plot 49 (House Type 5b)

Plot 45 - 68.2sqm
Plot 49 - 73sqm



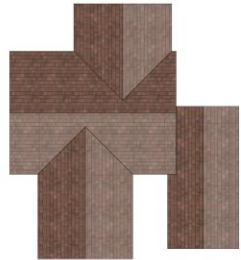
Scale: 1:100

PRELIMINARY	
PROJ	5330
Proposed Dwelling to Plots 45 & 49	
PROJ	5330_PA_20_23
PROPOSED RESIDENTIAL DEVELOPMENT	
DATE	1-100 A1
on J. Babergh Works Site, Florida Road,	
Creeching St. Mary, Needham Mkt, IPS 19H	
DATE	Apr-18
BY	SC
CHKD	TB

<p>MK K MINDEN KIEVENS Chartered Architects</p>	<p>RIBA 卐 Chartered Practice</p>
--	---

Proposed Dwelling to Plot 46

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ROOF PLAN (1:100)



FIRST FLOOR PLAN (1:100)

GLA Plot 46 - 6/2/2016



GROUND FLOOR PLAN (1:100)

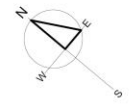
GLA Plot 46 - 6/2/2016



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED SIDE ELEVATION 1:100



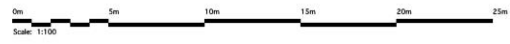
PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



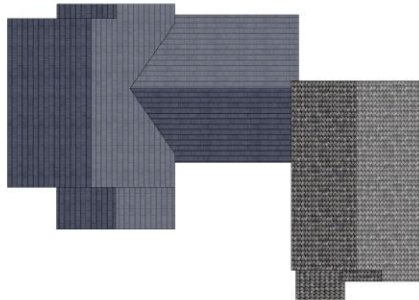
Scale: 1:100

PRELIMINARY		Scale	1:100
Proposed Dwelling to Plot 46		Sheet	03/20
PROPOSED RESIDENTIAL DEVELOPMENT		Date	13/02/2016
on J. Brobery Works Site, Florence Road, Cowling St. Mary, Needham MA, IP6 6NH		Author	JAT
J. Brobery Contractors Ltd		Appr'd	Apr-18
		Check'd	SC
		Issue	TB

Proposed Dwelling Plots 47-48

Slide 33

Page 175



ROOF PLAN (1:100)



FIRST FLOOR PLAN (1:100)

Plot 47 - 48 Type



GROUND FLOOR PLAN (1:100)

Plot 47 - 48 Type

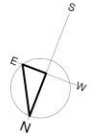
Plot 48 - 48 Type



PROPOSED FRONT PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100

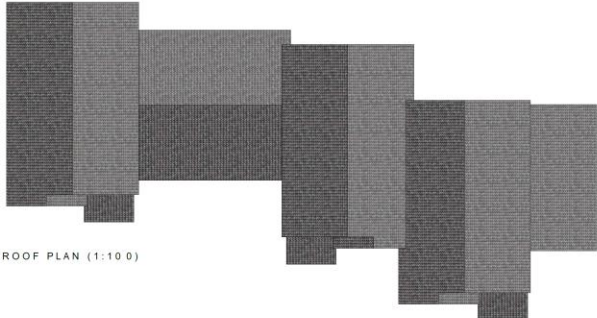


Scale: 1:100

PRELIMINARY	
Proposed Dwellings to Plots 47 & 48	5224
PROPOSED RESIDENTIAL DEVELOPMENT on J. Brehery Works Site, Flinton Road, Cretingham St. Mary, Neatham MA, IP6 8NH	13/20/PA/20/20 1:100 A4 Apr-18
J. Brehery Contractors Ltd	SC TB



Proposed Dwellings to Plots 50-52



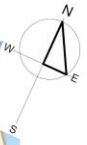
ROOF PLAN (1:100)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



PROPOSED REAR PERSPECTIVE VIEW (NTS)



FIRST FLOOR PLAN (1:100)

Scale:
Plot 51 - 48' high
Plot 51 - 48' high
Plot 52 - 48' high



PROPOSED SIDE ELEVATION 1:100



PROPOSED FRONT ELEVATION 1:100



GROUND FLOOR PLAN (1:100)

Scale:
Plot 51 - 48' high
Plot 51 - 48' high
Plot 52 - 48' high



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



Scale: 1:100

PRELIMINARY	
Proposed Dwellings to Plots 50-52	5330
PROPOSED RESIDENTIAL DEVELOPMENT	0350_PA_20_25_
on J. BREHENY WORKS SITE, FLORDON ROAD	1:100
CREETING ST MARY, NEEDHAM MKT, IPS BKH	AT
J. Breheny Contractors Ltd	Apr-18
	SC
	TB



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: Mark Russell

Dear Mark Russell,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/18/05612

APPLICATION REF: DC/18/05612

PROPOSAL: Submission of details under Application 4188/15 relating to Appearance, Landscaping, Layout and Scale for hybrid application of 52 dwellings and new training facility, workshop and parking area (housing only).

LOCATION: J Breheny Contractors Ltd, Flordon Road, Creeting St. Mary, Ipswich IP6 8NH

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

There are a number of locations where soft landscaping is proposed within visibility splays for junctions and on bends; species of planting will need to be considered so that they are not over 600mm high. We suggest that these locations are grassed areas.

We note that there are hedges proposed adjacent to the back of footways. These are to be planted with sufficient room to allow growth where it will not overhang the footway.

CONDITIONS

P 1 - Condition: The use shall not commence until the area(s) within the site shown on 5330/10-04 for the purposes of [LOADING, UNLOADING,] manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

B 2 - Condition: Before the development is commenced details of the areas to be provided for presentation and storage 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.

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.

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

From: Paul Harrison <Paul.Harrison@baberghmidsuffolk.gov.uk>

Sent: 21 January 2019 13:26

To: Mark Russell <Mark.Russell@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Subject: DC 18 05612 Creeting St Mary reserved matters 4188 15

Mark

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@baberghmidsuffolk.gov.uk

E heritage@baberghmidsuffolk.gov.uk

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

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 02 January 2019 11:06
To: Mark Russell <Mark.Russell@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; Sam Harvey <Sam.Harvey@suffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/18/05612

Dear Mark,

Thank you for consulting me about the reserved matters application for the proposed residential development at Flordon Road in Creeting St Mary. I can confirm that I have no comment to make, as a Travel Plan was not requested or secured as part of the original planning application.

Kind regards

Chris Ward
Travel Plan Officer
Transport Strategy
Strategic Development - Growth, Highways and Infrastructure
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>



Historic England

EAST OF ENGLAND OFFICE

Mr Mark Russell
Babergh and Mid Suffolk Councils
Endeavour House
8 Russell Road
IPSWICH
Suffolk
IP1 2BX

Direct Dial: 01223 582711

Our ref: **W:** P01014558

3 January 2019

Dear Mr Russell

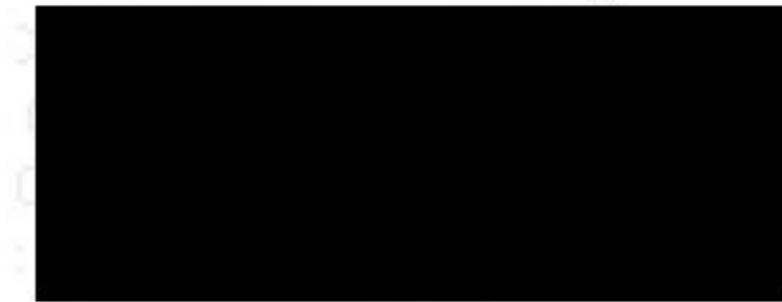
**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**J BREHENY CONTRACTORS LTD, FLORDON ROAD, CREETING ST MARY,
IPSWICH, IP6 8NH
Application No. DC/18/05612**

Thank you for your letter of 31 December 2018 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

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

Yours sincerely



Joanne Robinson
Business Officer

E-mail: Joanne.Robinson@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

From: Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 07 January 2019 14:27
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Re: DC/18/05612

Dear Mr Russell

Application ref: DC/18/05612
Our ref: 269258

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 sincerely

Joanne Widgery
Operations Delivery
Natural England
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ



**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/18/05612

Our Ref: IESCCG/001218/CRE

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

15/01/2019

Dear Sirs,

Proposal: Submission of details under Application 4188/15 relating to Appearance, Landscaping, Layout and Scale for hybrid application of 52 dwellings and new training facility, workshop and parking area (housing only).

Location: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH

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 52 residential dwellings, 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 practice(s) within a 2km radius of the proposed development, This practice(s) do 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
Needham Market Country Practice	12,642	432.10	6,301	-435
Total	12,642	432.10	6,301	-435

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 Needham Market Country Practice, 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



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

16/01/2019

For the attention of: Mark Russell

Ref: DC/18/05612; J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH

Thank you for consulting us on the submission of details under application 4188/15 relating to appearance, landscaping, layout and scale for hybrid application of 52 dwellings and new training facility, workshop and parking area (housing only).

Recommendations

The landscape proposal submitted is not satisfactory and does not provide sufficient details on the landscape proposal and mitigation strategy. In order for the scheme to be acceptable, we recommend that the issues below are revised and embedded in the amended landscape proposal:

Layout design

Two parking spaces have been proposed by the POS/play area. This is not appropriate and car park spaces should be moved to a different location.

Access routes like the one proposed for Plots 2 should be avoided. The space arrangement between Plots 4/5 and 3 is not clear. Design should be reconsidered or justified.

The presence of the back garden walls of Plots 11-14 as you enter the site is not adequate. We would strongly advise that an LPA Urban Design officer is consulted to provide comments and recommendations on this and further layout design matters to deliver a better public realm in accordance to saved policy CL2 (Development within special landscape areas).

Hard landscaping and boundary treatment

We required a simpler surface material palette around the parking court area to the south-eastern part of the site. The proposed block paving colour red can be extended to the parking bays or vice versa. A more sensitive approach for line demarcation can be done through different colour blocks.

The use of raised tables to mark the entrance into shared spaces and private roads/parking areas is preferred.

Unless this is revised as per layout design recommendations above, additional planting will be required along boundary on plots 14-11 to soften the appearance of the proposed brick wall. The proposed tree planting should be moved to the public domain instead.

Steel weld-mesh fence should be of colour black to soften its appearance.

Landscaping

The proposed landscape scheme does not reflect all the mitigation measures described on the Landscape Appraisal (LSDP Jan 2016) submitted under application 4188/15:

- *Provide new tree and shrub planting on bank to help with noise abatement and provide screening from viewpoints to the east. To compensate for trees lost and provide habitat. Details to be provided as part of the detailed submission stage. Create a suitable planted green buffer along the north boundary of the main site;*

Additional tree and shrub planting is required along north-eastern boundary of the site, between the development and the A14. Suitable tree species to compensate for trees lost and.

- *Provide planted bund as buffer between yard and residential area. Bund to be 1-1.5m in height. In line with ecologists recommendations native buffer planting to include hawthorn, common dogwood, spindle, hazel and holly.*

The proposed bund and screening planting to the north of the site has not been shown on the landscape proposal. This should be included in the amended landscape proposal as part of this submission of details application.

Any new tree planting should be planted outside private gardens and in the public realm to guarantee its long term management. Additional tree planting along the primary route through the proposed development will be required to break up the building line and create a better quality space.

As previously mentioned by the LPA landscape officer, it is not clear that the proposed play space/green open space is sufficient or appropriate for the proposal. It also states that the new planting and mounding and the maintenance and restoration of existing plantings, are fundamental to the acceptability of the scheme. This should be covered as part of an s106 agreement to secure this.

Planting species

Viburnum tinus releases unpleasant smell when wet and is not recommended in residential or public realm areas.

If you have any queries regarding any of the matters raised above, please let me know.

Kind regards,

Almudena Quiralte, BA (Hons), Dip LA, CMLI
Landscape Architect Consultant
Telephone: 03330136858
Email: almudena.quiralte@essex.gov.uk

Place Services provide landscape advice on behalf of Babergh and Mid Suffolk District Councils.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

From: Louise Barker (BMSDC) <Louise.Barker@babberghmidsuffolk.gov.uk>
Sent: 18 January 2019 18:09
To: Mark Russell <Mark.Russell@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/18/05612 - Submission of Details under application 4188/15 - J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH

Dear Mark

I refer to the above reserved matters application. The submitted plans do not detail the affordable housing element of this application. There is a completed planning obligation agreement (dated 8th April 2016) accompanying the outline application (4188/15) to this application

I refer the applicant to this agreement and would ask that details are provided to identify the affordable housing plots and bedroom sizes and where they are to be sited on the scheme before we can give you a full consultation response.

I would ask the applicant to note the provision of 14 affordable dwellings to be provided in accordance with the requirements of the s106 and accompanying deed of nomination.

Kind regards

Louise

Louise Barker DipHE Cert CIH
Housing Enabling Officer
Strategic Planning
Mid Suffolk & Babergh District Councils Working Together

Direct dial: 01449 724787

Mobile:07860829520

Email: louise.barker@babberghmidsuffolk.gov.uk

Websites: www.midsuffolk.gov.uk and www.babergh.gov.uk



From: Nathan Pittam <Nathan.Pittam@babberghmidsuffolk.gov.uk>
Sent: 15 January 2019 14:28
To: Mark Russell <Mark.Russell@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@babberghmidsuffolk.gov.uk>
Subject: DC/18/05612. Land Contamination

Dear Mark

EP Reference : 253482
DC/18/05612. Land Contamination
Submission of details under Application 4188/15 relating to Appearance, Landscaping, Layout and Scale for hybrid application of 52 dwellings and new training facility, workshop and parking area (housing only)

Many thanks for your request for comments in relation to the above application to discharge the conditions relating to land contamination. As there are no documents submitted in relation to land contamination then I can confirm that I am unable to provide comments on this matter.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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



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Babergh District Council
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/18/05612

Our Ref: IESCCG/001218/CRE

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

15/01/2019

Dear Sirs,

Proposal: Submission of details under Application 4188/15 relating to Appearance, Landscaping, Layout and Scale for hybrid application of 52 dwellings and new training facility, workshop and parking area (housing only).

Location: J Breheny Contractors Ltd, Flordon Road, Creeting St Mary, Ipswich Suffolk IP6 8NH

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).

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2. The proposal comprises a development of up to 52 residential dwellings, 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 practice(s) within a 2km radius of the proposed development, This practice(s) do 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.

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Total	12,642	432.10	6,301	-435

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 Needham Market Country Practice, 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



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

Planning Application DC/18/05612

SITE: 52 Dwellings, a new training facility and workshop at J Breheny Contractors, Flordon Road, Creting St Mary, IP6 8NH

Applicant: Mr Trevor Stiff, J Breheny Contractors Ltd, Flordon Road, Creting St Mary

Planning Officer: Mr Mark Russell

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

Dear Mr Russell

Thank you for allowing me to provide an input for the above planning application for the proposed development of up to 52 dwellings, a new training facility and workshop at J Breheny Contractors Ltd, Flordon Road, Creting St Mary.

On behalf of Suffolk Constabulary I have viewed the available plans regarding this proposed application and would like to register the following comments with regards to Section 17 of the Crime and Disorder Act.

It is good to see that the majority of dwelling plots except for plots 1-18 have securable garaging. It is noted, however, that these garages are **ALL SET BACK**.

I realise that further details will be forthcoming, however, the following points are of concern;

- a) Most of the properties with garages do not have active windows to observe anyone loitering around these areas, making any vehicles parked on the drive and the garage doors more susceptible to crime.
- b) A number of the front of properties have dividing walls, porch areas or are recessed, making it harder for a homeowner to have a full view of the front of their property and allow a visitor to be shielded from sight.
- c) The rear of plots on the western side of the development by Flordon Road have an open area between the rear of their properties and the road, which allows an offender access to go along any, or all of these properties and climb over the fence.
- d) The north western area of the development has an open area of rough grassland or meadow envisaged, leaving this area in particular insecure and allowing an offender to come and go.

- e) The rear boundaries at the south of the development bordering the commercial side of the plot and car parking area, if not further enhanced with security or better surveillance, could be more susceptible to crime occurring.
- f) There is a gap on the eastern side of plot 1 that looks like it could allow an offender to go down it unobserved or undeterred.
- g) Plots 3 and 4 have an alleyway running between them to link the rear of plot 2.
- h) The vehicle access area around the rear of plots 23-26 and 29 opens up the area to the possibility of an offender walking in to commit crime either at these, or the plots surrounding it.
- i) The commercial entrance area needs to be secured preferably with a secure barrier, security bollards, or ANPR camera.

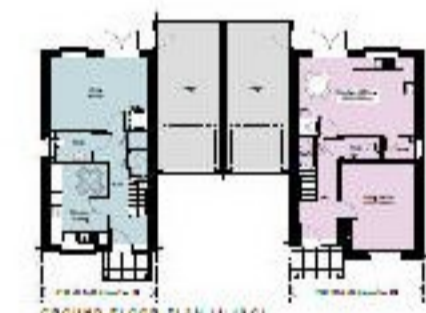
I hope the applicant applies for Secured by Design (SBD) accreditation at this site as a means to provide an indication of the quality of the development envisaged or at the very least seek SBD accreditation for any affordable housing units.

It is now widely accepted that a key strand in the design of a 'sustainable' development is its resistance to crime and anti-social behaviour. Based on the area in question, neighbouring sites, evidence of previous criminal and anti-social activity in the locale and examination of all other available factors, my recommendations are made below:

1.0 GENERAL COMMENTS ON PROPOSED PLAN IN MORE DETAIL

1.1 As stated, most of the plots have garages. Those without garages mainly have frontal parking spaces. Police prefer every property to have a garage in order to provide an area for vehicles to be secured. If garages cannot be incorporated and certain plots will rely on open spaced parking (or car ports) by the side of the property, it is strongly recommended that dusk to dawn security lighting is installed to illuminate these areas and that it conforms to BS5489:2013 standards.

1.2 Police prefer garages to be placed immediately next to properties rather than set back, as set-back garages tend to be before rear gates and have a frontal area where there is a real lack of surveillance allowing an offender to walk into these areas and up to rear gates unseen and then break into the rear of a property. I note that while the garages are set back on this development they are enclosed either side of the buildings and rear access is elsewhere.



1.3 Where garages and car parking spaces are set back police prefer active windows to be incorporated that look onto such areas to provide surveillance for a householder and to deter unauthorised movement. (Secure By Design (SBD) New Homes 2016 section 1, at para 16 entitled "Car Parking", para 16.1- 16.2 and 16.5-16.7 pages 22-23 refers). Along with (section 3 at para 52, also entitled "Car Parking", para 52.1-52.2, pages 62-63 refers). It is noted that whilst the majority of properties have frontal active surveillance few have active surveillance that will look onto the sides of properties to observe garages and vehicle parking spaces. Some properties do have side facing active kitchen windows, however, it would be good to see more of these active windows at the side of other plots.

1.4 It is noted that hedging will run along the rear of plots 15-18, 30-34, 46-47 and 52, by Flordon Road. The hedging should comprise of defensive vegetation, such as Blackthorn, Pyrocantha, and Berberis etc. which will prevent an offender climbing onto and over fencing. (SBD New Homes 2016, page 21, para 10.8.4 refers).



1.5 It is also noted that the area at the far north of the development by plot 34 and up to plot 52, will comprise meadow/rough grassland only. Again this will open up the area for anyone to enter and exit unobserved and heighten the risk of incursion to plots 34, 46, 47 and 52. It is strongly recommended that this perimeter running along the Flordon Road has defensive planting along the rear of all these properties.



1.6 It is noted that the rear boundaries for plots 1-9 will border the parking area for the training complex. I am sure that the rear fencing will comprise 1.8m boarded fencing, but this area in its current format will make the rear of these properties more susceptible to unauthorised incursion. It is strongly recommended defensive planting is implemented or the rear fencing is at a height of 1.5m, with supplementary 300mm trellis, to allow the householders more chance to view any activity within that area.



1.7 It is noted that a number of properties have front porches where they have side retaining walls, or have recessed entrance ways which reduce the ability of the homeowner to see who is at the front of the property and can shield an offender from view.



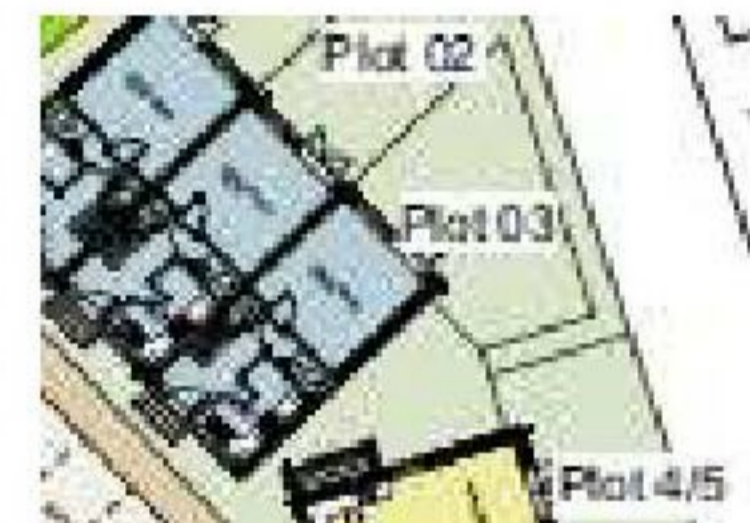
1.8 It is noted that some properties have open cart lodge type side porches, such as at plots 4-7 Is it the case that these areas are for wood or cycle storage? It is good to see that plots 4 and 6 will have active surveillance of these parking areas from their respective kitchens.



1.9 It is noted that there will be a gap on the eastern side of plot 1. I would like to know how wide this gap is, as if it is wide enough for a person to walk down it will make it more vulnerable to incursion.

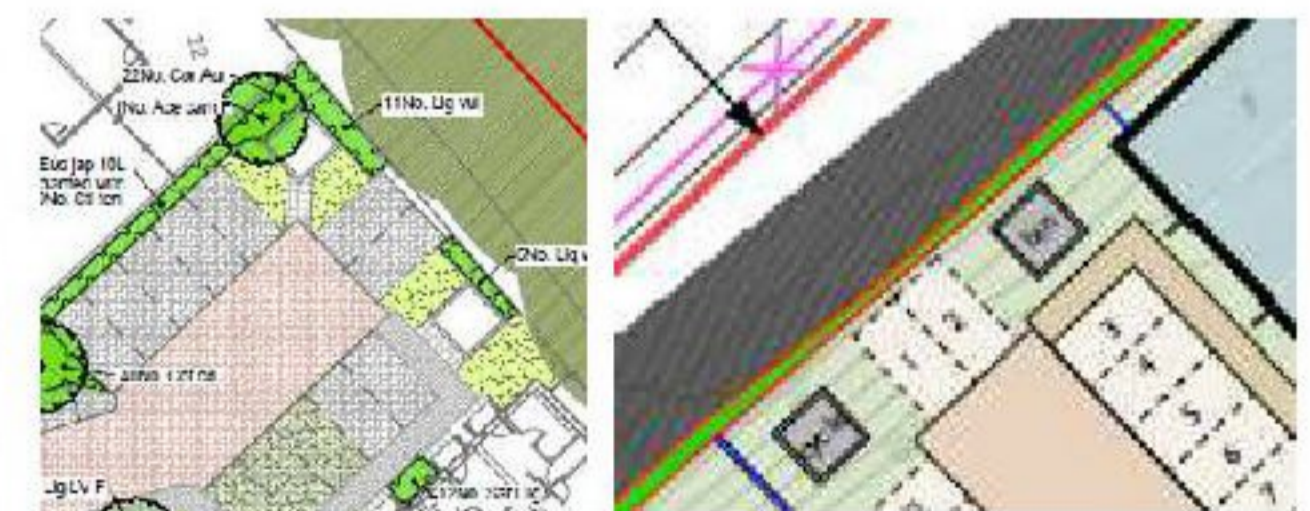


1.10 It is noted that an alley has been incorporated between plots 3 and 4 in order to access the rear of plot 2. It is also noted that between these plots there are no active windows, so anyone could enter this area to access the alley unobserved. The police do not recommend alleys as they open up areas to burglary, criminal damage, graffiti and the gathering of antisocial groups. It is strongly recommended that if this alleyway has to remain it is securely gated with a very good central locking mechanism and a retainer fitted to prevent the gate from being left open.



1.11 Research regarding burglaries has shown that around 85% of unlawful entries occur via the rear of a property. I trust that the rear gates for all properties, especially those by plots 25-32, will have good locking mechanisms that only residents have access for and all these gates should have retainers fitted to automatically close on entry/exit. (SBD 2016 refers, under "Rear Access Footpaths", pages 21-17 at paras 13.1-13.4).

1.12 It is noted that by the allocated parking spaces for plots 1-2, either side is a cycle storage area and bin area. I would like to know if these two areas will be secured and how? It is noted that when vehicles are parked in these spaces there will be no active surveillance for either area. The addition of the tree by the cycle storage area also has the potential, if not properly maintained, to hide an offender and reduce surveillance of this area.



1.13 It is noted that hedging is proposed between plots 14 and 15. If the perimeter does not comprise of defensive vegetation or robust thick hedging it will undoubtedly become another access point, or could well be trampled down to provide a further shortcut into the development.



1.14 Plot 27's parking space is away from the property, however, there is some surveillance from the front of plot 14's living room window.



1.15 Plot 32's garage is set back too far. I realise it is because two spaces have been allocated but at least there will be an active window from the living room to note anyone coming into the area.



1.16 The open spaced area between plots 34 and plot 46 has two visitor spaces also incorporated. There is concern that this area could become a congregating area for antisocial behaviour. Placing active windows on the northern side of plot 34 and western side of plot 42 would improve surveillance to this area. If the fence line for the rear of plot 42 was also brought in that too would assist.



1.17 This open spaced area could also be susceptible to antisocial behaviour from motorbike riders. It is advised that 1m high post and rail or picket fencing is installed around the boundary of this area to reduce this risk.

1.18 Plot 35 needs active surveillance as it is at a critical point for movement into plots 23-29, 38 and 39. An active window on the southern side will provide some surveillance of the area.



1.19 It is noted that the vehicle access area between plots 29 & 35, with two visitor parking areas backs onto plots 23-26, leaving the rear of these properties vulnerable to crime. If the planners cannot change the location or move the angle of properties to allow further surveillance then the area needs to be well lit, in accordance with BS5489:2013 and have at least some further surveillance from the rear of neighbouring properties, with the rear fencing capped to 1.5m and topped with 300mm trellis.



1.20 Plot 38 has the garage set back very far in order to allow two parking spaces by the side of the house. The elevations show that the garage will be positioned to the west by the rear of plots 35-37, while the boundary treatment plan has the garage positioned to the east and adjacent to plot 39. It is recommended that the garage and parking spaces are positioned to the east and opposite plot 39, as placing the garage on the other side would make the rear of plots 35-37 more vulnerable to incursion. At least there is an active kitchen window for the area. However, there are no active windows at the front.



1.21 Plot 46 elevations show that the garages will be on the southern side while the perimeter plan shows the garages on the northern side and there is no surveillance from any active windows. The front door



area is recessed which reduces the owner's surveillance of who is at the door.

- 1.22 It is noted that there is a footpath integrated at the northern end of the development by plot 52, which I take it will link up with the nearby track area? Plot 52 does not have any active surveillance on that side so the visitor's parking space on that side could be more vulnerable to crime. The width of this and all main communal footpaths should be at least 3m across to allow people to pass one another without infringing on personal space. It is recommended that adequate overhead lighting is installed to BS5489:2013 standards to reassure users to want to use it without the fear of crime occurring and needs to be well maintained to prevent hiding areas for an offender. Note bollard lighting is not compliant with Secure By Design principles and BS5489:2013 standards, as it does not give sufficient light at the right height to aid the reduction of the fear of crime as they do not light people's faces sufficiently. (SBD 2016, pages 14-17 at Paras 8.1-8.19 refers).



- 1.23 The balance between permeability and accessibility is always a delicate one. We (policing) want less permeability as it creates entry and escape routes for those who may want to commit a crime. For planners it is about the green agenda, being able to get people from A to B, preferably not in their cars. We cannot demand reductions in permeability without having evidence that this is the only option. What we can do is look at the design of walkways, lighting, surveillance and the security of surrounding properties to ensure that any permeability is as safe as it can be and that the offender will stand out in a well-designed community.

Open Areas

- 2.0 **Public Open Space:** Such areas should be designed so that they cannot be used as parking areas, etc. or an area for motorbikes/peds etc. to ride on. Secure fencing should be considered around the area. A maintenance and management plan should be observed and maintenance vehicle access.
- 2.1 Attention should be paid to the sighting and fixing of Gates, Fences, Seats and Pathways. Page 17, of SBD New Homes 2016 at Paras 9.1-9.4, under the heading "Communal Areas" refers.
- 2.2 The open spaces must be designed with due regard for natural surveillance with adequate resources in place to ensure its satisfactory future management.
- 2.3 Any play equipment should be installed to meet BS EN1176 standards and be disabled friendly. I would recommend that any such area has suitable floor matting tested to BS EN1177 standards.
- 2.4 Should gymnasium/fitness equipment be installed spacing of the equipment and falling space areas should be in line with BS EN1176. There is a recommended guideline that static equipment should be at a minimum 2.50 metres distance from each object.
- 2.5 Young persons' play areas should ideally be designed to so that they can be secured at night to reduce the threat of damage and graffiti.
- 2.6 All litter bins should be of a fire retardant material.
- 3.0 **New Training Facility and Workshop**
- 3.1 It is strongly recommended that the retail unit is designed to Secure By Design (SBD) Commercial 2015 specifications and the developers apply for SBD Commercial

approval. Further details on SBD Commercial can be found using the following link: <https://www.securedbydesign.com/wp-content/uploads/2015/05/SBD Commercial 2015 V2.pdf>

3.2 There are five main reasons to providing perimeter security:

- a) To mark a boundary to make it obvious what is private and public property.
- b) Provide safety for employers and employees.
- c) Prevent casual intrusion by trespassers.
- d) Prevent casual intrusion onto the site by criminals.
- e) Reduce the wholesale removal of property from the site by thieves.



3.3 It is recommended that a barrier is placed at the entrance and secured during the silent hours. The barrier could be manually locked and opened or, for ease of convenience, the barrier could be automated and either entered by the visitor being allowed access from the reception area, as long as the reception had monitored access, in order to prevent any mishaps. It could be programmed to shut and open at certain times and after hours visitors could be granted a PIN code number to obtain access. For internal use with vehicles exiting, the barrier could incorporate a sensor, which when detecting vehicle movement would automatically allow a vehicle to leave the area.

3.4 Security gates should be certified to the following standards:

- LPS1175: issue 7 SR2
- STS 202: issue BR2

(Further information on perimeter and external security can be found at SBD Commercial 2015 V2, at pages 31-33, paras 43.1-44.2).

3.5 If the developers decline the idea of a barrier then it is recommended as an alternative that either rising or portable bollards are installed. The rising bollards could be set to activate at certain times or be operable from the main reception desk. Again I strongly recommend that the area is monitored by CCTV, so that prior to operating the fixtures the overseeing operator is aware of all that is going on within the area. Fixed bollards should be tested to PAS 68-1:2013 and rising bollards should be tested to PAS 68-2:2013. Further information on security bollards can be found at <http://www.frontierpitts.com/products/all-products/> (Further information can be found in in SBD Commercial 2015 V2 at page 34, para 45.1 – 45.3).

3.6 If as a result of projected comings and goings of staff, visitors, trainees and business vehicles, neither a barrier or security bollards are acceptable, then at the very least it is strongly suggested in the interests of public safety and the reduction of crime that an ANPR camera is installed by the entrance area to record all entering vehicles. Further information on ANPR cameras can be found at the national police web site at: <https://www.police.uk/information-and-advice/automatic-number-plate-recognition/>

3.7 It is recommended that the car park is designed to principles laid down in the police owned “ParkMark” initiative at <http://www.parkmark.co.uk/> (Further details can be obtained in SBD Commercial 2015 V2, at pages 18-19, para 20.1-20.11).

3.8 It is advised that the development planners adopt the ADQ guidelines and Secure by Design (SBD) principles for a secure development. The development could also conform to “BREEAM” standards of environmental design.

3.9 Further general advice around business security can also be found on the Secured by Design Website through this link: <http://www.securedbydesign.com/crime-prevention-advice/secure-your-business/>

3.10 Building Composition Where lightweight construction is being considered, for example the use of insulated sheet cladding, a reinforced lining such as welded steel mesh can

enhance the security of the building fabric. On certain industrial sites some buildings particularly at weekends become prone to criminal attack through the wall, bypassing security doors and shutters. The walls should be designed to withstand such attacks and materials resistant to manual attack or damage should be used to ensure the initial provision of security.

- 3.11** Guidance around the new building can be found in Part 2 Building Shell Security (pages 40-46, at Paras 50.1-59.1) of SBD Commercial 2015 V2.
- 3.12** Guidance around easy access to roofs and aids to climbing should be taken into account and further information can be found in Section 1, page 25, Paras 35.1-35.3 of SBD Commercial 2015 V2.
- 4.0** **ACCESS CONTROL:** Access control from main entrances to stairs/lifts toilets and further areas of the building must be limited and controlled. SBD Commercial 2015 V2, Section 1, entitled "Internal Layout issues" on pages 25-26 at Paras 36.1-36.9 refers
- 5.0** **Intruder Alarms Systems** A suitably designed, fit for purpose, monitored intruder alarm system should be installed. For police response, the system must comply with the requirements of the Security Systems policy, which can be found at www.securedbydesign.com
- 5.1** System designers may wish to specify component products certificated to the following standards:
- LPS 1602 Issue 1.0: 2005 *Requirements for LPCB Approval and Listing of Intruder Alarm Movement Detectors*
 - LPS 1603 Issue 1.0: 2005 *Requirements for LPCB Approval and Listing of Alarm Control Indicating Equipment.*
- 5.2** It is recommend in order to obtain the quickest possible police response a central/ remote monitored alarm is installed with PIR motion detectors covering all possible points of entrance, in line with the recommended NACOSS Gold standard. The notified key holder should also reside as near to the business as possible to again assist the police in opening up the premises.
- 5.3** **Security fogging devices** can be incorporated within the intruder alarm system to disorientate the intruder when the alarm system is activated. They must conform to BS EN 50131-8:2009 Security device fog systems.
- 6.0** It is strongly recommended that the commercial area, is well covered with good quality CCTV cameras. The CCTV system should be fitted to [EN 62676-1-1](#) standard and meet
- LPS 1602 Issue 1.0: 2005 *Requirements for LPCB Approval and Listing of Intruder Alarm Movement Detectors*
 - LPS 1603 Issue 1.0: 2005 *Requirements for LPCB Approval and Listing of Alarm Control Indicating Equipment*
- 6.1** In order to remain impartial and not be seen as preferring one company over another, **Suffolk Police cannot recommend any alarm or CCTV companies.** We can only state that it is advisable to use an installer that is approved by either of the two regulatory bodies, namely the **National Security Institute (NSI)** at www.nsi.org.uk or the **Security Systems & Alarms Inspection Board (SSAIB)** at www.ssaib.org (Further information on CCTV can be obtained in SBD Commercial 2015 V2 at page 38 Sec 49 Para 49.1 – 49.10).
- 7.0** **Door Sets:** It is important that all main door sets are fully protected. Door security should meet the following minimum standards:
- **PAS 24:2012**
 - **LPS 1175: Issue 7,SR2 (minimum)**
 - **STS 201 or STS 202: Issue 3, BR2**

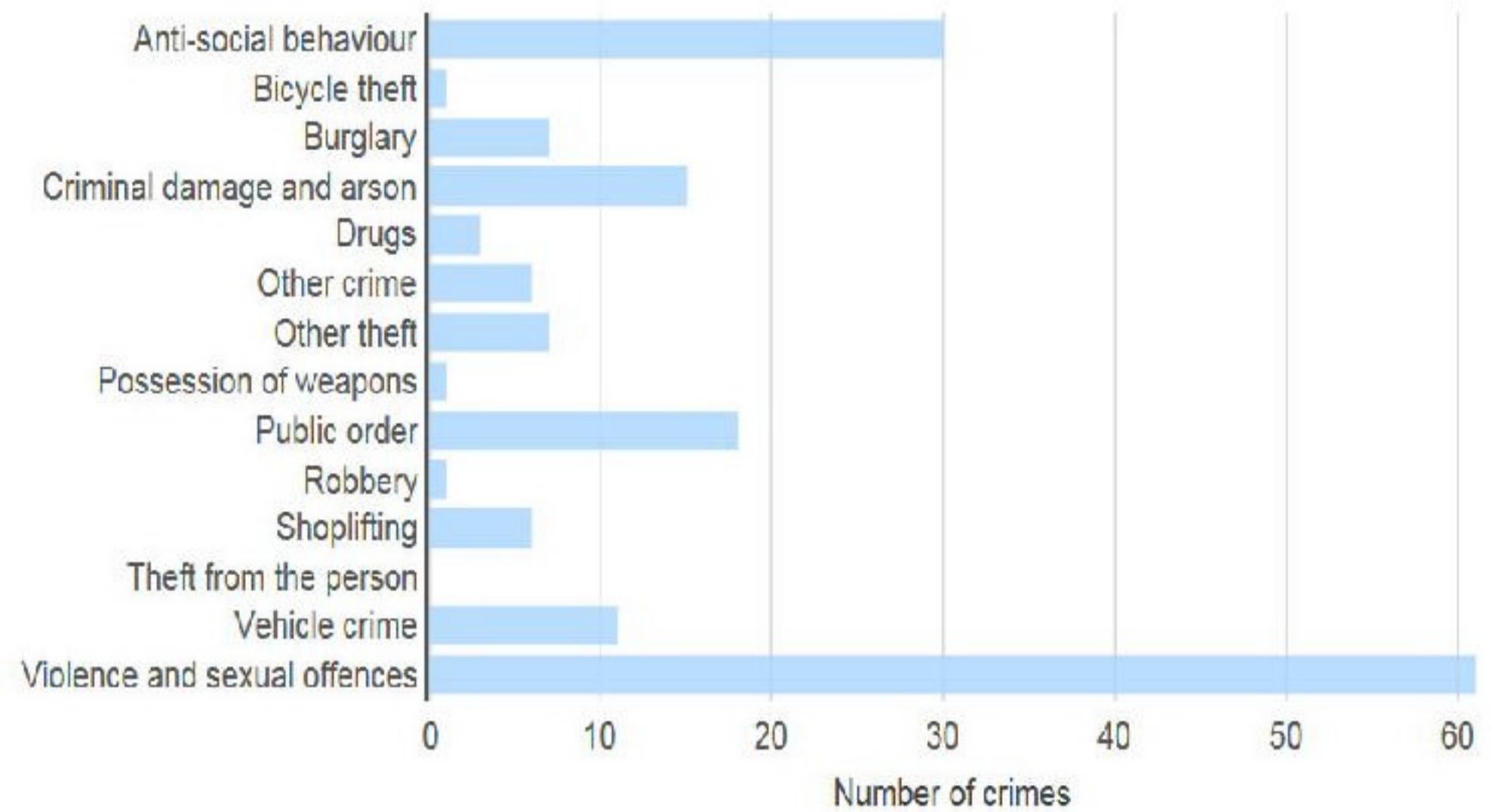
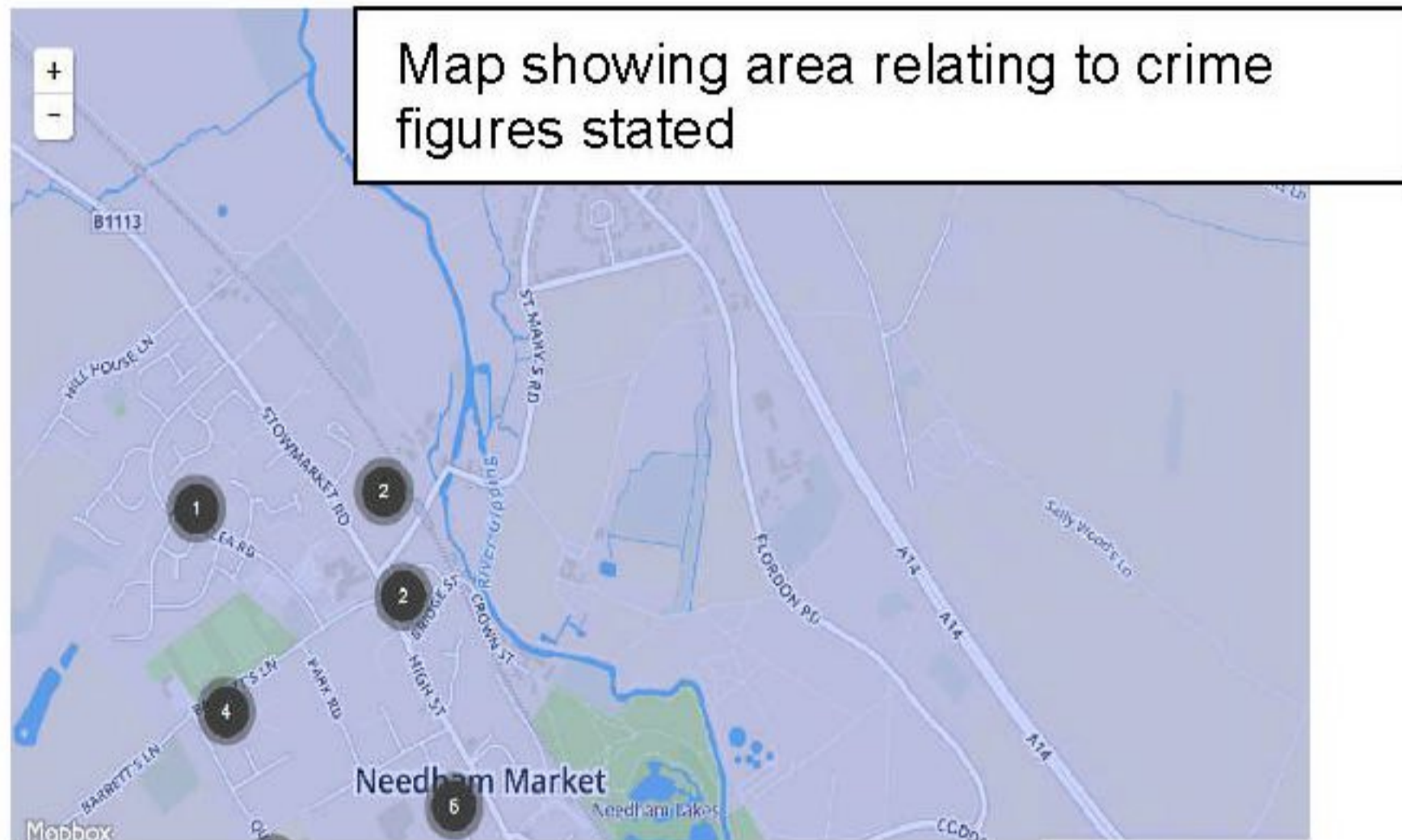
(Further details can be obtained in SBD Commercial 2015 V2 at page 43 Sec 56 Para 56.1–56.11).

- 7.1 Roller shutter vehicle access doors** should all be tested and certificated to **LPS 1175 Security Rating 2 (Minimum)**. **23.2.** If the Roller shutter vehicle access door is vulnerable to a 'ram-raid' attack it should be further protected by a security gate, barrier or bollard(s). All such products shall be certified to **BS PAS 68: 2007** 'Specification for vehicle security barriers' or Sold Secure Gold.
- 8.0 GLAZING: Glazing within door-sets and secure vision panels:** All glazing in and adjacent to doors must include one pane of attack resistant glass that is securely fixed in accordance with the manufacturer's instructions. (**SBD Commercial 2015 paras 52.1 – 53.3, page 41 refers**).
- 8.1** Where glazed panels are installed adjacent to the door-set and are an integral part of the door frame then they should be tested as part of the manufacturer's certificated range of door assemblies. Alternatively, where they are manufactured separately from the doorframe, they shall be certificated to either:
- PAS24: 2012 or STS 204
 - LPS 1175: Issue 7, at a Security Rating to match the door-set or
 - STS 202: Issue 3, at a Burglary Rating to match the door-set
- 8.2 Security glazing:** All ground floor and easily accessible glazing must incorporate one pane of laminated glass to a minimum thickness of 6.4mm or glass successfully tested to **BS EN 356:2000 Glass in building. Security glazing - resistance to manual attack** to category P1A unless it is protected by a roller shutter or grille. The Secured by Design requirement for all laminated glass in commercial premises is certification to **BS EN 356 2000 rating P2A** unless it is protected by a roller shutter or grille. (Further details can be obtained in SBD Commercial 2015 V2 at page 45 Sec 58 Para 58.1 – 58.5 and page 46 Section 60 refer to guidance).
- 9.0 SECURITY OF CASH AND EQUIPMENT:** Any high value cash should be stored in accordance with SBD recommendation of commercial safes and strong rooms, certified to **LPS 1183: Issue 4.2 or BS EN 1143-1:2012** (see SBD Commercial 2015 V2 Section 68.1).
- 10.0 LIGHTING: 12.1** Lighting on adopted highways, footpaths, private roads and footpaths and car parks must comply with **BS 5489-1:2013**. The following Design and Reference and Standards are recommended.
- CIBSE Lighting Guide LG6. Surface car park accessible to the public;
 - ILP Guidance notes for the Reduction of Intrusive Light;
 - Secured by Design "Lighting against Crime";
 - **BS EN 12464-2:** Lighting of Work Places - Outdoor Work Places, British Standards Institute, 2007; **BS 5489-1:** Code of Practice for the Design of Outdoor Lighting - Lighting of Roads and Public Amenity Areas, British Standards Institute, 2003.
- 11.0 POINTS OF REFERENCE FOR FURTHER SECURITY ADVICE**
- 1) **British Security Industry Association (BSIA) on Access Control** at https://www.bsia.co.uk/Portals/4/Publications/form_132_specifiers_guide_access_control_Issue_3.pdf
 - 2) Frontier Pitts regarding pedestrian control, offering advice on turn styles and security bollards at https://directory.ifsecglobal.com/40/product/01/06/33/Pedestrian_Control_Product_Guide.pdf
 - 3) **BSIA guide to procuring alarms systems** at <https://www.bsia.co.uk/Portals/4/Publications/279-procuring-security-alarm-systems-services.pdf>

4) **BSIA** guide to **CCTGV** surveillance **Systems** at <https://www.bsia.co.uk/Portals/4/Publications/120-maintenance-cctv-surveillance-systems-cop.pdf>

5) **Pilkington Security/Safety Glass** at <https://www.pilkington.com/en-gb/uk/products/product-categories/safety-security>

12.0 CRIME STATISTICS FOR FLORDON ROAD, CREETING ST MARY AREA COVERING THE SURROUNDING IP6 8NH POST CODE



Crime type	Total	Percentage
Anti-social behaviour	30	17.96%
Bicycle theft	1	0.60%
Burglary	7	4.19%
Criminal damage and arson	15	8.98%
Drugs	3	1.80%
Other crime	6	3.59%
Other theft	7	4.19%
Possession of weapons	1	0.60%
Public order	18	10.78%
Robbery	1	0.60%
Shoplifting	6	3.59%
Theft from the person	0	0.00%
Vehicle crime	11	6.59%
Violence and sexual offences	61	36.53%

12.1 The crime figures have been obtained from the Suffolk Police Crime computer base and the National Police Crime Mapper web site. The Police Crime Mapper Web site is available for any member of the public to view using the following link: <https://www.police.uk/suffolk/H41A/crime/+FT4Nql/s tats/#crime stats>

12.2 The graph left indicates a breakdown of the offences committed around this area between January 2018 to December 2018, totalling 167 offences, the majority involving violent and sexual offences totalling 61, followed by offences of Antisocial behaviour totalling 30 offences.

13.0 REFERRALS

13.1 Babergh and Mid Suffolk Core Strategy Development Plan Document of 2008 (updated in 2012) at Section 1, para 1.19.

13.2 Section 17 of the Crime and Dis-Order Act outlines the responsibilities placed on local authorities to prevent crime and dis-order.

13.3 The National Planning Policy Frame work on planning policies and decisions to create safe and accessible environments, laid out in chapter 8, para 91b and chapter 12, para 127f, in that 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

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

Looking at the careful design of a new development with regard to landscaping, planting and footpaths.

13.5 Department for Transport – Manual for Streets (Crime Prevention)

The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians.

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

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

Landscaping plays an increasing role in making an area a better place to live. Planted areas have, previously, been created with little thought to how they affect opportunities for crime. Certain types and species of shrubs have formed barriers where natural surveillance is compromised. This creates areas where intruders or assailants can lurk and allows attacks on vehicles to take place with little or no chance of offenders being seen. Overgrown planting heightens the fear of crime, which often exceeds the actual risk. Planting next to footpaths should be kept low with taller varieties next to walls.

Footpaths separating from the highway should be kept short, direct and well lit. Long dark alleyways should not be created, particularly to the rear of terraced properties. Where such footpaths are unavoidable they should not provide a through route.

Careful design and layout of developments makes crime more difficult to commit and increases the risk of detection for potential offenders, but any such security measures must form part of a balanced design approach which addresses the visual quality of the estate as well as its security. Developers should be aware of the benefits obtained from the Secured by Design initiative which can be obtained from the DOCO.

14.0 **BUILDING RECOMMENDATIONS**

14.1 It is strongly advised the development planners adopt the ADQ guide lines and Secure by Design (SBD) principles for a secure development and gain SBD National Building approval membership at: <https://www.securedbydesign.com/sbd-national-building-approval/>

14.2 As of the 1st June 2016 the police lead Secure By Design (SBD) New Home 2016 replaced the previous Secure By Design (SBD) 2014 New Homes guide. This guide meets the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, through the use of certified fabricators that meet Secure By Design principals, for external doors, windows and roof lights to the following standards [http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured by Design Homes 2016 V1.pdf](http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured_by_Design_Homes_2016_V1.pdf)

- 14.3** SBD New Homes 2016 incorporates three standards available within the New Homes 2016 guide, namely Gold, Silver or Bronze standards. It is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>
- 14.4** To achieve a Silver standard, or part 2 Secured by Design physical security, which is the police approved minimum security standard and also achieves ADQ, involves the following:
- a) All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
 - b) All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
 - c) Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, or STS204 issue 3:2012, or LPS1175 issue 7:2010 Security Rating 1, or LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.
- 14.5** The Police nationally promote Secured by Design (SBD) principles, aimed at achieving a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development.

15.0 FINAL CONCLUSION

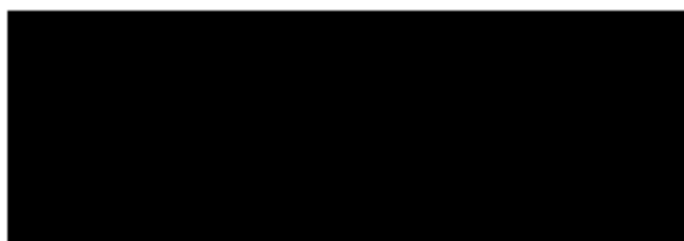
- 15.1** It is further strongly recommended the developers seek Secure by Design National Building Approval membership from Secure by Design (SBD). Further details can be found at the following link: <http://www.securedbydesign.com/sbd-national-building-approval/>
- 15.2** A further downloadable document can be obtained using the following link: <http://www.securedbydesign.com/wp-content/uploads/2015/09/SBDNBA-August-2016.pdf>
- 15.3** It would be preferential to see the development, or at least the affordable housing built to Secured by Design SBD New Homes 2016 accreditation. Further information on SBD can be found at www.securedbydesign.com
- 15.4** To reiterate, the main concerns outlined are:
- a) Most garages are set back and do not have side facing active windows to observe any suspicious activity. More side facing windows would assist such as the few kitchen windows that have been incorporated (page 2, paras 1.3 refers).
 - b) Hedging running along the rear of plots 15-18, 30-34, 46-47 and 52, by Flordon Road. If as is the case hedging will not comprise of any defensive vegetation, such as Blackthorn, Pyrocantha, and Berberis etc. then it could facilitate an offender to climb onto and over such properties (page 2, paras 1.4 refers).
 - c) Far north of the development by plot 34 and up to plot 52, comprises meadow/rough grassland only. This opens up the area allowing anyone to enter and exit, unobserved and heightens the risk of incursion to plots 34, 46, 47 and 52 (pages 2-3, paras 1.5 refers).

- d) Rear boundaries at plots 1-9 border the parking area for the training complex. This area in its current format makes the rear of these properties more susceptible to unauthorised incursion (page 3, paras 1.6 refers).
- e) A number of properties have front porches with side retaining walls, or recessed entrance ways reducing visibility of the home owner to see who is at the front of the property and can shield an offender from view (page 3, paras 1.7 refers).
- f) Plots 4-7 have open cart lodge type side porches. Is it the case they are for wood or cycle storage? (page 3, paras 1.8 refers).
- g) There will be a gap on the eastern side of plot 1, how wide is this gap, is it wide enough for a person to walk down? (page 3, paras 1.9 refers).
- h) An alley's incorporated between plots 3 and 4, to access the rear of plot 2, alleys are a generator for crime (page 3, paras 1.10 refers).
- i) By allocated parking spaces for plots 1-2, there is a cycle storage area and bin area. I would like to know if these two areas will be secured and how? (page 3, paras 1.12 refers).
- j) Hedging is proposed between plots 14 and 15, if the perimeter doesn't comprise defensive vegetation, or robust thick hedging, it will become another access point, or could well be trampled down to provide a short cut (page 4, paras 1.13 refers).
- k) The open spaced area between plots 34 and plot 46 has two visitor spaces incorporated, this area could become a congregating area for antisocial behaviour. (page 4, paras 1.16 refers).
- l) The open spaced area could be susceptible to antisocial behaviour from motorbike riders. It's advised 1m high post and rail, or picket fencing's installed (page 4, paras 1.17 refers).
- m) Plot 35 has no active surveillance and it is at a critical point for movement entrance into plots 23-29, 38 and 39 (page 4, paras 1.18 refers).
- n) Vehicle access between plots 29 & 35, have two visitor parking areas by the rear of plots 23-26, leaving the rear of these properties vulnerable to crime. If the planners cannot change the location or move the angle of properties to allow further surveillance then the area needs to be well lit, (page 4, paras 1.19 refers).
- o) Plot 38's garage is set back to allow two parking spaces by the side of the house. Elevations show the garage positioned to the west by the rear of plots 35-37, while the boundary treatment plan has the garage positioned to the east and adjacent to plot 39. It's recommended the garage and parking spaces are positioned east and opposite plot 39. Placing the garage on the other side would make the rear of plots 35-37 more vulnerable to incursion. (page 4, paras 1.20 refers).
- p) Plot 46 elevations show the garages on the southern side while the perimeter plan shows the garages on the northern side. There is no surveillance from any active windows (page 4, paras 1.21 refers).
- q) There is a footpath integrated at the northern end by plot 52. I take it, it will link up with the nearby track area? Plot 52 does not have any active surveillance on that side, so the visitor's parking space on that side could be more vulnerable to crime (page 5, paras 1.22 refers).
- r) The commercial business entrance needs to be secured, either by barrier, bollards or ANPR camera page 6, paras 3.3 to 3.6 refers).

- s) **The commercial business car park should be secure and administered by the Police Park Mark guidelines and award (page 6, paras 3.7 refers).**
- t) **The materials the buildings will comprise and how they can withstand any form of attack? (pages 6-7, paras 3.10-3.12 refers).**
- u) **How access control will be restricted around the site? (page 6, para 4.0 refers).**
- v) **Will a monitored main alarm be installed to cover the Commercial building areas? (page 7, paras 5.0 to 5.2 refers).**
- w) **Will CCTV be fitted for around the Commercial building areas to cover all critical areas? (page 7, paras 6.0 to 6.1 refers).**
- x) **What will the security for the main door sets for the Commercial buildings comprise? (page 7, para 7.0 refers).**
- y) **How will the glazing for the commercial buildings comprise and be able to meet any form of attack and will they be further secured by roller shutters or grilles (page 8, paras 8.0 to 8.2 refers).**
- z) **How will cash and equipment be secured (page 8, paras 9.0 refers).**
- aa) **How will the lighting comprise and will all entrance and exit areas and the main parking area be well lit? (page 8, paras 10.0 refers).**

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

Yours sincerely



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

From: David Harrold <David.Harrold@baberghmidsuffolk.gov.uk>
Sent: 19 February 2019 09:01
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Cc: Mark Russell <Mark.Russell@baberghmidsuffolk.gov.uk>
Subject: Plan ref DC/18/05612 Breheny, Flordon Road, Creeting St. Mary. EH -
Noise/Odour/Lighting/Smoke

Thank you for consulting me on the above application and submission of details for reserved matters relating to landscaping, layout and scale.

I can confirm with regard to noise and other environmental issues that I do not have any adverse comments in respect of the details submitted.

David Harrold MCIEH
Senior Environmental Health Officer

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

Consultation Response

1	Application Number	DC/18/05612 Creeting St Mary	
2	Date of Response	02/01/2019	
3	Responding Officer	Name:	Dawn Easter
		Job Title:	Economic Development Officer
		Responding on behalf of...	Economic Development & Tourism
4	Recommendation Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No comment	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	I have no comment to make on this application as it relates to the residential element of the proposed development.	
6	Amendments, Clarification or Additional Information Required (if holding objection) if concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions		

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

From: Highways PROW Planning <PROWplanning@suffolkhighways.org>
Sent: 22 January 2019 13:15
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/18/05612

For The Attention of: Mark Russell

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.

Bridleway 32A 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.suffolkpublicrightsofway.org.uk

Jennifer Green

Rights of Way and Access

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

Consultee Comments for Planning Application DC/18/05612

Application Summary

Application Number: DC/18/05612

Address: J Breheny Contractors Ltd Flordon Road Creeting St Mary Ipswich Suffolk IP6 8NH

Proposal: Submission of details under Application 4188/15 relating to Appearance, Landscaping, Layout and Scale for hybrid application of 52 dwellings and new training facility, workshop and parking area (housing only).

Case Officer: Mark Russell

Consultee Details

Name: Mrs Jennie Blackburn

Address: 1 All Saints Road, Creeting St Mary, Ipswich, Suffolk IP6 8NF

Email: clerk.csmipc@yahoo.co.uk

On Behalf Of: Creeting St. Mary Parish Clerk

Comments

The Parish Council OBJECTS to the application due to the following points:

- * The current sewage system can not cope with the houses in the area at the moment, let alone with 52 more houses being fed into it. The Parish Council felt that a completely new system was required.
- * The lack of a footpath for pedestrian access into the site from Flordon Road, Currently very unsafe due to the narrowness of the road, the amount of traffic and large lorries that pass through the village.
- * The amount of additional traffic onto Flordon Road, which will add additional danger for other motorists.
- * The current infrastructure could not cope with an additional 52 houses.

The Parish Council are also concerned as to the Sandy Lane bridle way, that did not seem to be included in the plans for the application. What action was to be taken on this?

Agenda Item 7d

Committee Report

Item 7D

Reference: DC/19/01343

Case Officer: Mark Russell

Ward: Stradbroke & Laxfield

Ward Member: Julie Flatman

RECOMMENDATION – GRANT OUTLINE PLANNING PERMISSION SUBJECT TO CONDITIONS

Description of Development

Outline planning application (access to be considered) - Erection of 28 dwellings and garages including creation of vehicular access

Location

Land north of the Street Stradbroke Eye Suffolk IP21 5JX

Parish: Stradbroke & Laxfield

Expiry Date:

Application Type: Outline

Development Type: Small Scale Major Dwellings

Applicant: Mr P Smith

Agent: Peter Codling Architects

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 & Countryside Villages
- CS03 - Reduce Contributions to Climate Change
- CS04 - Adapting to Climate Change
- 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
- 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

Stradbroke Neighbourhood Plan 2016 – 2036 (SNP)

Supplementary Planning Documents:

- Suffolk Adopted Parking Standards (2015)
- Suffolk Design Guide

Consultations and Representations

During the course of the application consultation and representations from third parties have been received as follows.

A: Summary of Consultations

Stradbroke Parish Council

Councillors voted to support this application subject to the requirements of the Stradbroke Neighbourhood Plan Policy STRAD15 being observed.

OFFICER COMMENT – The contents of STRAD15 will be discussed in the “Assessment” section.

SCC Highways

No objection subject to standard conditions.

SCC PROW

Footpath 47 Stradbroke is recorded adjacent to the north-western boundary of the proposed development area. Whilst we do not have any objections to this proposal, we would like to see direct pedestrian access from the site to the footpath included in the scheme.

MSBDC Heritage

Based on the information submitted with this outline application, the Heritage Team considers that any residential development on this site has the potential to cause a low to medium level of less than substantial harm to the significance of the listed building, because it would suburbanise part of its remaining rural setting.

This is an outline application for the erection of 28 dwellings and garages in the setting of the Grade II listed Street Farm. The heritage concern relates to the effect of the setting of the listed building, which contributes to its significance. Only access is to be considered here, although indicative site plans and elevations have been submitted.

The approach to Stradbroke from the east is very gradual, with only a few modern buildings on the south side of Laxfield Road leading up to the village. Street Farm is a large former farmhouse, which historically stood surrounded by fields near the edge of the historic core of Stradbroke. Late-C20 development connected Street Farm to the built-up area of Stradbroke and now it is the first historic building leading into the core of Stradbroke and the Stradbroke Conservation Area from the east.

The application site is a triangular field to the north-east of Street Farm, with the access to the development proposed opposite Meadows End. This site forms part of the wider setting of Street Farm, providing a rural character to the area and a connection between the listed building and the open countryside to the northeast. As the listed building has been surrounded by modern development on the west and north-west there is value to the application site being undeveloped land.

The indicative site plan shows a landscaped area in the corner closest to the listed building, but most of the site would likely have a distinctly suburban character, which would negatively impact the remaining rural setting of the listed building.

The Heritage Team considers that any residential development on this site has the potential to cause a low to medium level of less than substantial harm to the significance of the listed building, because it would suburbanise part of its remaining rural setting.

OFFICER COMMENT – The issue of this observation versus the site's allocation within the SNP is discussed in the "Assessment" section.

SCC Flood and Water

Approve subject to conditions.

SCC Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, at the roadside between the medieval settlement of Stradbroke (SBK 037) and the medieval Barley Green (SBK 025). Thus, 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 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.

BMSDC Environmental Health - Land Contamination

No objection subject to condition.

SCC Strategic Development

Education:

Based on existing forecasts, SCC will have surplus places available at the local primary and secondary (ages 11 – 16) schools. However, at the sixth form level there are forecast to be no surplus places so a future CIL funding bid of at least £19,907 (2018/19 costs) will be made.

Pre-school:

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

Libraries:

A CIL contribution of £216 per dwelling is sought i.e. £6,048.

BMSDC Strategic Housing

We recommend a majority of 1 and 2 bedroom affordable dwellings (including bungalows) with a smaller element of 3 beds. A more detailed mix will be provided for any subsequent reserved matters application.

Place Services – Ecology

We are satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on Protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable. We also support the reasonable biodiversity enhancements, which should also be secured by a condition of any consent.

Anglian Water

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.

The foul drainage from this development is in the catchment of Eye-Hoxne Rd Water Recycling Centre that will have available capacity for these flows.

The sewerage system at present has available capacity for these flows via a pumped discharge regime. 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.

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.

Environment Agency

No comments.

MSBDC Waste Management

No objection subject to conditions.

MSBDC Arboricultural Officer

I have no objection in principle to this application but an updated arboricultural report will be required when a final layout design has been agreed. This should include a Tree Protection Plan and can be dealt with under condition.

MSBDC Environmental Health

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).

Natural England

No comments.

SCC Fire and Rescue

No objection.

Suffolk Constabulary

I would strongly recommend that an application for Secured by Design (SBD) approval is made for this development.

B: Representations

One objection has been received, on the grounds of adverse loss of countryside and highway safety.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The triangular site is located on the eastern fringe of Stradbroke, a Key Service Centre in the settlement hierarchy. The subject land is located on the northern side of Laxfield Road and comprises an agricultural field historically in arable use. The 1.9ha site adjoins the settlement boundary on its western side.
- 1.2. Allotments and open countryside are to the north. Open countryside is to the east. Residential development is located to the west (Drapers Hill) and south on the opposite side of Laxfield Road.
- 1.3. Mature hedging and trees exist along the site's street boundary which are to be retained. A sealed footpath extends across the site's frontage, on the property-side of the frontage hedging and trees, which connects to the village centre. A public right of way (footpath 47) extends along the site's north-western boundary.
- 1.4. The site is not in or near an area designated for special landscape significance, e.g. Special Area of Conservation, Special Landscape Area, or AONB. Likewise, the site

is not in or near a Conservation Area. The nearest listed building is to the southwest on the opposite side of Laxfield Road, the Grade II listed Street Farmhouse. The site is in Flood Zone 1.

2.0 The Proposal

2.1 The application seeks outline approval for 28 dwellings. All matters are reserved except access. An indicative layout supports the application which features:

- Single vehicle access point from Laxfield Road, central to the site.
- Significant open landscaped area and attenuation pond to the southwestern corner of the site.
- 10 affordable dwellings
- Single-storey and two-storey properties including a mix of terraced, semi-detached and detached 2, 3 and 4 bedroom dwellings.
- Standard compliant parking provision.
- Proposed sewage pumping station.
- Perimeter landscaping.

3.0 Housing Land Supply

3.1 Mid Suffolk benefits from a five year housing supply. There is no requirement for Council to determine what weight to attach to all the relevant development plan policies in the context of the tilted balance test, whether they are policies for the supply of housing or restrictive 'counterpart' policies, such as countryside protection policies. This said, there is a need for Council to determine whether relevant development policies generally conform to the NPPF. Where they do not, they will carry less statutory weight.

3.2 The development will boost the local housing supply. Even though the district has a five year housing supply, the additional housing stock is an element of the scheme that offers a benefit in the context of the social dimension of sustainable development and attracts some positive planning weight.

4.0 Principle of Development

4.1 The site is allocated in the adopted SNP for residential purposes. The SNP contemplates a likely yield of between 32 and 45 dwellings. Although outside the settlement boundary, the site represents a sustainable location for housing given its excellent pedestrian connectivity to village amenities and low car dependency. This element of the scheme limits environmental harm. Conflict with local policies that seek to restrict development in the countryside, like Policy CS1 and CS2, are afforded very limited weight given these policies do not accord with the NPPF and are deemed out-of-date. For these reasons the principle of developing this edge-of-settlement location for residential purposes is accepted.

4.2 Having regard to the relevant policy context, including the adopted SNP, the key considerations are the effects of the development on landscape and heritage character, residential amenity, highway safety (noting access is not reserved), ecology, archaeology and flood risk.

5.0 Landscape and Heritage Character

- 5.1 Chapter 12 of the NPPF seeks to achieve well-designed places which function well and add to the quality of places by responding to local character but without stifling innovation and change. Policy GP1 states that proposals should maintain or enhance the character and appearance of their surroundings. Policy H15 requires new housing to be consistent with the character of its setting.
- 5.2 The site is not in a Special Landscape Area, Area of Outstanding Natural Beauty, Conservation Area, Visually Important Open Space or any other area of special landscape or townscape designation.
- 5.3 The site is considered capable of accommodating 28 dwellings without appearing cramped or out of keeping with the density of development within the body of the village to the west, noting the SNP nominates a greater development quantum than that being proposed. The development of any undeveloped field will result in a significant character change. The character change will however be relatively localised because of the site's close physical relationship to the body of the village and the low density being brought forward. Moreover, the inevitable character change is contemplated by the allocation of the site for residential development in the SNP.
- 5.4 Design elements that will soften the built form impact on the open countryside include: retention of frontage landscaping serving as a vegetative screen; a considerable open landscaped area to the southwestern corner; a relatively low development density; and generous front setbacks from Laxfield Road. Landscaping, including soft planting, hard boundary treatments and surface materials, will play a critical part in assimilating the development into the countryside and will require careful attention at the 'landscaping' reserved matter stage. Important at this assessment stage is to ensure landscape buffers at the boundaries are incorporated in order to meet SNP Policy STRAD15. It is not necessary or appropriate to impose landscaping conditions on an outline permission and are therefore not recommended.
- 5.5 The nearest designated heritage asset is to the southwest, on the opposite side of Laxfield Road. The Heritage Team considers that the proposal would cause a low to medium level of less than substantial harm to the significance of this Grade II listed building. Officers concur, noting the separation distance, intervening vegetation and proposed open landscaped area between the proposed dwellings and the asset. This relatively limited harm must be weighed in the planning balance.
- 5.6 Paragraph 196 of the NPPF states: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (including, where appropriate, securing its optimum viable use)." In this case our Heritage team has described the harm as a "low to medium level of less than substantial harm."
- 5.7 "Use" is not the consideration here, but the setting is. Given the separation (as detailed above) and given the public benefit of providing towards the District's five-year housing supply, on a site which has been allocated in the SNP (which was made in March 2019, following a referendum), the low level of harm is held to be outweighed and the scheme, therefore acceptable.
- 5.6 Design details, including internal road layout and built form appearance, are elements to be considered at the reserved matters stage. This will include giving careful consideration to the performance of the design detail against SNP Policy STRAD2, which requires development to achieve a high quality of design.

5.7 The PROW Officer's recommendation that the site connect directly with footpath 47 is agreed and it is expected that this be incorporated into the detailed design.

6.0 Residential Amenity

6.1 Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 127 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings. Policies H13 and H16 are therefore attached significant weight.

6.2 The indicative layout does not raise amenity issues demonstrating it is possible to achieve a good layout in principle. Dwellings are separated from existing western dwellings (Drapers Hill) by the landscaped area and therefore the western amenity interface is well respected. There are no other sensitive amenity interfaces. External and internal amenity considerations will be a focus for the reserved matters application(s). The conditions recommended by the Environmental Health Officer are more appropriately imposed at the reserved matters stage.

7.0 Highway Safety and Parking

7.1 Access is a matter for consideration. Saved Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including; the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport. Its safety focus is also consistent with paragraph 108 of the NPPF which requires development proposals incorporate safe and suitable access that can be achieved for all users.

7.2 Paragraph 109 of the NPPF confirms that 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.

7.3 The proposal limits vehicle access to Laxfield Road to a single point only. The Highways Authority does not object to the proposed access arrangement.

7.4 There is ample scope within the site to accommodate parking for each dwelling, as well as visitor parking, which will meet the Suffolk Adopted Parking Standards. Again this is an element of the scheme that will be considered once the design detail has been worked up.

8.0 Affordable Housing

8.1 The scheme proposes 10 affordable dwellings (35%), policy compliant. This element of the scheme can be secured by legal agreement.

9.0 Archaeology

9.1 The County Archaeological Service (CAS) advises that there is high potential for the discovery of below-ground heritage assets at the site. The CAS notes there are no grounds to consider refusal of permission and it recommends standard planning conditions. Officers concur with the recommended approach.

10.0 Ecology

- 10.1 Policy CS5 of the Core Strategy requires development to protect, manage and enhance Mid Suffolk's biodiversity. Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) requires all 'competent authorities' (public bodies) to 'have regard to the Habitats Directive in the exercise of its functions.' For a Local Planning Authority to comply with regulation 9(5) it must 'engage' with the provisions of the Habitats Directive.
- 10.2 The ecology consultant agrees with the supporting ecology report and recommends ecological enhancements be secured by condition. Biodiversity values will be enhanced, responding favourably to Policy CS5.

11.0 Flood Risk

- 11.1 The site is in Flood Zone 1. SCC Flood and Water do not object to the scheme subject to standard conditions.

12.0 Planning Obligations / CIL

- 12.1 The application is liable to CIL which would be managed through the standard independent CIL process triggered at the reserved matters stage.

13.0 Neighbourhood Plan

- 13.1 Policy STRAD15 of the SNP states:

Land to the north of Laxfield Road (approximately 1.9 hectares as identified on the Proposals Map) is allocated for residential development.

Proposals will be supported subject to the following criteria:

- it provides approximately between 32 and 45 dwellings; and*
- it provides a mix of dwellings in accordance with Policy STRAD3; and;*
- the design of dwellings is in accordance with the requirements of Policy STRAD2; and;*
- green open space is provided to serve the new dwellings; and;*
- vehicular access is provided onto Laxfield Road, preferably from multiple access points; and;*
- direct pedestrian access is provided to the footway on the north side of Laxfield Road; and;*
- the existing permissive footpath along the southern boundary of the site is retained and secured as a public right of way in perpetuity, preferably through its adoption; and;*
- there is no development of land at risk of surface water flooding which should instead be used to provide an appropriate drainage solution to serve the needs of the development in accordance with Policies STRAD4 and STRAD5 (and be accompanied by an appropriate management strategy); and;*
- in order to protect the amenity of neighbouring properties and users of the adjacent allotment, landscape buffers are provided on all boundaries of the site which meet the requirement of Policy STRAD2; and;*
- it is served by a sustainable long term solution in respect of electricity provision in accordance with Policy STRAD4*

- 13.2 By way of clarification, STRAD2 relates to design and STRAD3 housing mix. Other than the affordable provision, these matters will be looked at in more detail at Reserved Matters stage.
- 13.3 STRAD4 relates to drainage and utilities provision. The former has been satisfied; regarding the latter, the application is silent on the matter, but in any event this would normally be a matter between the applicant and the statutory undertakers outside of the Planning system.

PART FOUR – CONCLUSION

16.0 Planning Balance

- 16.1 The site is outside the settlement boundary however conflict with development plan policies that limit development in the countryside is attached very limited weight as these policies are not consistent with the NPPF. Full weight is attached to the SNP. The proposal furthers the SNP, developing an allocated site for residential purposes.
- 16.2 The development offers social benefits, including boosting housing supply and affordable housing provision. Landscape harm is localised given the site's intimate relationship with the body of the village. Heritage harm is deemed only modest and not fatal to the application. Pedestrian connectivity with local services is excellent owing to the edge-of-settlement location, limiting car dependency and environmental harm.
- 16.3 Residential amenity is not unduly compromised, noting an absence of resident objections on this element of the scheme. The Highways Authority does not object to the scheme. There is no evidence to suggest the proposed single access point to Laxfield Road will unacceptably compromise highway safety.
- 16.4 CIL contributions will be used to ensure existing infrastructure capacity is enhanced to meet additional demand, a neutral outcome in the planning balance. Archaeology and drainage matters are adequately managed by planning conditions.
- 16.5 Policy conflicts are limited and where they do occur, relate to out-of-date policies. In any event they are outweighed by the planning benefits. There are no compelling reasons to withhold the grant of outline planning permission. The proposal constitutes sustainable development for which the NPPF carries a presumption in favour and therefore the application is recommended for approval.

17.0 RECOMMENDATION

(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:

(a) Affordable housing (Including housing mix as recommended by housing team)

(2) That he be authorised to grant Outline Planning Permission for the erection of 28 dwellings and garages including creation of vehicular access subject to conditions including:

- Standard time limit outline

- Reserved Matters
- Approved Plans
- Highways- access details
- Highways- footway widening, new footway, bus stops improvements and pedestrian crossing point
- Highways - Construction Management Plan
- Surface water drainage scheme
- Details of implementation, maintenance, and management of surface water drainage scheme
- Details of sustainable urban drainage system components and piped networks
- Surface water management strategy
- Programme of archaeological work
- No occupation until archaeological assessment complete
- Unexpected contamination
- Fire hydrant provision details
- Sustainable efficiency measures
- Remove permitted development rights
- Concurrent with reserved matters - Hedgehog Fencing
- Phasing condition
- Market housing mix
- Provision, management and maintenance of public open space

NOTE – Highways conditions involving estate roads and the provision and retention of manoeuvring and parking areas shall be left to the reserved matters stage as the layout is not yet known.

Notes

Section 38 of the Highways Act 1980

Section 278 of the Highways Act 1980

Scheme of archaeological investigation

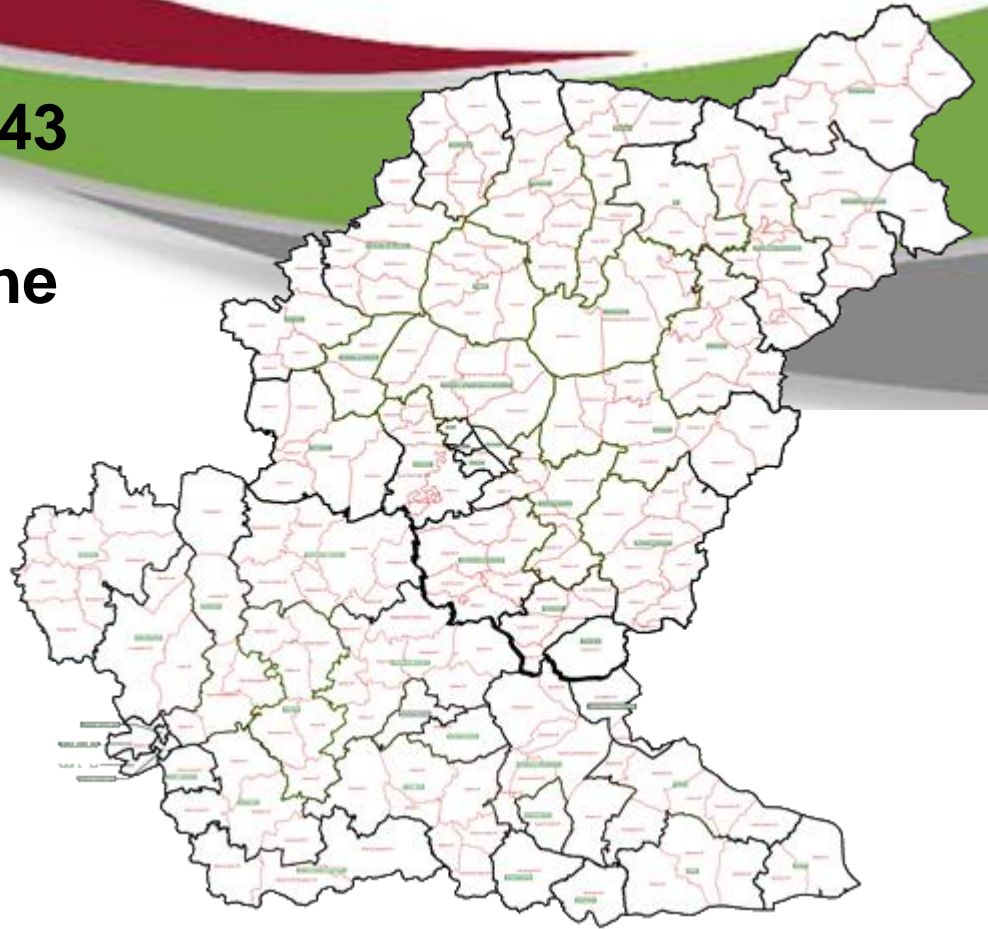
(3) That in the event of the Planning Obligations referred to in Resolution (1) above not being secured that the Corporate Manager- Planning for Growth be authorised to refuse planning permission on appropriate grounds.

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Application No: DC/19/01343

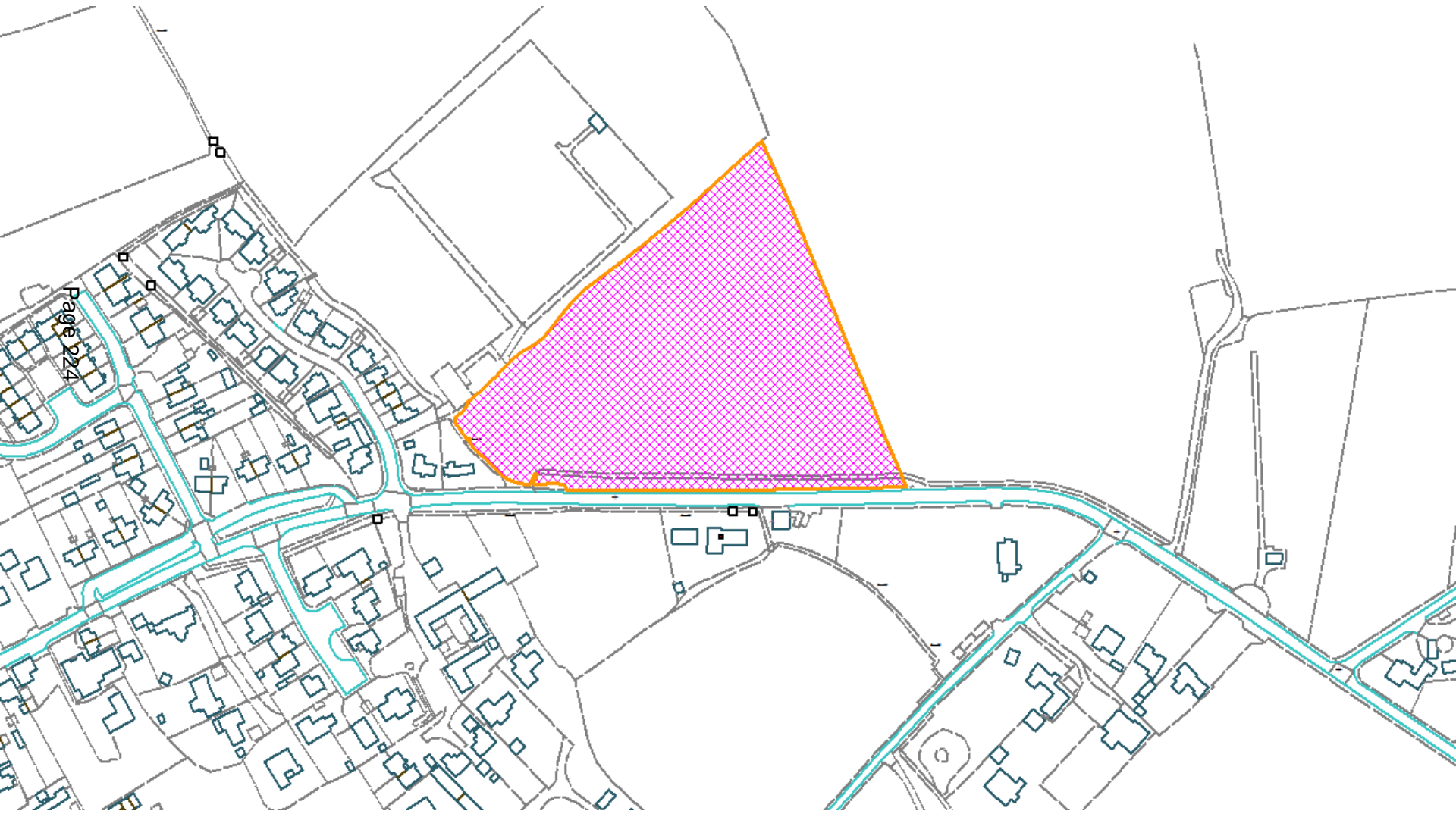
**Address: Land North Of The
Street, Stradbroke**

Page 223



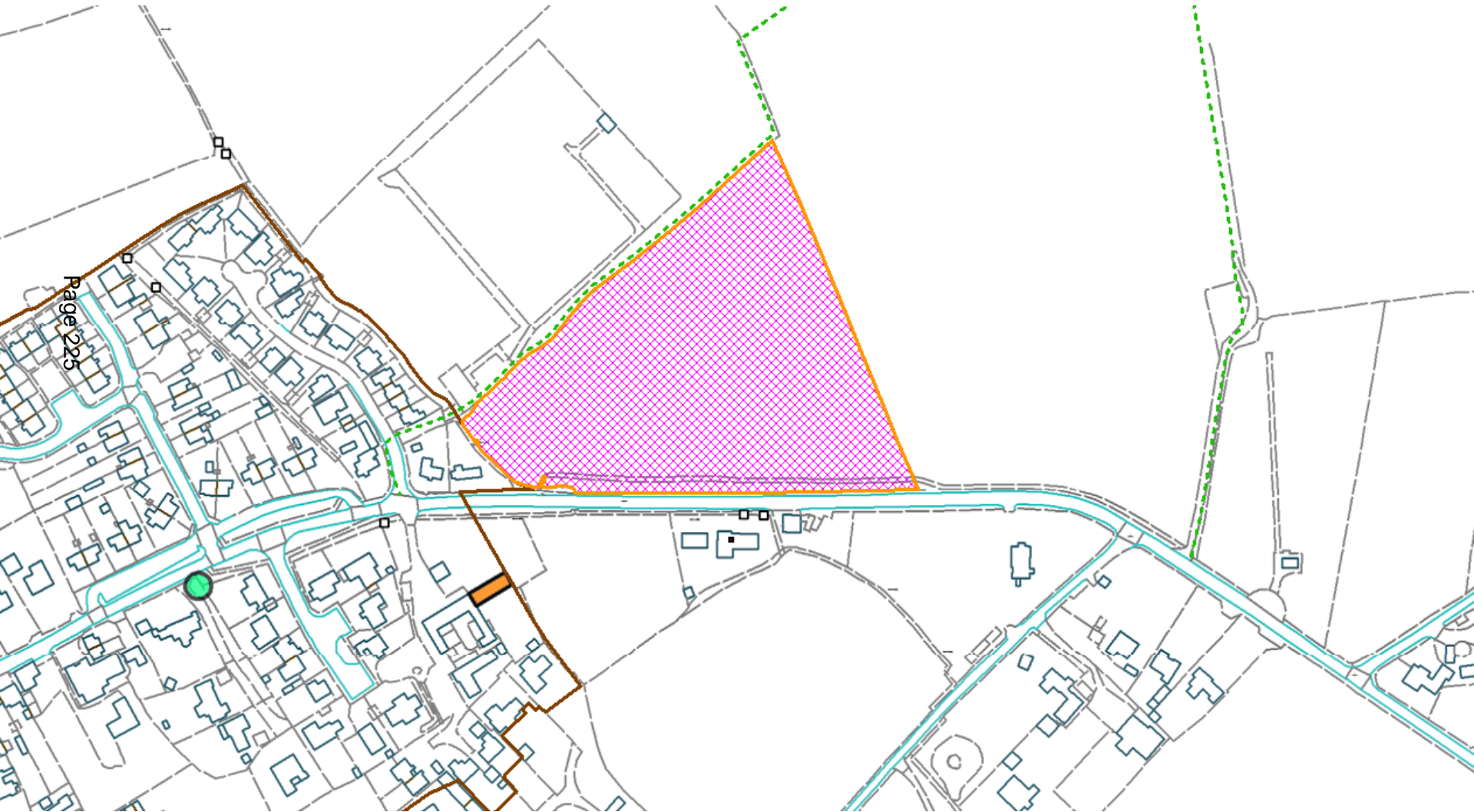
Site Location Plan

Slide 2



Constraints Map

-  Built Up Area Boundaries
-  Public Rights of Way
-  Grade II
-  TPO - Individual TPO/Area of trees/trees



Aerial Map

Slide 4



Site Layout

Notes
Part of the proposals will include improvements to the bus stops at Shelton Hill

 5.5m wide highway with 1m wide service strip

existing public footpath 47

NOTE:
The client should be aware of higher statutory requirement to appoint a principle designer and principle contractor under the CDM 2015 regulations.
Peter Codling Architects does not undertake this H&S role unless specifically appointed.

PLANNING
B May 2019 highway revisions
A Oct 2018 revisions

PETER CODLING ARCHITECTS
7 THE OLD CHURCH OF STRETTON ROAD, STRETTON, ST. ANDREW, LEICESTERSHIRE, LE12 6JH

Sheet Farm Stradbroke
Mr P Smith

Indicative Layout

SCALE	1:250 @ A1		
APP NO.	5758	1001	B
DATE	Drawn by		

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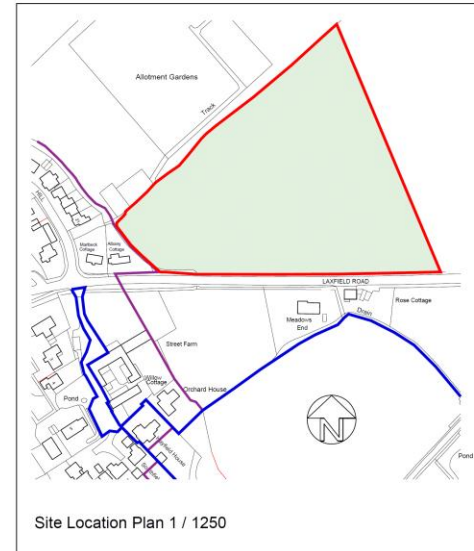


Site Block Plan

Page 228



Site Block Plan 1 / 500



Site Location Plan 1 / 1250

NOTE:
The client should be aware of his/her statutory requirement to appoint a principle designer and principle contractor under the CDM 2015 regulations.
Peter Codling Architects does not undertake this H&S role unless specifically appointed.

PLANNING

PETER CODLING ARCHITECTS
7th Floor, 100, Abchurch Lane, London EC4N 3DF

Street Farm Stradbroke
Mr P. Smith

Block and Location Plans

Scale: 1 / 500 1 / 1250 @ A1

Job no: 5758 1002

Date: 04/04/17

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All information set to be verified by the client. Information set to be verified by the architect's service. All other information is the property of the architect's service.

Elevations

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Plot 27



Plot 20



Plot 14



Plot 26



Plot 11



Plot 12



Plot 3



Plot 4



Plot 3



Plot 4

PLANNING

PETER CODLING ARCHITECTS

7 THE OLD CHURCH, ST. MATTHEWS ROAD, NORWICH, NR1 1SP. TEL: 01603 66000

EMAIL: info@petercodlingarchitects.co.uk

Street Farm Stradbroke
Mr P Smith

Indicative Elevations

SCALE: 1 / 100 @ A1

JOB NO: 5758

1003

DATE:

DESIGN BY:

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From: Stradbroke Parish Council <StradbrokePC@outlook.com>
Sent: 12 June 2019 11:17
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/19/01343

Re: Planning Application DC/19/01343 - Land North of the Street IP21 5HY: Outline planning application (access to be considered) erection of 28no. dwellings and garages including creation of a vehicular access.

Stradbroke Parish Council considered this application at the council meeting on Monday, 10th June 2019.

Councillors voted to support this application subject to the requirements of the Stradbroke Neighbourhood Plan Policy STRAD15 being observed.

The Parish Council encourage the develop to discuss the site design with the Council.

Regards
Odile Wladon
Clerk
Stradbroke Parish Council

Your Ref:DC/19/01343
Our Ref: SCC/CON/2208/19
Date: 4 June 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: Mark Russell

Dear Mark,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/19/01343

APPLICATION REF: DC/19/01343

PROPOSAL: Outline Planning Application (Access to be considered) - Erection of 28no. dwellings and garages including creation of vehicular access.

LOCATION: Land North Of The Street Stradbroke Eye IP21 5JX

ROAD CLASS:

Following our response dated 29th May 2019, the applicant has improved the access road and footway and supplied a footpath link to the PROW network. County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the conditions shown below:

FW - Condition: Before first use, the developer shall widen and the footway and construct new footway, bus stops improvements and pedestrian crossing point to link to existing footway network and in accordance with construction details which shall first have been 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.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

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: Mark Russell

Dear Mark,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/19/01343

APPLICATION REF: DC/19/01343

PROPOSAL: Outline Planning Application (Access to be considered) - Erection of 28no. dwellings and garages including creation of vehicular access.

LOCATION: Land North of The Street Stradbroke Eye Suffolk IP21 5JX

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

The width of the access road into the development is to be 5.5m wide with 1m wide service strips as shown in Shared Surfaced Road in Suffolk Design Guide.

The NPPF focuses on the importance of promoting sustainable transport and give priority to public transport, pedestrian and cycle movements. The footway on the frontage of the development requires widening to 1.8m with a suitable crossing point is located near the bus stops at Shelton Hill. Improvements to the bus stops are also required to DDA standards. These works are to be carried out under s278 agreement.

The Public Right of Way Footpath 47 adjacent to the north of the site is not effected by the proposal but that a link with the footpath be included in the plan, preferably from the landscaped area. This would give residents a off-road direct link into the wider PROW network.

CONDITIONS

Should the Planning Authority be minded to grant planning approval and the above comments are taken into account for the final design, 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 as shown on Drawing No. 5758/1001A 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.

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.

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.

P 2 - Condition: Before the development is commenced details of the areas to be provided for the [LOADING, UNLOADING,] manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To 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 presentation and storage 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.

HGV CONSTRUCTION - Condition: Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:

- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase
- details of provision to ensure pedestrian and cycle safety
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

NOTES

The proposal will require works being carried out to / in an ordinary watercourse / the piping of a ditch. As the proposal requires work affecting an ordinary watercourse, including a ditch, whether temporary or permanent, then consent will be required from Suffolk County Council's Flood and Water Management team before those works can commence. Application forms are available from the SCC website: <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/working-on-a-watercourse/> Applications for consent may take up to 8 weeks to determine and will incur an additional fee.

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.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

For The Attention of: Mark Russell

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.

Footpath 47 Stradbroke is recorded adjacent to the north-western boundary of the proposed development area. Whilst we do not have any objections to this proposal, we would like to see direct pedestrian access from the site to the footpath included in the scheme. The following informative notes also 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.suffolkpublicrightsofway.org.uk

Kind regards

Alexandra Maher
Green Access Officer

Rights of Way and Access Team
Suffolk Highways

Consultation Response Pro forma

1	Application Number	DC/19/01343 Land North of Laxfield Road, Stradbroke	
2	Date of Response	11/04/19	
3	Responding Officer	Name:	Karolien Yperman
		Job Title:	Heritage and Design Officer
		Responding on behalf of...	Heritage Team
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	Based on the information submitted with this outline application, the Heritage Team considers that any residential development on this site has the potential to cause a low to medium level of less than substantial harm to the significance of the listed building, because it would suburbanise part of its remaining rural setting.	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>The is an outline application for the erection of 28 dwellings and garages in the setting of the Grade II listed Street Farm. The heritage concern relates to the effect of the setting of the listed building, which contributes to its significance. Only access is to be considered here, although indicative site plans and elevations have been submitted.</p> <p>The approach to Stradbroke from the east is very gradual, with only a few modern buildings on the south side of Laxfield Road leading up to the village. Street Farm is a large former farmhouse, which historically stood surrounded by fields near the edge of the historic core of Stradbroke. Late-C20 development connected Street Farm to the built-up area of Stradbroke and now it is the first historic building leading into the core of Stradbroke and the Stradbroke Conservation Area from the east.</p> <p>The application site is a triangular field to the north-east of Street Farm, with the access to the development proposed opposite Meadows End. This site forms part of the wider setting of Street Farm, providing a rural character to the area and a connection between the listed building and the open countryside to the north-east. As the listed building has been surrounded by modern development on the west and north-west there is value to the application site being undeveloped land.</p>	

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

		<p>The indicative site plan shows a landscaped area in the corner closest to the listed building, but most of the site would likely have a distinctly suburban character, which would negatively impact the remaining rural setting of the listed building.</p> <p>The Heritage Team considers that any residential development on this site has the potential to cause a low to medium level of less than substantial harm to the significance of the listed building, because it would suburbanise part of its remaining rural setting.</p>
6	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<p><i>Decision-takers should be mindful of the specific legal duties of the local planning authority with respect to the special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</i></p>
7	<p>Recommended conditions</p>	

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

Dear Mark Russell,

Subject: Land North Of The Street, Stradbroke, IP21 5HY Ref DC/19/01343

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/01343.

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

- Flood Risk Assessment & Surface & Foul Water Drainage Strategy Rev 0
- Geoenvironmental Desk Study Ref 0582/1
- Indicative Site Plan ref 5758 1001 A
- Block and Location Plans Ref 5758 1002

The reason why we are recommending a holding objection is because whilst the applicant has recognised and demonstrate that the proposed development is not at risk of flooding, there is aspects of the surface water drainage strategy that needs addressing. The applicant has alluded to that fact that infiltration is not feasible, but the ground conditions are listed as “Lowestoft Formation, Diamicton” which are known have poor to moderate permeability rate, so it will be important for the applicant to discredit the use of infiltration at the outline planning application stage, before proposing a controlled discharge to the watercourse can be considered. It should also be considered that Anglian Water Services are looking to adopt SuDs system when designed in accordance with their requirement

The points below detail the action required in order to overcome our current objection:-

1. Resubmit a indicative surface water drainage plan utilising above ground open SuDs
2. Submit infiltration test results to BRE Digest 365 (min 3 trial pits and 3 test per pit)
3. Resubmit the FRA/Drainage Strategy with updated reference as a number of the documents have been amended in recent times
 - Note a number of the documents listed have been superseded e.g. SCC local SuDs policy and NPPF
4. Demonstrate that the applicant has or has acquired the right to discharge surface water into the watercourse in perpetuity
5. Clearly identify what proposed works are being proposed to the watercourse adjacent to the B1117 as any works to the watercourse will require consent under the Land Drainage Act, unless the works consist of a single span bridge
 - Land Drainage Act consent <https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/working-on-a-watercourse/apply-for-consent-for-works-affecting-ordinary-watercourses/>

Kind Regards

Jason Skilton
Flood & Water Engineer
Suffolk County Council
Growth, Highway & Infrastructure
Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

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

Philip Isbell
Corporate Manager - Development Manager
Planning Services
Endeavour House
8 Russell Road
Ipswich IP1 2BX.

Enquiries to: Hannah Cutler
Direct Line: 01284 741229
Email: Hannah.Cutler@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2019_01343
Date: 28/03/2019

For the Attention of Mark Russell

Dear Mr Isbell

Planning Application DC/19/01343 – Land North of the Street, Stradbroke, Eye: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, at the roadside between the medieval settlement of Stradbroke (SBK 037) and the medieval Barley Green (SBK 025). Thus, 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 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 (2019).

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 based on 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,

Dr Hannah Cutler

Archaeological Officer
Conservation Team

Dear Mark

EP Reference : 259617

DC/19/01343. Land Contamination

Land North Of, Laxfield Road, Stradbroke, EYE, Suffolk, IP21 5JX.

Outline Planning Application (Access to be considered) - Erection of 28no. dwellings and garages including creation of vehicular access.

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

Your ref: DC/19/01343
Our ref: Stradbroke – land north of The Street,
Laxfield Road 00058595
Date: 26 March 2019
Enquiries: Neil McManus
Tel: 07973 640625
Email: neil.mcmanus@suffolk.gov.uk

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

Dear Mark,

Stradbroke: land north of The Street, Laxfield Road – developer contributions

I refer to the proposal: outline planning application (access to be considered) – erection of 28no. dwellings and garages including creation of vehicular access.

The Stradbroke Neighbourhood Plan was adopted on 18 March 2019. 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 28 dwellings, namely:

- a) Primary school age range, 5-11: 7 pupils. Cost per place is £12,181 (2018/19 costs).
- b) Secondary school age range, 11-16: 6 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 catchment schools are Stradbroke Church of England Primary School (under 2 miles from the proposed development), Stradbroke High School (under 2 miles from the proposed development), and Thomas Mills High School (catchment sixth form).

Based on existing forecasts, SCC will have surplus places available at the local primary and secondary (ages 11 – 16) schools. However, at the sixth form level there are forecast to be no surplus places so a future CIL funding bid of at least £19,907 (2018/19 costs) will be made.

- 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 Stradbroke & Laxfield Ward, where there is an existing surplus of places.

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. £6,048, 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.

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

MID SUFFOLK DISTRICT COUNCIL

To: Mark Russell - Planning Officer

From: Louise Barker – Housing Enabling Officer – Strategic Planning

Date: 11th April 2019

Subject: DC/19/01343

Proposal: Outline Planning Application (Access to be considered) - Erection of 28no. dwellings and garages including creation of vehicular access.

Location: Land North of The Street, Stradbroke, Suffolk, IP21 5HY

Key Points

1. Background Information

<ul style="list-style-type: none">• This is an outline application for the erection of 28 dwellings
<ul style="list-style-type: none">• This development triggers an affordable housing contribution under current local policy of 35% of total dwellings = 9.8 affordable dwellings.• This scheme proposes 10 affordable homes• The Stradbroke Neighbourhood Plan policy STRAD3 sets out the housing mix requirements for housing development schemes in Stradbroke of over 5 units. Reference is made within the documents accompanying this planning application. If delivered this scheme should have regard to this policy when determining the final housing mix.

2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2017, confirms a continuing need for housing across all tenures and a growing need for affordable housing.

2.2 The 2017 SHMA indicates that in Mid Suffolk there is a need for **94 new affordable homes per annum. Ref1**

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

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

2.4 This compares to the estimated proportionate demand for new housing stock by bedroom size across all tenures.

Ref3 Estimated proportionate demand for all tenure new housing stock by bedroom number	
Bed Nos	% of total new stock
1	18%
2	29%
3	46%
4+	6%

2.5 The Council's 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households and also for older people who are already in the property-owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are the key drivers for this increased demand for smaller homes.

2.6 The Council's Choice Based Lettings system currently has circa. **724** applicants registered for affordable housing in Mid Suffolk at April 19.

2.7 The Council's Choice Based Lettings system currently has 9 applicants registered stating a local connection to Stradbroke at April 2019. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **724** applicants registered is the important number.

3. Preferred Mix for Open Market homes.

3.1 There is growing evidence that housebuilders need to address the demand from older people who are looking to downsize or right size and want to remain in their local communities.

3.2 There is a strong need for homes more suited to the over 55 age bracket within the district and supply of single storey dwellings or 1.5 storeys has been very limited over the last 10 years in the locality.

3.3 Furthermore, the **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:

- 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses.
- Although this is not their first preference, many accept that the private rented sector is their most realistic option.
- 25% of households think their current property will not be suitable for their needs in 10 years' time.
- 2 & 3 bed properties are most sought after by existing households wishing to move.
- Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

3.4 Furthermore the draft Stradbroke Neighbourhood Plan Policy STRAD3: Housing Mix requires schemes over 5 units to provide at least 40% of 1 and 2 bedrooms homes - 30% of which should be 1 bed properties.

3.5 For the above reasons a broad housing mix is recommended incorporating 1, 2 and 3 bedroom homes (including bungalows).

4. Preferred mix for Affordable Housing

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 9 applicants registered who have a local connection to Stradbroke. The registered need by bedroom size is:

1b x 4 applicants
2b x 3 applicants
3b x 1 applicants
4b x 1 applicant

4.2 This site however is a S106 planning obligation site so the affordable housing will be allocated on a district wide basis.

4.3 The housing register shows a district wide housing need with a majority of 1 and 2 bedroom homes followed by 3 beds with a much smaller need for 4+ bedrooms.

4.4 Current local plan policy looks to deliver shared ownership and affordable rent units in the first instance to meet housing need and affordability. Smaller bedroomed low-cost home ownership dwellings are also recommended in the Neighbourhood Plan.

4.5 We recommend a majority of 1 and 2 bedroom affordable dwellings (including bungalows) with a smaller element of 3 beds. A more detailed mix will be provided for any subsequent reserved matters application.

5. Other requirements for affordable homes:

- Properties must be built to the Housing Standards Technical guidance March 2015.
- S106 affordable dwellings should be delivered grant free.
- The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 75% of relets in perpetuity.
- For all shared ownership dwellings applicants must be registered with the Suffolk Homebuy agency.
- Initial share purchases for shared ownership dwellings to be capped at 75%.
- The affordable units to be constructed 'tenure blind' and must not be in clusters of more than 15 dwellings. The affordable homes should be distributed across the different phases of the development.
- All flats must be in separate blocks and capable of freehold transfer to an RP. The flatted blocks must provide bicycle storage and bin store areas.
- Adequate parking provision is made for the affordable housing units and cycle storage/sheds.



10 April 2019

Mark Russell
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

Dear Mark,

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Mid Suffolk District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: DC/19/01343
Location: Land North Of The Street Stradbroke Eye Suffolk IP21 5JX
Proposal: Outline Planning Application (Access to be considered) - Erection of 28no. dwellings and garages including creation of vehicular access.

Thank you consulting Place Services on the above application.

No objection subject to securing:

- a) a financial contribution towards visitor management measures for the Stour and Orwell SPA/Ramsar site
- b) biodiversity mitigation and enhancement measures

Summary

We have reviewed the Preliminary Ecological Appraisal (Green Light Environmental Consultancy Ltd., December 2018) submitted by the applicant, relating to the likely impacts of development on designated sites, Protected & Priority species/habitats.

We are satisfied that there is sufficient ecological information available for determination.

This provides certainty for the LPA of the likely impacts on Protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable. We also support the reasonable biodiversity enhancements, which should also be secured by a condition of any consent.



This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

However, to ensure that appropriate design of the proposed pond and attenuation basin is undertaken for this application, we recommend that a Biodiversity Enhancement Strategy is undertaken for this application. This will need to identify the conservation objectives, proposed landscaping design and type/source of materials (e.g. native aquatic species) of this feature.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

Submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Green Light Environmental Consultancy Ltd., December 2018) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

2. PRIOR TO SLAB LEVEL: BIODIVERSITY ENHANCEMENT STRATEGY

"A Biodiversity Enhancement Strategy for Protected/ Priority species and the proposed attenuation pond shall be submitted to and approved in writing by the local planning authority. This shall be carried out in accordance with the details contained within the Preliminary Ecological Appraisal (Green Light Environmental Consultancy Ltd., December 2018).

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans;#*
- d) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;*
- e) persons responsible for implementing the enhancement measures;*



- f) *details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

3. PRIOR TO OCCUPATION: LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN

"A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior occupation of the development.

The content of the LEMP shall include the following:

- a) *Description and evaluation of features to be managed.*
- b) *Ecological trends and constraints on site that might influence management.*
- c) *Aims and objectives of management.*
- d) *Appropriate management options for achieving aims and objectives.*
- e) *Prescriptions for management actions.*
- f) *Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) *Details of the body or organization responsible for implementation of the plan.*
- h) *Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

Reason: To conserve and enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

4. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no



circumstances should any other external lighting be installed without prior consent from the local planning authority.”

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

Please contact me with any queries.

Yours sincerely,

Hamish Jackson BSc (Hons) GradCIEEM MRSB
Junior Ecological Consultant
ecology.placeservices@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

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: 145942/1/0055857

Local Planning Authority: Mid Suffolk District

Site: Land North Of The Street Stradbroke Eye
Suffolk IP21 5JX

Proposal: Outline Planning Application (Access to be considered) - Erection of 28no. dwellings and garages including creation of vehicular access

Planning application: DC/19/01343

Prepared by: Pre-Development Team

Date: 24 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 Eye-Hoxne Rd 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 pumped discharge regime. 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. (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)

Dear Katherine,

I hope you are well.

This application does not fall within our consultation checklist – therefore we do not have any comments on this application. Please see attached a checklist on when to consult the Environment Agency. If you have any questions, please do let me know. If in future you have any questions on whether a consultation falls within our remit, I would be more than happy to help. I am the patch lead for Babergh and Mid Suffolk and you can contact me directly on 02084748923.

Kind Regards

Liam

Liam Robson

Sustainable Places Planning Advisor – East Anglia Area (East)

Environment Agency | Icen House, Cobham Road, Ipswich, Suffolk, IP3 9JD

liam.robson@environment-agency.gov.uk

External: [02084 748 923](tel:02084748923) | Internal: [48923](tel:48923)

Working hours: Monday to Friday 7am-3pm




Do your future plans have environmental issues or opportunities? Speak to us early!

If you are planning a new project or development, we want to work with you to make the process as smooth as possible. We offer a tailored advice service with an assigned project manager giving you detailed and timely specialist advice. Early engagement can improve subsequent planning and permitting applications to you and your clients' benefit. More information can be found on our website [here](#).



Consultation Response Pro forma

1	Application Number	DC/19/01343	
2	Date of Response	03/04/2019	
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 ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p>  <p>OLYMPUS - 8x4MS Wide - Euro 6 - Smo</p> <p>The bend outside plot number 2 is tight for a 32 tonne RCV, the main service road is quite restrictive. Could this be amended?</p> <p>All the presentation points for the properties must be added to a map for approval. Plot 1-10 will need to present bins at the end of the private drive onto the service road. Plot 24-28 bins to be presented at the end of the private drive next to the service road. Plots 14-18 bins to be presented where the service road meets the private drive. All other plots to present bins at the edge of the curtilage nearest to the service road.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		

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.

7	Recommended conditions	Meet the conditions in the discussion.
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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.

Mark

I have no objection in principle to this application but an updated arboricultural report will be required when a final layout design has been agreed. This should include a Tree Protection Plan and can be dealt with under condition.

Regards

David

David Pizzey FArborA

Arboricultural Officer

Tel: 01449 724555

david.pizzey@baberghmidsuffolk.gov.uk

www.babergh.gov.uk and www.midsuffolk.gov.uk

Babergh and Mid Suffolk District Councils – Working Together

Thank you for consulting me on the above outline application to erect up to 28 dwellings.

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
t: 01449 724718
e: david.harrold@baberghmidsuffolk.gov.uk

Dear Sir or Madam,

Application ref: DC/19/01343

Our ref: 277593

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

email consultations@naturalengland.org.uk

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to

Created: September 2015

Enquiries to: Fire Business Support Team
Tel: 01473 260588
Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

Suffolk Fire and Rescue Service – Automatic Fire Sprinklers in your Building Development

We understand from local Council planning you are considering undertaking building work.

The purpose of this letter is to encourage you to consider the benefits of installing automatic fire sprinklers in your house or commercial premises.

In the event of a fire in your premises an automatic fire sprinkler system is proven to save lives, help you to recover from the effects of a fire sooner and help get businesses back on their feet faster.

Many different features can be included within building design to enhance safety and security and promote business continuity. Too often consideration to incorporate such features is too late to for them to be easily incorporated into building work.

Dispelling the Myths of Automatic Fire Sprinklers

- Automatic fire sprinklers are relatively inexpensive to install, accounting for approximately 1-3% of the cost of a new build.
- Fire sprinkler heads will only operate in the vicinity of a fire, they do not all operate at once.
- An automatic fire sprinkler head discharges between 40-60 litres of water per minute and will cause considerably less water damage than would be necessary for Firefighters tackling a fully developed fire.
- Statistics show that the likelihood of automatic fire sprinklers activating accidentally is negligible – they operate differently to smoke alarms.

Promoting the Benefits of Automatic Fire Sprinklers

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.

- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.
- They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.
- Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.
- A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

The Next Step

Suffolk Fire and Rescue Service is working to make Suffolk a safer place to live. Part of this ambition is as champion for the increased installation of automatic fire sprinklers in commercial and domestic premises.

Any information you require to assist you to decide can be found on the following web pages:

Suffolk Fire and Rescue Service

<http://www.suffolk.gov.uk/emergency-and-rescue/>

Residential Sprinkler Association

<http://www.firesprinklers.info/>

British Automatic Fire Sprinkler Association

<http://www.bafsa.org.uk/>

Fire Protection Association

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

Business Sprinkler Alliance

<http://www.business-sprinkler-alliance.org/>

I hope adopting automatic fire sprinklers in your build can help our aim of making 'Suffolk a safer place to live'.

Yours faithfully

Mark Hardingham
Chief Fire Officer
Suffolk Fire and Rescue Service



SUFFOLK CONSTABULARY

NOT PROTECTIVELY MARKED

Lowestoft Police Station, Old Nelson St, Lowestoft, NR321PE
Telephone: 101 or 999 in an emergency Fax: 01473 613737 (24 hrs)
Calls may be monitored for quality control, security and training purposes.

Direct Dial:01986 835276
Date 10/04/19

Dear Sirs

REF: DC/19/01343

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

The proposed indicative layout provided appears to include many of the recommendations made by Secured by Design but the guidance below may help to provide a little more detail. Please could you ask that the developer take note of these when preparing the detailed design.

I would strongly recommend that an application for Secured by Design (SBD) approval is made for this development.

Designing Out Crime in Suffolk, Residential Developments.

https://www.suffolk.police.uk/sites/suffolk/files/residentialdesignguide_low.pdf

This document has been produced by Suffolk police to help developers and designers determine the appropriate principle aspects of design that will help to reduce the opportunity for crime to occur within new developments.

Homes 19 Version 2 March 2019

https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_NEW_version_2.pdf

This detailed guide will provide all the information that the developer needs to ensure that the development meets the required level of security as referenced in the local plan.

Interactive Design Guide

Additionally there is now an interactive design guide on the Secured by Design website which the developer may find helpful.

<https://www.securedbydesign.com/guidance/interactive-design-guide>

I would be pleased to work with the client and the designer at the detailed design stage.

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

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

Officers and committee members are asked to consider the requirements of the following legislation relative to designing out crime when making a decision regarding this application.

Section 17 of the 'Crime and Disorder Act 1998'

This part of the CDA places a duty on each local authority: 'to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area to include anti-social behaviour, substance misuse and behaviour which adversely affects the environment'.

National Planning Policy Framework.

Paragraph 58 states:-

"Planning policies and decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion".

Paragraph 69.

This paragraph looks towards healthy and inclusive communities. The paragraph includes:-

"Planning policies and decisions, in turn, should aim to achieve places which promote:

Safe and accessible developments where crime and disorder, and the fear of crime, do not undermine quality of life and community cohesion"

Alan Keely
Designing Out Crime Officer
Suffolk Police
Eastern Area

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Agenda Item 7e

Committee Report

Item 7E

Reference: DC/19/01771

Case Officer: Mark Russell

Ward: Debenham

Ward Member: Cllr Kathie Guthrie

RECOMMENDATION – GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

Description of Development

Full Planning Application - Erection of 8 dwellings (following demolition of bungalow)

Location

10 Ipswich Road Debenham Stowmarket Suffolk IP14 6LB

Parish: Debenham

Expiry Date:

Application Type: Outline

Development Type: Small Scale Major Dwellings

Applicant: Mr J Vince

Agent: Ashenden Architecture Ltd

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

Councillor Guthrie has called in the matter for Members to consider.

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 & 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
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)
Suffolk Design Guide

Debenham Neighbourhood Plan (DNP)
Policies:

DEB1 – Growth
DEB2 – Appropriate Housing
DEB3 – Land North of Ipswich Road
DEB6 – Housing Mix
DEB7 – Residential Car Parking
DEB8 – Traffic Flows
DEB9 – Footpaths and Bridleways
DEB16 - Gardens

Consultations and Representations

During the course of the application consultation and representations from third parties have been received as follows.

A: Summary of Consultations

Debenham Parish Council

Recommend refusal of this planning application, for the reasons stated by the public and also because it was against Debenham Neighbourhood Planning Policies no. 2, 8, 9, 10 and 12, as well as 7 (with regards to parking in the front gardens).

- The number of dwellings being proposed was excessive for the size of the plot, thus resulting in overdevelopment of the site.
- Proximity to neighbouring / existing dwellings likely to affect residents (loss of light and privacy and increase in pollution)
- Some of the statements made on the “Design and access statement” were deemed to be factually incorrect
- Health and safety risks associated with highways and pedestrian access (entrance opposite Kenton Road routinely used by HGV’s)
- Unacceptable impact on neighbouring properties also due to height of new builds - unit being demolished should be replaced with singles storey buildings only as that was what was currently on the site
- Parking and traffic flow concerns – garages should not be assumed to be used as parking spaces and most dwellings will have at least 2 cars, plus any visitors, which will result in parking alongside the grass verges and potential obstructions to emergency services
- Existing green space and hedge were very well maintained but there were uncertainties as to who would be responsible once the site was developed (if anyone)
- Part of the existing boundary wall had already collapsed and it was feared there could be further damage caused by all the construction works
- It was understood and accepted that some development could take place on the site but it should be of the right height, scale, and number so as to not cause unnecessary distress to existing neighbouring residents
- There was provision for only one visitor parking space, which was insufficient and would “force” any additional visitors’ cars to the access road or even the main road, thus causing a number of secondary issues and risks
- The proposal was against a number of Debenham Neighbourhood Plan policies, as well as MSDC policies.

SCC Highways

No objection subject to standard conditions.

SCC Flood and Water

Initial holding objection because the applicant has not demonstrated a viable method for the disposal of surface water in line with national and local policy and guidance. The applicant has alluded to numerous options for the disposal of surface water, however has failed to provide evidence to establish a viable option.

In order to overcome our holding objection, the applicant must demonstrate a viable method for the disposal of surface water. The applicant should be mindful of the drainage hierarchy as stated in NPPF Guidance and the points below detail the information required in order to overcome our current objection:-

1. Infiltration - Submit Infiltration test results in line with BRE365 guidance. a. Paragraph 8.3 of the ‘Flood Risk Assessment and SUDS Strategy for Planning’ states infiltration as a feasible option. Despite the superficial layer being correct, analysis of BGS Borehole data within the immediate vicinity has indicated the presence of Clay to a depth of approximately 4m. Further evidence is required to demonstrate infiltration as a viable method of disposal of surface water.
 2. To a surface water body – Submit evidence of the viability of discharge to a watercourse.
 - a. Demonstrate discharge from the site has conductivity to a mapped OS watercourse.
 - b. Dependant on the route for discharge to a watercourse, additional permissions may be required including a NRSWA Section 50 License and Environment Agency Environmental Permits if discharge is to a main river.
 - c. The proposed discharge rate may be deemed unacceptable – a larger discharge rate should be considered to reduce vulnerability to blockages.
 3. To a surface water sewer, highway drain, or other drainage system.
-

a. Having reviewed available data, there is no surface water sewer present along Ipswich Road, only foul. The nearest mapped SW sewer is located in Deben Rise and may incorporate 3rd party permissions in addition to agreements from Anglian Water.

OFFICER COMMENT – Following this initial response, there has been much correspondence between the applicant and the Floods team. The required information has been submitted and the Lead Local Floods Authority has been reconsulted. The response will be reported in the late papers.

SCC Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, immediately to the north-east two previous archaeological excavations identified eleven Bronze Age urned and un-urned cremation burials, as well as a number of Early Anglo-Saxon features (DBN 132). An undated inhumation burial was also identified immediately to the north-west (DBN 085). 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 two conditions would be appropriate.

BMSDC Environmental Health - Land Contamination

No objection subject to condition.

BMSDC Strategic Housing

No objection.

BMSDC Arboricultural Officer

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report, an appropriate condition should be used for this purpose. Although a small number of trees are proposed for removal they are of limited amenity value and their loss will not result in an adverse impact upon the character of the local area.

B: Representations

14 objections have been received with the grounds of objection as follows (summary):

*Contrary to the Local Development Plan - Debenham Neighbourhood Plan

*Does not respect neighbourhood character

*No affordable housing

*Inadequate on-site parking

*Highway safety issues

*Overdevelopment

*Over two storeys high

*Loss of sunlight, daylight, outlook or privacy:

*Impact on nature and protected species

*Parking in front gardens contrary to Neighbourhood Plan

OFFICER COMMENT – The scheme has been amended and, in your Officer’s opinion, this addresses the above concerns in terms of residential amenity. This is discussed in the relevant section.

One response had been received by 22nd July, stating, amongst other things: “The proposals still breach a raft of inappropriate height, scale, density, "overlooking " and highways issues.”

The re-consultation still had time to run at the time of writing and any further comments will be reported in the late papers.

PART THREE – ASSESSMENT OF APPLICATION

1.0 The Site and Surroundings

- 1.1. The application site is located on the southern fringe of Debenham, which is identified as a Key Service Centre within the settlement hierarchy. The site is within the settlement boundary.
- 1.2. The 0.27ha site is on the western side of Ipswich Road and is occupied by a bungalow set well back into the site positioned behind 1 Cherry Tree Close. Levels across the site rise from east to west.
- 1.3. The site is bounded to the north, east and south by residential properties. To the west is an unmanaged wooded area. Beyond the woodland to the west and Ipswich Road to the east is open countryside.
- 1.4. The site is in Flood Zone 1. There are no significant trees other than a Spruce at the Ipswich Road frontage and a Birch in the site’s southern corner. Some mature hedging exists on the boundaries of the site which is to be retained. A footpath on the eastern side of Ipswich Road provides pedestrian connectivity to the village centre.
- 1.5. The site is not in or near an area designated for special landscape significance, e.g. Special Area of Conservation, Special Landscape Area, or AONB. Likewise, the site is not in a Conservation Area. The Debenham Conservation Area is north of the site. The nearest listed building is the Grade II listed Cherry Tree Inn, located northeast of the site.

2.0 The Proposal

- 2.1 The application proposes the demolition of the bungalow and redevelopment providing eight dwellings, comprising a mix of detached and semi-detached units and mix of 2, 3 and 4 bedroom dwellings. The proposed density is 30 dwellings per hectare. 18 on-site car spaces are proposed.
- 2.2 A new access road will be created from Ipswich Road, with a detached dwelling positioned alongside it. In the rear part of the site seven dwellings are proposed, comprising 3 semi-detached pairs and a further detached unit. Each unit would have a private garden and dedicated private parking spaces, some of which are proposed in the form of car barns. Landscaping would be introduced along the access road and

small landscaped front gardens would be provided around the shared parking area to the rear. The Spruce and Birch trees referred above are to be retained.

- 2.3 Design details are traditional, featuring a mix of gabled and hipped roof forms, brick and render exteriors and mix of plain tile and slate roof finishes.

3.0 Housing Land Supply

- 3.1 Mid Suffolk benefits from a five year housing supply. There is no requirement for Council to determine what weight to attach to all the relevant development plan policies in the context of the tilted balance test, whether they are policies for the supply of housing or restrictive 'counterpart' policies, such as countryside protection policies. This said, there is a need for Council to determine whether relevant development policies generally conform to the NPPF. Where they do not, they will carry less statutory weight.

4.0 Principle of Development

- 4.1 The site lies within the settlement boundary of a Key Service Centre, a sustainable location for residential development. Policies SB1 and SB2 direct development to within settlement boundaries and set out that such development will be permitted unless they conflict with character, amenity, road safety and operation, ecology or heritage.
- 4.2 The site presents essentially as an infill plot, surrounded by established residential development on three sides. The occupation of a 0.27ha infill plot with a single bungalow represents an inefficient use of land. The site offers an opportunity to provide for a more efficient land use planning outcome, as promoted by chapter 11 of the NPPF.
- 4.3 The policy context is such that it is concluded that the principle of intensifying the land for residential purposes is accepted. Having regard to the relevant policy context, including the DNP, the key considerations are the effects of the development on the character and appearance of the area, residential amenity, highway safety, ecology, archaeology and flood risk. Housing mix and affordable provision must also be considered.

5.0 Character and Appearance

- 5.1 Chapter 12 of the NPPF seeks to achieve well-designed places which function well and add to the quality of places by responding to local character but without stifling innovation and change. Policy GP1 states that proposals should maintain or enhance the character and appearance of their surroundings. Policy H15 requires new housing to be consistent with the character of its setting. DNP Policy DEB2 seeks to ensure new housing is appropriate for Debenham, taking account of landscape and built character of the village. The Policy is supportive of the replacement of existing dwellings/subdivision of existing residential plots to create new dwellings where schemes reflect good design and would not unacceptably impact on neighbour amenity, landscape setting or heritage. DEB2 also sets an expectation that new dwellings should be no more than two storey and that roof accommodation will only be permitted where in keeping with surroundings.
- 5.2 The proposed 30dph density is generally consistent with Deben Rise (34dph) and Cherry Tree Close (22dph). Consequently, site coverage is very limited, with the buildings occupying a very small percentage of the overall site area. Officers agree

with the supporting Design and Access Statement, which asserts that *'plot sizes and depths are comparable to those approved on Cherry Tree Close and in keeping with those which characterise Deben Rise to the north'*.

- 5.3 The frontage dwelling is set comfortably behind the principal front building line of 1 Cherry Tree Close, close enough to the street to offer a consolidating streetscape effect but not too close as to dominate the frontage. The front setback offers a landscaped garden opportunity, albeit traversed by the internal road. Still, this element of the scheme is reflective of the village development pattern, as described by the DNP *'...housing over the last 50 years, has been positioned back from the highway and footpaths, to create green lungs in the form of front gardens'*.
- 5.4 The internal road provides a visual gap between the proposed frontage dwelling and 12 Ipswich Road, reflective of the more open setting of the dwellings south on Ipswich Road. The layout of the site is such that only the front dwelling will occupy a streetscape position. Owing to its recessive siting, set well back from the street frontage, it will present as respectful streetscape gesture, essentially reading as an extension of Cherry Tree Close.
- 5.5 The appearance of the dwellings is traditional. There is nothing about the scheme that is considered out of place when one has regard to the layout and appearance of neighbouring development. The proposal in design detail terms is responsive to local character. The scale of the dwellings is consistent with neighbouring dwellings. Although dwellings extend over three floors, they present as two storeys, no different to the appearance of dwellings in Cherry Tree Close. The proposal responds positively to the intent of DNP Policy DEB2. The mix of external finishing materials, in particular roof finishes, offers variety and visual relief.
- 5.6 DNP Policy DEB7 seeks to resist 'front garden space' being used to accommodate car parking spaces. A hardstand for two car spaces is proposed forward of the frontage dwelling. These spaces will not dominate the streetscape, largely because of the very generous area between the front of the frontage dwelling and the street. The car spaces are not located directly in front of the frontage dwelling and are set back from the street boundary some distance. The street setback offers landscaping opportunity that, subject to appropriate planting, would in time soften and screen the parking spaces from street view. For these reasons the car parking area forward of the front dwelling is deemed an appropriate streetscape outcome. It is arguably a superior streetscape response than the parking areas located immediately to the front of dwellings at Cherry Tree Close.
- 5.7 Car parking is also proposed to the front of plots 4 and 5. This is arguably the most unfortunate design element of the scheme. It is however confined to the very rear of the site, not visible from Ipswich Road or from any vantage point external to the site. Although less than ideal, the location and limited extent of this front parking is such that it does not dominate either the scheme or the street. Conflict with DNP Policy DEB7 in respect to plots 4 and 5 is to be weighed in the planning balance.
- 5.8 Landscaping is an important design element that, if undertaken appropriately, will assist in assimilating the development into its surrounds. Landscaping to either side of the internal road forward of the frontage dwelling will require careful attention to ensure a positive streetscape response is secured. The retention of the two significant trees on the site is welcomed. The absence of an objection from Council's Arboricultural Officer is noted. Landscape character impacts are considered well managed.

5.9 It is noted that the site is on higher land than neighbouring properties and this does give it visual prominence from some aspects. It is, however, also next to existing dwellings and wooded land and the landscape can, therefore, absorb it.

5.10 The proposal raises no heritage concerns given the separation distance and intervening buildings between the site and the nearest listed buildings and Debenham Conservation Area.

6.0 Residential Amenity

6.1 Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 127 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings. DNP Policy DEB 16 focuses on internal amenity for future occupants of development, in particular the provision of adequate and usable private amenity space. The policy states that in providing amenity space, issues of overlooking and enclosure, which may otherwise impact detrimentally on the proposed dwelling and any neighbouring dwelling must be addressed.

6.2 The layout has been carefully considered with respect to external amenity impacts. The bulk of dwellings have been pushed to the rear, western boundary, the least sensitive (non-residential) interface. The depth of gardens to plots 1 to 7 inclusive ensures that overlooking from the first floor rear windows of these dwellings will not result in an unacceptable loss of privacy for neighbouring residents. There are no first floor openings to the side elevation of plots 7 and 8, negating the potential for any overlooking of Cherry Tree Close properties. Owing to the driveway serving plot 7, the plot 7 dwelling is set well off the common boundary thereby avoiding adverse visual bulk impacts on Cherry Tree Close properties. Additionally, the roof of plot 7 incorporates a recessive hipped form, with a roofslope receding from Cherry Tree Close, reducing the visual bulk effect. The intervening hedge planting to be retained between plot 7 and Cherry Tree Close properties is a further amenity mitigating element.

6.3 The scheme has now been amended to ensure that dwellings are set sufficiently within the site to ensure daylight and sunlight access for neighbouring residents will not be unduly compromised. This has included the removal of a garage near the boundary, moving some of the houses further away and reducing their height.

6.4 There is no doubt that the outlook of residents in Cherry Tree Close and Deben Rise will change as a result of the infill development. What will be visible from the rear of these properties is roofscape and some visible upper level flank walls. This is not an unacceptable outcome in an urban environment where residential intensification is anticipated. The change in outlook is no different to the change in outlook that the occupants of the bungalow at the subject site would have experienced with the development of Cherry Tree Close. Change is often inevitable in locations where infill sites have not yet realised their development potential.

6.5 The scheme offers good levels of internal amenity for future occupants. Garden areas are sufficient for future occupiers, oriented to receive sufficient solar access and located with direct access from dwellings. Overlooking and enclosure effects are avoided. Internal boundary treatments are sufficient to ensure secluded private open space areas are secured. There is no evidence to suggest the scheme conflicts with DNP Policy DEB 16.

- 6.6 The internal access road is separated from the neighbouring boundary by a minimum 2m, avoiding vehicle movements in close proximity to neighbouring properties or garden areas. Landscaping within the southern setback adjacent 12 Ipswich Road is recommended in order to offer further amenity screening and can be addressed by planning condition.
- 6.7 As observed in the Design and Access Statement, all of the proposed units exceed the nationally described space standards. All habitable rooms would have good levels of daylight and outlook, ensuring that the dwellings would offer future occupants a quality living environment. The application is deemed policy compliant in respect to saved Policy H13 and Policy H16.

7.0 Highway Safety and Parking

- 7.1 Saved Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including; the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport. Its safety focus is also consistent with paragraph 108 of the NPPF which requires development proposals incorporate safe and suitable access that can be achieved for all users. DNP Policy DEB8 is also consistent with this safety theme, stating that development which would give rise to unacceptable highway dangers will not be permitted.
- 7.2 Paragraph 109 of the NPPF confirms that 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.
- 7.3 The layout enables vehicles to enter and exit the site in forward gear, and provides sufficient space for refuse vehicles to manoeuvre safely in the turning head to the front of plots 6 and 7. The proposed access road is 5.5m wide, enabling vehicles to pass safely.
- 7.4 The Highways Authority does not object to the scheme. Whilst residents concerns are noted regarding highway safety, it is difficult to mount a defensible reason for refusal on highway grounds when the Highways Authority does not object and the road layout conforms to national standards.
- 7.5 Parking comprises a mix of tandem parking and garages, together with bays to the front of dwellings 4 and 5 (as noted above). A total of 18 parking spaces are proposed, including one visitor space. Parking provision for the dwellings complies with the Suffolk Adopted Parking Standards. The scheme is one short in respect to visitor car parking. A shortfall of one space is not fatal to the application given it is only one space. It does not amount to a reason to withhold planning permission in its own right. Cycle space provision compliant with the Suffolk Adopted Parking Standards is readily achievable.

8.0 Housing Mix, Need and Supply

- 8.1 The proposal offers a mix of 2, 3 and 4 bedroom homes, consistent with the aims of Policy CS9. The inclusion of 2 and 3 bedroom dwellings reflects the identified needs of the village as set out in DNP Policy DEB6.

8.2 The NPPF reiterates the Written Ministerial Statement that provision for affordable housing should not be sought from residential developments which are not major development (paragraph 63). This is afforded greater weight than Policy H4 which pre-dates the NPPF. The proposal is not major development. The absence of affordable housing and conflict with Policy H4 is therefore not fatal to the scheme.

9.0 Archaeology

9.1 The County Archaeological Service (CAS) advises that there is high potential for the discovery of below-ground heritage assets at the site. The CAS notes there are no grounds to consider refusal of permission and it recommends standard planning conditions. Officers concur with the recommended approach.

10.0 Ecology

10.1 Policy CS5 of the Core Strategy requires development to protect, manage and enhance Mid Suffolk's biodiversity. Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) requires all 'competent authorities' (public bodies) to 'have regard to the Habitats Directive in the exercise of its functions.' For a Local Planning Authority to comply with regulation 9(5) it must 'engage' with the provisions of the Habitats Directive.

10.2 The infill site is domestic in nature and occupied by a bungalow. Ecology values are considered limited, to the extent that an ecology survey is not deemed necessary.

11.0 Flood Risk

11.1 SCC Flood and Water maintain a holding objection, raising concern regarding the lack of demonstration to achieve adequate disposal of surface water. It is standard practice to deal with such technical matters via planning condition if these are not ironed out in the application cycle.

PART FOUR - CONCLUSION

12.0 Statement Required By Article 35 of the Town and Country Planning (Development Management Procedure) Order 2015

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

12.2 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. In this case the applicant took advantage of the Council's pre-application 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.

13.0 Planning Balance

- 13.1 The site is inside the settlement boundary representing a sustainable location for housing. Intensification of the infill site with housing will represent a significantly more efficient use of the land than its current underutilised state, in line with the thrust of national housing policy.
- 13.2 The scale, form and layout of development responds positively to local distinctiveness and character. There are no indicators of overdevelopment. Residential amenity is safeguarded through a carefully considered design response and an amendment to the original scheme. The design responds to the site's opportunities and constraints. There will be no heritage harm.
- 13.3 The Highway Authority does not object to the scheme. There is no evidence to suggest the roading layout will unacceptably compromise highway safety. The shortfall of one visitor car space is not fatal to the application given the scale of development proposed.
- 13.4 The proposed housing mix responds favourably to Local Plan aspirations. The absence of affordable housing provision is not fatal to the scheme owing to the national direction on this element in respect to smaller developments.
- 13.5 CIL contributions will be used to ensure existing infrastructure capacity is enhanced to meet additional demand, a neutral outcome in the planning balance. Archaeology and drainage matters are adequately managed by planning conditions.
- 13.6 The proposal performs well against the development plan, including the DNP. Policy conflicts are limited and where they do occur, are outweighed by the planning benefits. Officers have taken full and careful account of all the representations that have been made, which have been balanced against the provisions of the development plan and the National Planning Policy Framework. For the reasons set out above, it is recommended that planning permission be granted.

14.0 RECOMMENDATION

- 14.1 That the Corporate Manager - Planning for Growth be authorised to grant Planning Permission for the erection of 8 dwellings subject to conditions including:

- Standard time limit
- Highways- access details
- Highways- footway link
- Highways- visibility splays
- Highways- refuse bins
- Highways- provision and retention of manoeuvring and parking areas
- Highways - Construction Management Plan
- Surface water drainage scheme
- Details of implementation, maintenance, and management of surface water drainage scheme
- Details of sustainable urban drainage system components and piped networks
- Construction Surface Water Management Plan
- Surface water management strategy

- Hard and soft landscaping
- Programme of archaeological work
- No occupation until archaeological assessment complete
- Unexpected contamination
- Fire hydrant provision details
- Sustainable efficiency measures
- Remove permitted development rights
- Phasing
- Hedgehog fencing

Notes

Section 38 of the Highways Act 1980

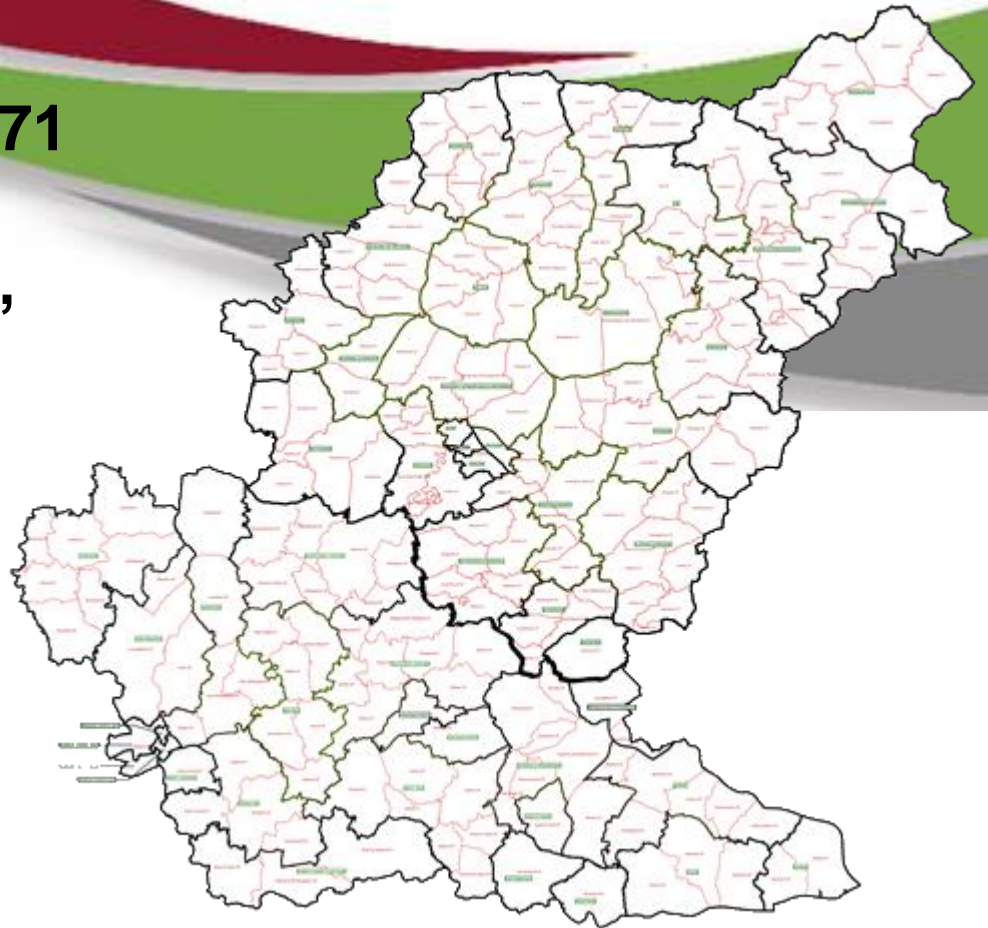
Section 278 of the Highways Act 1980

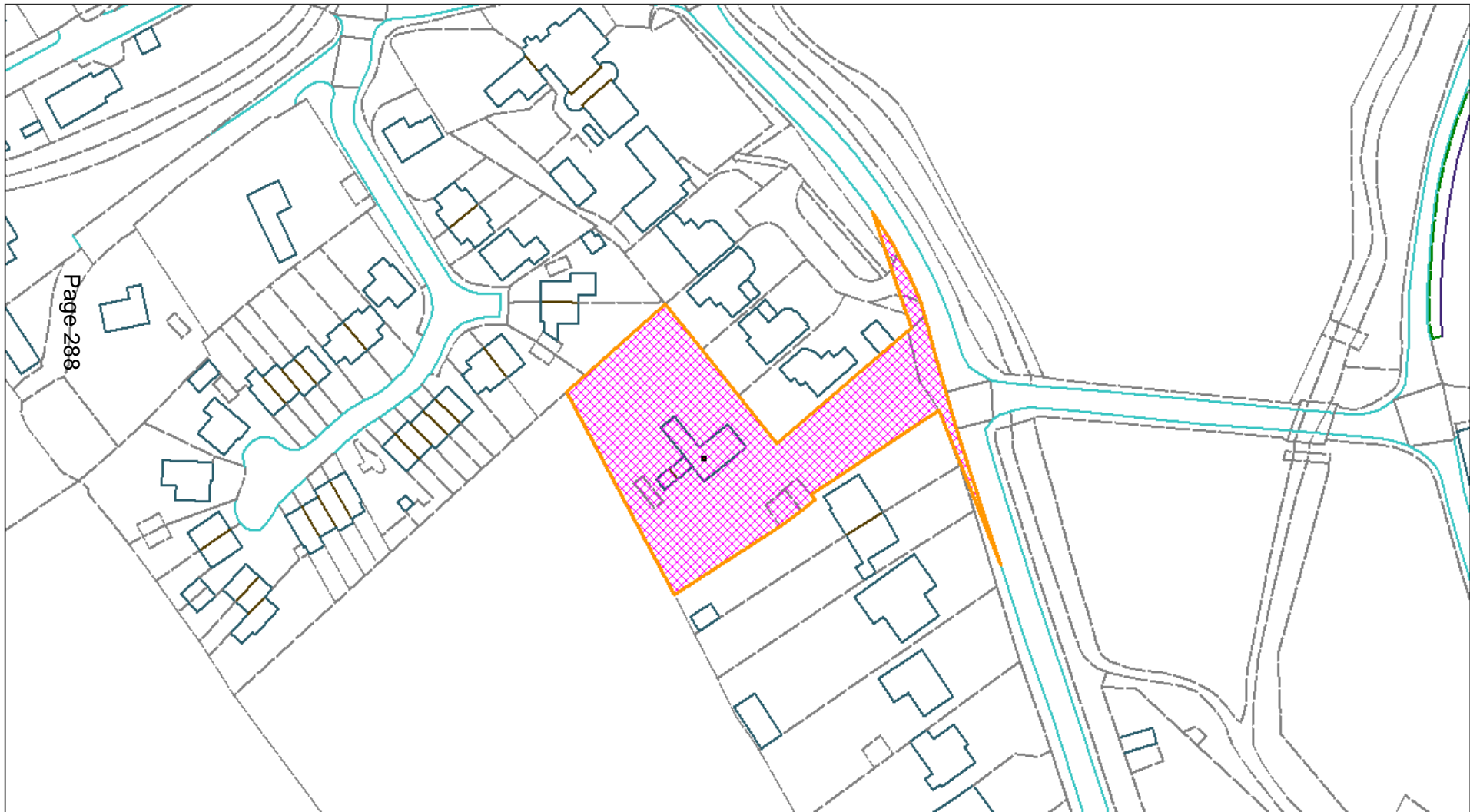
Scheme of archaeological investigation

Application No: DC/19/01771

**Address: 10 Ipswich Road,
Debenham**

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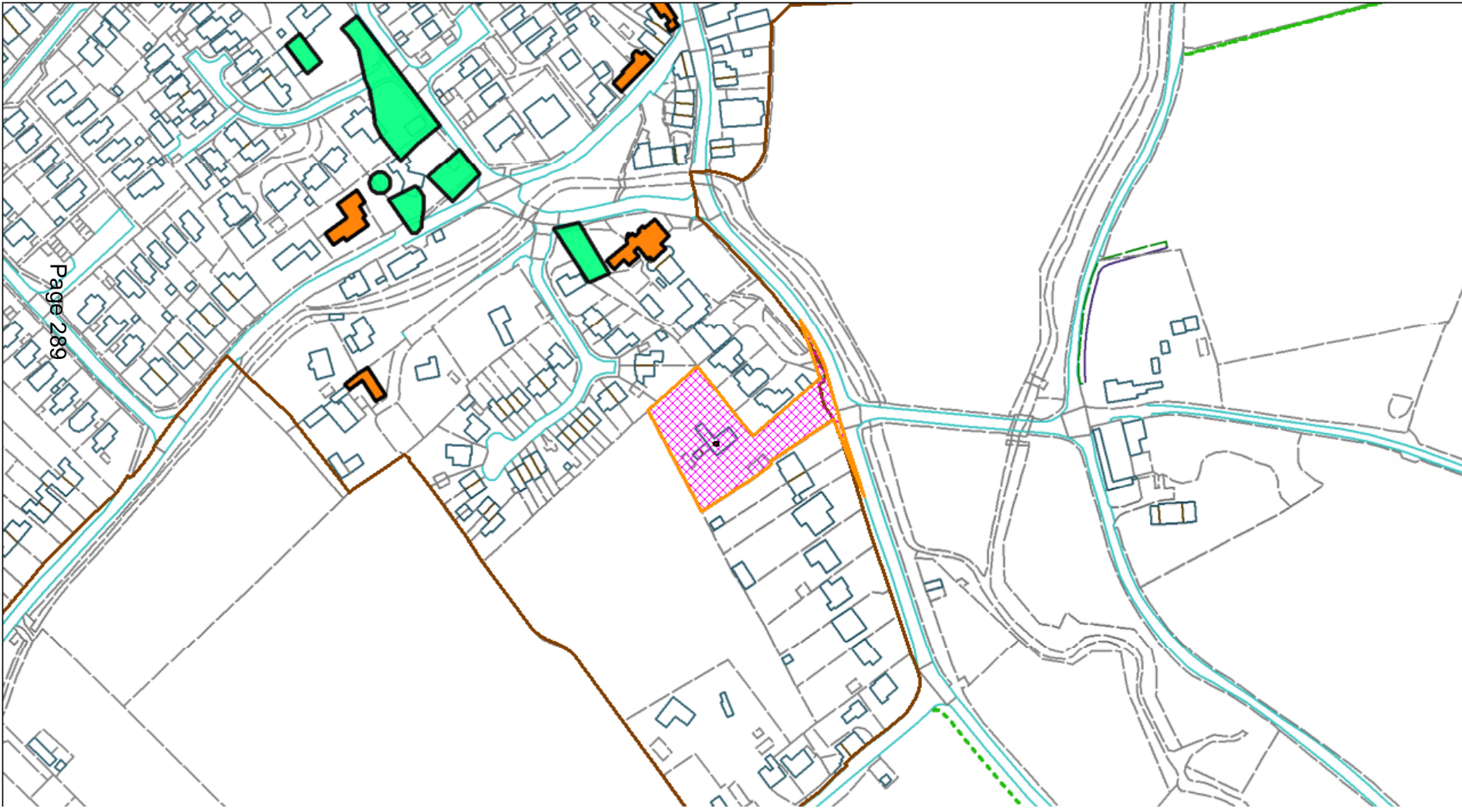




Constraints Map

Slide 3

-  Built Up Area Boundaries
-  Public Rights of Way
-  Grade II
-  TPO - Individual TPO/Area of trees/trees



Aerial Map

Slide 4



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- Key**
- Site boundary
 - Tarmac finish
 - Block paving (spec to be confirmed)
 - Tar spray and shingle finish
 - Rumble strip
 - Existing trees and hedging to be retained
 - Existing tree root protection zone
 - Indicative new landscaping
 - Timber posts (100mm x 100mm)
 - Front gardens
 - Private rear gardens
 - 1800mm brick garden wall
 - 1800mm Oak fence
 - 1800mm high larch lap timber panel fence
 - 5 Parking bays - 5m x 2.5m (bay number relates to plot number)
 - Bin positions (orange = storage / blue = presentation. Hard standing to be provided)
 - X 1235L oil tanks (to be no closer than 1800mm from any building and 760mm from any fence)

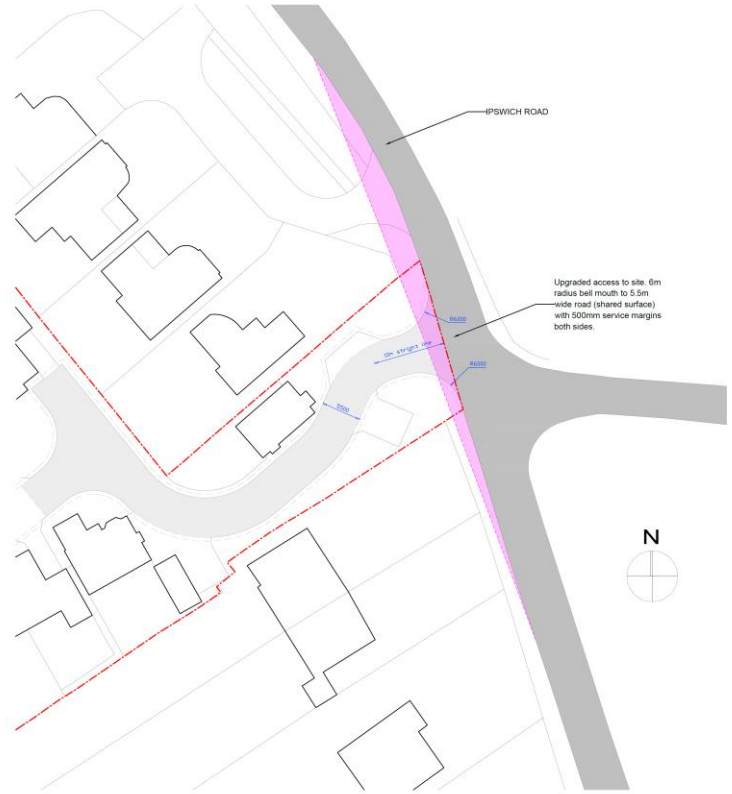
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Issued for:				
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Project/Client:		Project No:		
Land off Ipswich Road Debenham		0240		
Earlswood Homes		Dwg No:	Rev:	C
		Scale:	1:200 @ A1	
Drawing:		North:		
		Drawn By:	Date:	
Proposed Site Layout		PJA	02/2019	
		Checked By:	Date:	
		PJA	02/2019	

Schedule of Accommodation

Plot	Type	Height	Unit Size (m ²)	Garden Size (m ²)	Parking	Garage
1	4 Bed Detached House	2½ storey	165	93	3 spaces	Single
2	3 Bed Semi-Detached House	2½ storey	113	72	2 spaces	Single
3	3 Bed Semi-Detached House	2½ storey	113	96	2 spaces	Single
4	2 Bed Semi-Detached House	2 storey	82	82	2 spaces	-
5	2 Bed Semi-Detached House	2 storey	82	96	2 spaces	-
6	3 Bed Semi-Detached House	2 storey	88	98	2 spaces	-
7	3 Bed Semi-Detached House	2 storey	88	68	2 spaces	Single
8	3 Bed Detached House	2½ storey	119	79	2 spaces	-
Total			850	581	17 spaces	



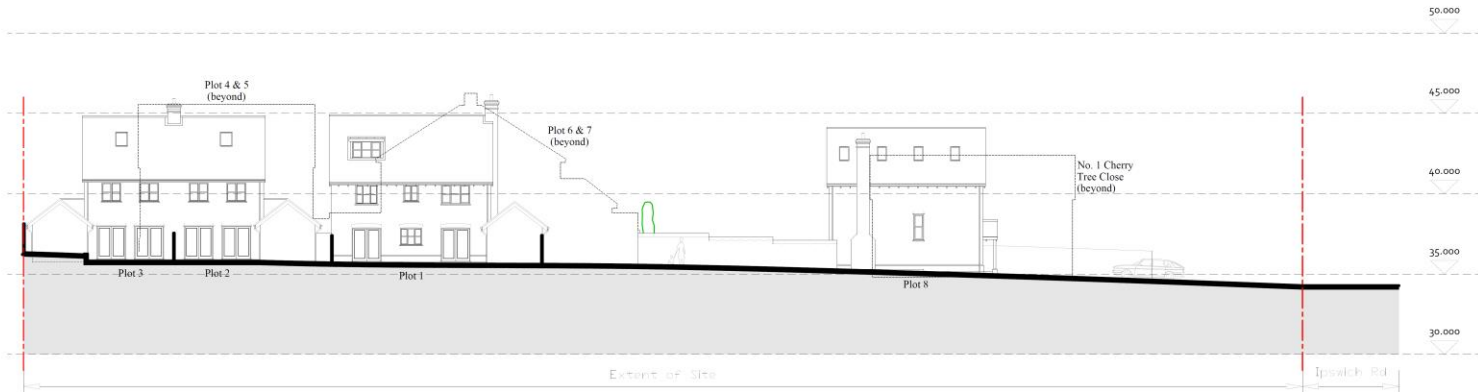
Proposed Access Plan



Rev	Date	Details	Drawn	Checked
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PLANNING				
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Debenham		Dwg No:		Rev:
Earlswood Homes		P009		A
Drawing:		Scale:		
Proposed Access Plan		1:200 @ A1		
		North:		
		Drawn By: Date		
		PJA (02/01)		
		Checked By: Date		
		PJA (02/01)		

- Key**
- Site boundary
 - Existing public road (Ipswich Road)
 - New road
 - 2.4m x 4.3m clear visibility splay
 - Key dimensions

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Section 1

Section through access road in and plots 1-3 & 8

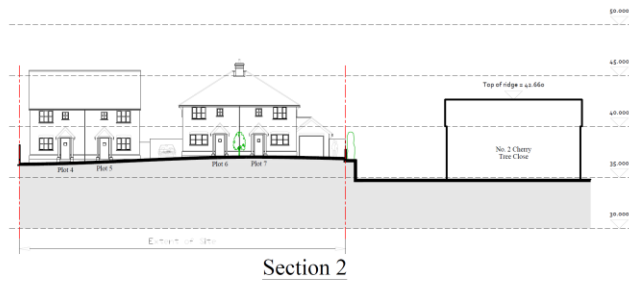


Section 2

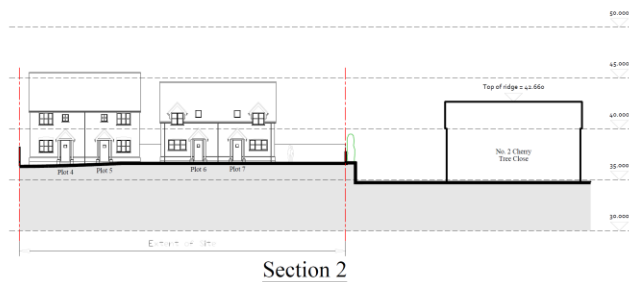
Section through no.2 Cherry Tree Close & plot nos. 4-7

Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
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Earlwood Homes		Dwg No:	Rev:	
		P008	-	
Drawing:		Scale:		
		1:250 @ A3		
Proposed Site Cross Sections		North:		
Drawn By:		Date:		
PJA		03/2019		
Checked By:		Date:		
PJA		03/2019		

Comparison of Elevations



Section through no.2 Cherry Tree Close & plot nos. 4-7



Section through no.2 Cherry Tree Close & plot nos. 4-7

Soakaways Drawing



Proposed Floor Plans & Elevations (Plot 1)

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Proposed Front Elevation

1:100



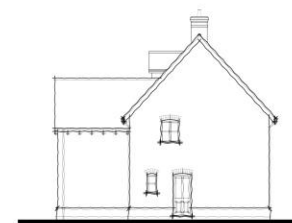
Proposed Side Elevation

1:100



Proposed Rear Elevation

1:100



Proposed Side Elevation

1:100



Proposed Ground Floor Plan

1:100



Proposed 1st Floor Plan

1:100



Proposed 2nd Floor Plan

1:100

Dwelling Summary

Type	Detached House
Bedrooms	4
Size (GIA)	165m ²

Note - areas shown are gross internal areas

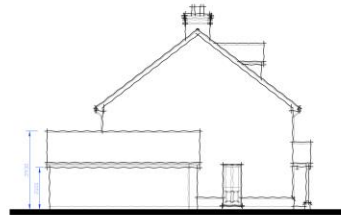
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PLANNING

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Debenham	Dwg No:
	P002
Earlwood Homes	Rev:
	-
	Scale:
	1:100 @ A1
Drawing:	North:
Proposed Floor Plans & Elevations (plot 1)	Drawn By: Date:
	PJA 03/2019
	Checked By: Date:
	PJA 03/2019



Proposed Front Elevation
1:100



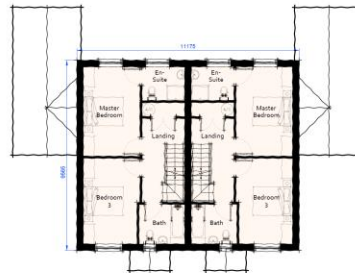
Proposed Typical Side Elevation
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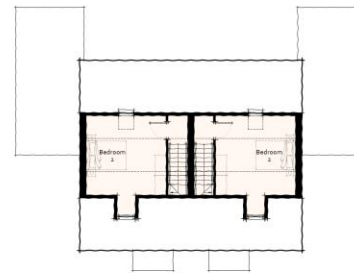
Proposed Rear Elevation
1:100



Proposed Ground Floor Plan
1:100



Proposed 1st Floor Plan
1:100



Proposed 1st Floor Plan
1:100

Dwelling Summary

Type Semi-detached House
Bedrooms 3
Size (GIA) 113m²

Note - areas shown are gross internal areas

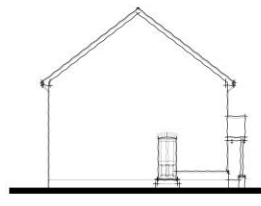
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Earlswood Homes		Scale:		
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Drawing:		North:		
				
Proposed Floor Plans		Drawn By:	Date:	
& Elevations		PJA	03/2019	
(plots 2 & 3)		Checked By:	Date:	
		PJA	03/2019	

Proposed Floor Plans & Elevations (Plots 4 & 5)

Page 299



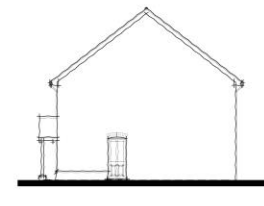
Proposed Front Elevation
1:100



Proposed Side Elevation
1:100



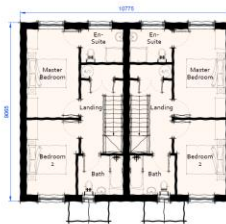
Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100



Proposed Ground Floor Plan
1:100



Proposed 1st Floor Plan
1:100

Dwelling Summary

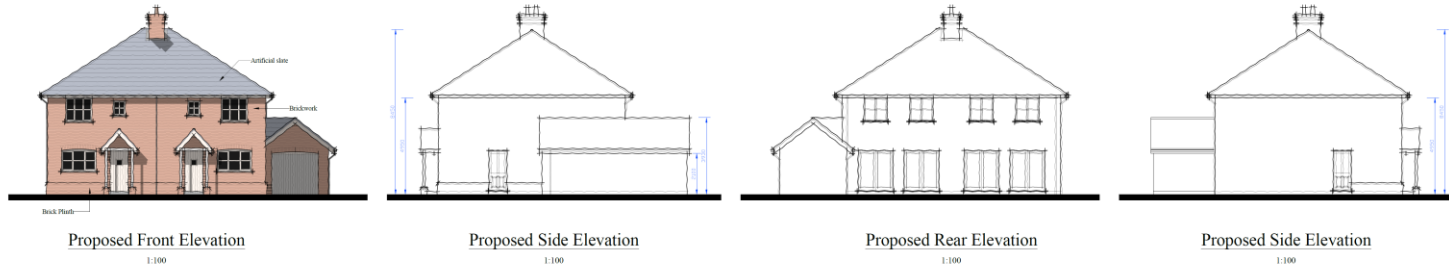
Type Semi-detached House
Bedrooms 2
Size (GIA) 82m²

Note - areas shown are gross internal areas

Rev.	Date	Details	Drawn	Checked
Issued for:				

PLANNING

Project/Client:	Project No:
Land off Ipswich Road Debenham	0240
Earlswood Homes	Divg No: P004 Rev: A
Drawing:	Scale: 1:100 @ A1
Proposed Floor Plans & Elevations (plots 4 & 5)	North:
	Drawn By: PJA Date: 03/2019
	Checked By: PJA Date: 03/2019

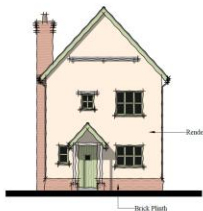


Dwelling Summary
 Type Semi-detached House
 Bedrooms 3
 Size (GIA) 88m²

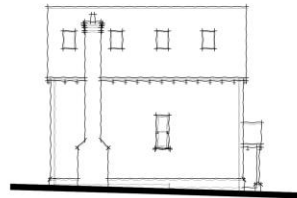
Note - areas shown are gross internal areas



Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Client:			Project No:	
Land off Ipswich Road			0240	
Debenham			Dwg No:	
			P005	
Earlswood Homes			Rev:	
			A	
Drawing:			Scale:	
			1:100 @ A1	
			North:	
			○	
Proposed Floor Plans & Elevations (plots 6 & 7)			Drawn By: Date:	
			PJA 03/2019	
			Checked By: Date:	
			PJA 03/2019	



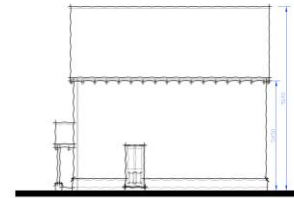
Proposed Front Elevation
1:100



Proposed Side Elevation
1:100



Proposed Rear Elevation
1:100



Proposed Side Elevation
1:100



Proposed Ground Floor Plan
1:100



Proposed 1st Floor Plan
1:100



Proposed 1st Floor Plan
1:100

Dwelling Summary

Type	Detached House
Bedrooms	3
Size (GIA)	119m ²

Note - areas shown are gross internal areas

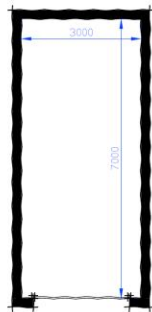
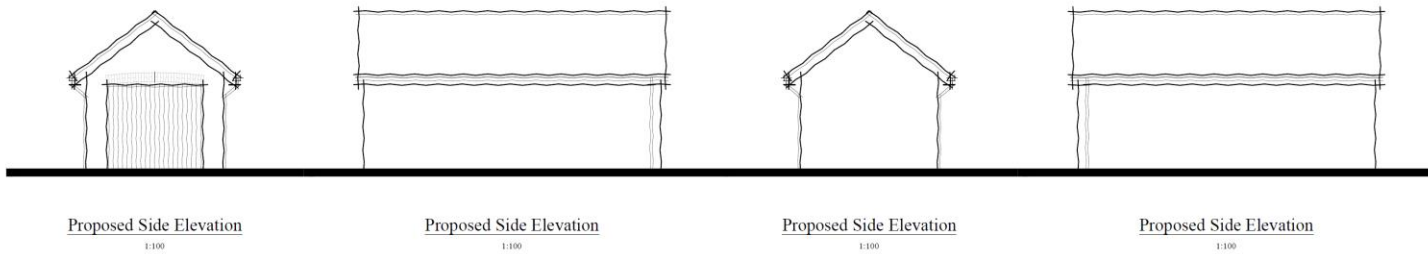
Rev.	Date	Details	Drawn	Checked
Issued for:				

PLANNING

Project/Client:	Project No:
Land off Ipswich Road Debenham	0240
Earlwood Homes	Draw No: Rev:
	P006 A
Scale:	North:
1:100 @ A1	
Drawing:	Drawn By: Date:
Proposed Floor Plans & Elevations (plot 8)	PJA 03/2019
	Checked By: Date:
	PJA 03/2019

Proposed Floor Plan & Elevations (Garage to Plot 1)

Page 302



Proposed Ground Floor Plan
1:100

Rev.	Date	Details	Drawn	Checked
Issued for:				
PLANNING				
Project/Cient:			Project No:	
Land off Ipswich Road Debenham			0240	
Earlswood Homes			Drawn No:	Rev:
			P007	-
Drawing:			Scale:	
			1:100 @ A3	
Proposed Floor Plan & Elevations (garage to plot 1)			North:	
			○	
Drawn By:			Date:	
PJA			03/2019	
Checked By:			Date:	
PJA			03/2019	

To whom it may concern,
Please find below the Debenham Parish Council comments for the following application:

DC/19/01771 - 10 Ipswich Road, Debenham, Stowmarket, Suffolk IP14 6LB: Erection of eight dwellings (following demolition of bungalow): It was resolved to recommend the refusal of this planning application, for the reasons stated by the public and also because it was against Debenham Neighbourhood Planning Policies no. 2, 8, 9, 10 and 12, as well as 7 (with regards to parking in the front gardens).

It was agreed that the scale and size of the proposed development would have a serious detrimental impact on neighbouring residents, would result in a clear overdevelopment of the site and would potentially cause Highways/pedestrian related health and safety risks (MSDC policies T9 (parking standards), T10 (highway considerations in development) , T11 facilities for pedestrians and cyclists).

Comments made by members of the public attending Extraordinary meeting and taken into account by the Parish Council:

- The number of dwellings being proposed was excessive for the size of the plot, thus resulting in overdevelopment of the site.
- Proximity to neighbouring / existing dwellings likely to affect residents (loss of light and privacy and increase in pollution)
- Some of the statements made on the “Design and access statement” were deemed to be factually incorrect
- Health and safety risks associated with highways and pedestrian access (entrance opposite Kenton Road routinely used by HGV’s)
- Unacceptable impact on neighbouring properties also due to height of new builds - unit being demolished should be replaced with singles storey buildings only as that was what was currently on the site
- Parking and traffic flow concerns – garages should not be assumed to be used as parking spaces and most dwellings will have at least 2 cars, plus any visitors, which will result in parking alongside the grass verges and potential obstructions to emergency services
- Existing green space and hedge were very well maintained but there were uncertainties as to who would be responsible once the site was developed (if anyone)
- Part of the existing boundary wall had already collapsed and it was feared there could be further damage caused by all the construction works
- It was understood and accepted that some development could take place on the site but it should be of the right height, scale, and number so as to not cause unnecessary distress to existing neighbouring residents

- There was provision for only one visitor parking space, which was insufficient and would “force” any additional visitors’ cars to the access road or even the main road, thus causing a number of secondary issues and risks
- The proposal was against a number of Debenham Neighbourhood Plan policies, as well as MSDC policies

Mrs Dina Bedwell, BEd (Hons), CPE, CiLCA

Parish Clerk and Responsible Financial Officer- Debenham Parish Council

Office Hours: Monday, Tuesday and Friday 9.30am to 3.30pm

Tel. 01473 787861 (messages may be left on answermachine)

debenham.pc@btinternet.com

Confidentiality and Privilege: This email and its attachments are intended for the above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please reply to this email and highlight the error. This document is privileged and the benefit of the privilege belongs to Debenham Parish Council. The provision of this document does not amount to any waiver of privilege. This document is provided to the recipient intended in complete confidence and should not be disclosed to any other person without the Debenham Parish Council's prior consent.

Your Ref:DC/19/01771
Our Ref: SCC/CON/1637/19
Date: 2 May 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: Mark Russell

Dear Mark Russell

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN:**

DC/19/01771

PROPOSAL: Full Planning Application - Erection of 8no. dwellings (following demolition of bungalow)

LOCATION: 10 Ipswich Road, Debenham, Stowmarket, IP14 6LB

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

The proposed visibility splays for the primary access of the development are shown as X distance at 2.4m setback with 43m Y distance - these dimensions not sufficient for this class of road (B1077). The required visibility splays for a 30mph speed limit are $x=2.4m$ and $y=90m$, as standards in the Design Manual for Roads and Bridges. However, a lower standard of visibility can be accepted if the 85%tile speeds are around 30mph; a speed survey is required as evidence of actual speeds.

The NPPF focuses on the importance of promoting sustainable transport and give priority to public transport, pedestrian and cycle movements. A footway with a pedestrian crossing point is required to provide a link between the development and the existing footway network.

At present, we would recommend a holding refusal on this application until the above points can be addressed, we look forward to receiving further information.

Yours sincerely,

Samantha Harvey
Senior Development Management Engineer
Growth, Highways and Infrastructure

Dear Mark Russel,

Subject: 10 Ipswich Road, Debenham, Stowmarket, Suffolk, IP14 6LB – DC/19/01771

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/01771.

The following submitted documents have been reviewed and we recommend a **holding objection** at this time:

- Dwg No. P000 – Site Location Plan
- Dwg No. P001 rev. C – Proposed Site Layout
- Planning, Design and Access Statement (April 2019)
- Landmark Information Sitecheck Assess document (15th April 2019) – Report reference: 200902928

The reason why we are recommending a holding objection is because the applicant has not submitted a site specific Flood Risk Assessment which evaluates all types of flood risk in line with national and local policy and guidance. The proposed site layout shows a number of proposed dwellings that may be predicted to be at risk of surface water flooding.

The points below detail the action required in order to overcome our current objection:-

1. Submit a complete Flood Risk Assessment evaluating all types of flood risk.
2. Demonstrate that no properties would be at risk of surface water flooding for the lifetime of the development.
3. Demonstrate that the proposed development will not increase the risk of flooding elsewhere.

Kind regards,

Ellie Beecroft

Senior Flood and Water Technician
Flood and Water Management
Growth, Highways and Infrastructure Directorate
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

Email: Ellie.Beecroft@suffolk.gov.uk
<http://www.suffolk.gov.uk/flooding>

Plug in Suffolk – Become part of the future of transport at www.pluginsuffolk.org

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

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

Sent: 23 April 2019 10:58

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

Subject: MSDC Planning Consultation Request - DC/19/01771

Please find attached planning consultation request letter relating to planning application - DC/19/01771 - 10 Ipswich Road, Debenham, Stowmarket, Suffolk IP14 6LB

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

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

Enquiries to: James Rolfe
Direct Line: 01284 741225
Email: James.Rolfe@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2019_01771
Date: 9th May 2019

For the Attention of Mark Russel

Dear Mr Isbell

Planning Application DC/19/01771 10 Ipswich Road Debenham: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, immediately to the north-east two previous archaeological excavations identified eleven Bronze Age urned and un-urned cremation burials, as well as a number of Early Anglo-Saxon features (DBN 132). An undated inhumation burial was also identified immediately to the north-west (DBN 085). 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 Condition 1 and the provision made for analysis, publication and dissemination of results and archive deposition.

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2018).

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 mitigation. 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,

James Rolfe

Senior Archaeological Officer
Conservation Team

From:Nathan Pittam
Sent:21 May 2019 01:14:25
To:Mark.Russell@babberghmidsuffolk.gov.uk,
Subject:DC/19/01771. Land Contamination
Attachments:

Dear Mark

EP Reference : 259819
DC/19/01771. Land Contamination
10 Ipswich Road, Debenham, STOWMARKET, Suffolk, IP14 6LB.
Erection of 8no. dwellings (following demolition of bungalow).

Many thanks for your request for comments in relation to the above application. Having reviewed the application and Geosphere Environmental report accompanying the application I can confirm that I have no objection to the proposed development from the perspective of land contamination. The Geosphere Environmental report advises some precautionary investigations that the developer may wish to undertake but the balance of evidence suggests that this would not be warranted by means of condition. 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.

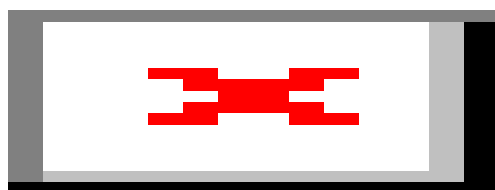
Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@babberghmidsuffolk.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;
 - treatment of material on site to meet compliance targets so it can be re-used;
 - removal from site to a suitably licensed landfill or permitted treatment facility.
12. A Verification Report will be produced for the work.

Consultation Response Pro forma

1	Application Number	DC/19/01771	
2	Date of Response	07/05/2019	
3	Responding Officer	Name:	SACHA TILLER
		Job Title:	HOUSING ENABLING
		Responding on behalf of...	HOUSING STRATEGY
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.	<p>No objection</p> <p>The total no of dwelling space is under 1,000sqm.</p> <p>Should this sqm change then planning permission should be re-sought.</p>	
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.	Planning application purports to erection of 8 dwellings.	
6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate		
7	Recommended conditions	Site has been described as: 0.27 hectre. Should this change we should be consulted immediately.	

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.

Mark

I have no objection to this application subject to it being undertaken in accordance with the measures outlined in the accompanying arboricultural report, an appropriate condition should be used for this purpose. Although a small number of trees are proposed for removal they are of limited amenity value and their loss will not result in an adverse impact upon the character of the local area.

Please let me know if you require any further input.

Regards

David

David Pizzey FArborA

Arboricultural Officer

Tel: 01449 724555

david.pizzey@babberghmidsuffolk.gov.uk

www.babergh.gov.uk and www.midsuffolk.gov.uk

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