

Public Document Pack



DEVELOPMENT CONTROL COMMITTEE B

DATE	Wednesday 3 August 2016
PLACE	Council Chamber, Council Offices, High Street, Needham Market
TIME	9:30 am

Please ask for: Val Last
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26 July 2016

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

AGENDA

1. Apologies for absence/substitutions
2. To receive any declarations of pecuniary or non-pecuniary interest by members
3. Declarations of lobbying
4. Declarations of personal site visits
5. Confirmation of the minutes of the meeting held on 8 June 2016
Report SA/15/16 Pages A to C
6. Confirmation of the Minutes of the Planning Referrals Committee meeting held 8 June 2016
Report SA/16/16 Pages D to I
7. To receive notification of petitions in accordance with the Council's Petition Procedure
8. Questions from Members

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

9 Schedule of planning applications

Report SA/17/16

Pages 1 to 47

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

10. Site Inspection

Note: *Should a site inspection be required for any of the applications this will be held on Wednesday, 10 August 2016 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

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

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

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

Notes:

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

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

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

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

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

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

Krissy Dillon
Governance Support Officer

Members:

Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillors: Julie Flatman
Jessica Fleming
Barry Humphreys MBE
John Levantis
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Substitutes

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

Ward Members

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

Mid Suffolk District Council

Vision

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

Strategic Priorities 2016 – 2020

1. Economy and Environment

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

2. Housing

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

3. Strong and Healthy Communities

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

Strategic Outcomes

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

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

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

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

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

Suffolk Local Code of Conduct

1. Pecuniary Interests

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

Yes

No

No interests to declare

Declare you have a pecuniary interest

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

Breach = criminal offence

2. Non-Pecuniary Interests

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

Yes

No

Declare you have a non-pecuniary interest

Participate fully and vote

Breach = non-compliance with Code

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SA/15/16

MID SUFFOLK DISTRICT COUNCIL

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on 8 June 2016 at 09:30 am

PRESENT: Councillor Kathie Guthrie – Chairman – Conservative and Independent Group
Councillor Roy Barker – Vice-Chairman – Conservative and Independent Group

Conservative and Independent Group

Councillor: Julie Flatman
Derrick Haley *
Barry Humphreys MBE
John Levantis
Dave Muller
Jane Storey

Green Group

Councillor: Keith Welham

Liberal Democrat Group

Councillor: Mike Norris

Denotes substitute *

Ward Members: Lavinia Hadingham

In attendance: Senior Development Management Planning Officer (JPG)
Planning Officer (LW)
Enabling Officer – Heritage (PH)
Senior Legal Executive
Governance Support Officer (VL/KD)

SA80 APOLOGIES FOR ABSENCE/SUBSTITUTIONS

Councillor Derrick Haley was substituting for Councillor Jessica Fleming.

SA81 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST

There were no declarations of interest.

SA82 DECLARATIONS OF LOBBYING

It was noted that Members had been lobbied on Application 3282/15.

SA83 DECLARATIONS OF PERSONAL SITE VISITS

There were no declarations of personal site visits.

SA84 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION PROCEDURE

None received.

SA85 QUESTIONS FROM MEMBERS

None received.

SA86 SCHEDULE OF PLANNING APPLICATIONS

Application Number	Representations from
3282/15	Malcolm Roberts (Parish Council) Kenneth Rowbottom (Supporter) Richard Sykes-Popham (Agent)

Item 1

Application	3282/15
Proposal	Application for Outline Planning Permission for the erection of a detached bungalow
Site Location	FRESSINGFIELD – The Cottage, Church Street IP21 5PA
Applicant	Mr O Wyper

Malcolm Roberts, advised that the Parish Council had voted unanimously to approve the application with the proviso that the dwelling's architectural appearance be amended to better fit the Conservation Area and that the applicant was committed to bringing forward a Reserved Matters application to do so. The Heritage Officer said that the approach to the village would be blighted by the proposal but there were already buildings on the opposite side of the road that did not preserve the medieval approach. Two dwellings had recently been approved in the Conservation Area and both with the potential to affect the setting of a listed building in the same way this application was claimed to. He felt the recommendation for refusal of this proposal demonstrated an inconsistent approach and that permission should be granted.

Kenneth Rowbottom, a supporter said that he had lived in the Conservation Area of the village for over 18 years and knew the area well. The applicant lived in one of the best maintained properties in the village and much thought and effort had been put into this application, which was not a frivolous proposal. The plans paid due attention to being in a Conservation Area and it was a very good application with a sound basis.

Richard Sykes-Popham, the Agent noted the strong community support for the application. He said the Officer's report was framed in the negative and the proper weight had not been given to various factors. The recommendation for refusal was against the National Planning Policy Framework (NPPF) approach as the lack of a five-year land supply meant that such applications should be approved unless unacceptable harm was proven. There had been no scrutiny of the Heritage Officer's comments and he considered that they were flawed in that: the site was surrounded

by a high fence and not open; there was no evidence of the site forming part of the historic gateway to the village; and little notice had been given to existing buildings abutting the highway. No consideration had been given to the benefits of the scheme and no evidence presented of any sustainability assessment. There was a presumption in favour of sustainable development and the balance weighed in favour of permission which would allow a sensitively designed dwelling to be brought forward.

Councillor Lavinia Hadingham, Ward Member said she disagreed with the Officer's conclusions and recommendation. Fressingfield was a primary village, the site was within the Settlement Boundary and there was support from both the Parish Council and wider community. The applicant wished to move to a smaller property but stay in this lovely spot and intended to build the property for themselves. There were holes in the Heritage Officer's arguments as there were many houses built abutting the pavement, many of which were not picturesque. It was an ordinary part of the village and there was no threat to the heritage of the village by approving the application.

Member opinion was divided. Some Members considered that there was a need for lifetime homes such as this and that a dwelling would not cause unacceptable harm to the Conservation Area. It was felt that as this was an outline application a more sympathetic design could be brought forward at Reserved Matters stage. Consideration should also be given to the Parish Council and community support. A motion for approval was drawn by five votes to five and lost on the Chairman's casting vote.

Others felt that the application did not satisfactorily demonstrate that a dwelling with safe access/egress could be built on the site. Further, to grant this application permission would restrict any proposed dwelling to a bungalow, limiting any design amendments to be brought forward at Reserved Matters stage. A motion for refusal was drawn by five votes to five.

By the Chairman's casting vote

Decision – That Outline Planning Permission be refused for the following reason:

The proposed development of this undeveloped green space would diminish its contribution to both the setting of the listed buildings and the wider Fressingfield Conservation Area. The infill development results in a contrived and seemingly unnatural evolution of development in this sensitive location. The proposal as such would cause unacceptable harm to designated heritage assets and the Fressingfield Conservation Area.

As such the proposal would be contrary to the NPPF, Local Plan Policies GP1, HB1, HB8, Core Strategy Policy CS5, Policies FC1 and FC1.1 of the Core Strategy Focused Review

.....
Chairman

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MID SUFFOLK DISTRICT COUNCIL

Minutes of the **PLANNING REFERRALS COMMITTEE** held at the Council Offices, Needham Market on Wednesday 8 June 2016 at 2:30pm

PRESENT: Councillor: Matthew Hicks – Chairman

Councillors:	Gerard Brewster	Barry Humphreys MBE
	David Burn	John Levantis
	John Field	Sarah Mansel
	Julie Flatman	Dave Muller
	Jessica Fleming	Mike Norris
	Kathie Guthrie	Jane Storey
	Lavinia Hadingham	Keith Welham

Ward Member: Councillor: Charles Flatman

In attendance: Corporate Manager – Development Management (PI)
Senior Planning Officer (SS)
Senior Legal Executive (KB)
Corporate Manager (Strategic Housing)
Corporate Manager (Community and Heritage)
Economic Development Officer (DE)
Governance Support Officer (VL/KD)

RF01 APOLOGIES/SUBSTITUTIONS

An apology for absence was received from Councillors Roy Barker, Diana Kearsley, Lesley Mayes and David Whybrow.

RF02 DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST

Councillor Lavinia Hadingham declared a non-pecuniary interest as she knew the applicant socially.

Councillor Gerard Brewster declared a non-pecuniary interest as Portfolio Holder for the growth agenda.

RF03 DECLARATIONS OF LOBBYING

It was noted that Councillor Kathie Guthrie had been lobbied on Application 3563/15.

RF04 DECLARATIONS OF PERSONAL SITE VISITS

It was noted that Councillors David Burn, Gerard Brewster, Jessica Fleming and Mike Norris had undertaken a personal site visit.

RF05 LAND TO THE SOUTH OF EYE AIRFIELD: DEVELOPMENT BRIEF

Report RF/02/16

Corporate Manager (Community Planning (Heritage and Design))

The report set out the provisions of a Development Brief that had been prepared and submitted for land to the south of Eye Airfield. The land had been identified for housing purposes by the adopted Mid Suffolk Core Strategy and Core Strategy Focused Review and other planning documents produced to guide the development of Eye Airfield.

Councillors were requested to note that the document would subsequently be used to guide the consideration of future planning applications in line with the Development Plan and other material considerations.

Officers advised Members that there were amendments to the Recommendation 2.1 in the report, as follows:

'That, the content of the Land to the South of Eye Airfield Development Brief and Addendum be noted as an informal planning document that will be used with immediate effect to guide the consideration of future applications on the site.'

Members questioned Officers and sought clarity on sustainability and planning for the future, in particular lowering carbon footprints. Members were advised that this report set out broad principles and aspirations for the site; detail for items such as environmental sustainability would come forward in planning applications.

Note: Councillor Humphries left the Council Chamber and took no part in the vote for this item.

By 13 votes to 1.

RESOLUTION 1

That, the content of the Land to the South of Eye Airfield Development Brief and Addendum be noted as an informal planning document that will be used with immediate effect to guide the consideration of future applications on the site.

RESOLUTION 2

That, without prejudice to the formal consideration of the related planning application for the development of the site, the Planning Referrals Committee gives careful consideration to the completion of a planning obligation to ensure that future applications on the site are substantially in accordance with the provisions of the Development Brief and addendum to the Design and Access Statement

RF06 APPLICATION 3563/15

Report RF/01/16

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

Planning Application Number Representations From

3563/15

Peter Gould (Town Council)
Robert Barber (Applicant)

Application Number: 3563/15

Proposal: Outline planning permission sought for a proposed development comprising up to 280 dwellings; a 60 bed residential care home, the re-provision of a car park for the use of Mulberry Bush Nursery; re-location of existing farm buildings to the west of Parcel 15; and associated infrastructure including roads (including adaptations to Castleton Way and Langton Grove) pedestrian, cycle and vehicle routes, parking, drainage, open spaces, landscaping, utilities and associated earthworks.

Site Location: EYE – Land at Eye Airfield, Castleton Way

Applicant: Mr Baldwin

The application was referred to the Planning Referrals Committee for the following reasons:

- It was a 'Major' application for a residential development for 15 or over dwellings

Members were advised that Recommendation 1, bullet point 3 should be amended to:

'That subsequent applications for the development of the site should be substantially in accordance with the provisions of the development brief and addendum (and design and access statement addendum).'

It was noted that the applicant was Mr Baldwin, as per the Officer report.

Peter Gould, speaking for the Town Council, said that they understood that economic and housing growth was essential for Eye to have a sustainable future, and he advised that the Town Council had engaged fully in early place shaping discussions. Their requirements were clear and simple:

- The development should be in keeping with the town
- Improvements to current roads and junctions were required
- Existing drainage problems in the town needed to be addressed
- Education and health provision to be increased

He advised that as this was an outline application the Town Council felt unprotected from a higher density, low quality development. The Town Council felt that there had been inadequate public consultation and engagement following the inclusion of the care home in the development, and there was concern that there was no proof of need particularly in view of the closeness of the existing care home.

Robert Barber, the applicant advised Members that this outline application was the culmination of several years' hard work. The development scheme had been subject to intensive and sustained consultation, and concerns raised during the public consultation, such as drainage, had been taken into account and addressed. He made Members aware that the care home was referred to during the consultations that were carried out.

In response to Members questions, he clarified that during the original place shaping meetings, a care home was discussed, and it was an aspiration to deliver this. Due to an aging demographic the 60 bed care home was to meet future needs.

Councillor Charles Flatman, Ward Member, spoke against the application and advised the Committee that the application went against the will of the people of Eye. He expressed his thanks to Suffolk Preservation Society and the Town Council for reflecting the town's views. He advised the Committee that the people of Eye were not opposed to development, just the vast amount of housing in the proposal. The site was a greenfield site that absorbed much of the rainfall, if this was to be developed and became hardstanding for houses it would exacerbate the drainage issue. If this development went forward the contour of the town would be lost.

Members discussed the application at length and clarified various issues with the Officers present, including concerns surrounding:

- Traffic and parking issues
- Single access road to the site
- Environmental sustainability
- Size of care home and inclusion in the proposal
- Concern that outline plans could change

The Committee supported the Officer recommendation and a motion for approval was proposed and seconded.

Note: Councillor Humphries left the Council Chamber and did not return.

By a 13 votes to 1

Decision – That the Planning Lead- Growth and Sustainable Planning be authorised to secure a planning obligation under Section 106 of the Town and Country Planning Act 1990, to provide:-

- (1) Provision and management of public open space/play equipment;
 - Affordable Housing as agreed (20%);
 - That subsequent planning applications for the development of the site should be substantially in accordance with the provisions of the development brief and addendum (and design and access statement addendum);
 - Travel Plan details and provision, as agreed with SCC;
 - Education - £1,768,253
 - Pre-school provision - £170,548
 - Libraries - £60,480
 - NHS England - £100,380
 - Highway Safety Improvements (Town Centre, Primary and High Schools) - £75,000;
 - Public transport - £37,000;
 - Rights of way - £45,150;
 - Sports facilities/pitch drainage in Eye - £100,000
- (2) That, subject to the completion of the Planning Obligation in Resolution (1) above, the Planning Lead – Growth and Sustainable Planning be authorised to

grant Planning Permission subject to conditions including:-

General

- Time limit for reserved matters (standard)
- Definition of reserved matters
- Approved plans; red-lined SLP and masterplan (only in so far as relating to access)
- Quantum of residential development fixed to a maximum of 280 no. dwellings
- Maximum height of care home to be two storeys
- Development to be completed in accordance with ecology details
- Piling of any other foundation designs using penetrative methods shall not be permitted, unless otherwise agreed.

Prior to commencement/installation (where relevant)

- External lighting/illumination details
- Archaeology WSI/Assessment
- Waste management/recycling details
- Foul and surface water drainage details
- Arboricultural method statement/tree protection details
- Landscape management plan
- Fire hydrant provision details
- Construction management plan
- Land contamination strategy, investigation and remediation (if necessary)
- Land contamination monitoring and maintenance plan
- Provision of alternative habitat for Skylarks

Concurrently with Reserved Matters

- Phasing details (inc. trigger points for each successive phase)
- Proposed levels and finished floor levels details
- External facing materials details
- Energy efficiency/BREEAM details
- Hard landscaping scheme (inc. boundary treatments and screen/fencing details)
- Soft landscaping scheme
- Emergency access treatment/management details
- Refuse bin details

Highways

- Parking, manoeuvring, and cycle storage details
- Parking to be in accordance with adopted standards
- Roundabout access details
- School drop-off and zebra crossing details
- Surface water discharge prevention details
- Estate roads and footpaths details and implementation requirements
- HGV/deliveries management plan

(3) That, in the event of the Planning Obligation referred to in Resolution (1) above

not being secured the Planning Lead – Growth and Sustainable Planning be authorised to refuse Planning Permission, for reason(s) including:-

- Inadequate provision of infrastructure contributions which would fail to provide compensatory benefits to the sustainability of the development and its wider impacts, contrary to the development plan and national planning policy.

RF07 FOOD ENTERPRISE ZONES

Report RF/0316

Economic Development Officer (DE)

The report requested Member approval for the Public Consultation on the Local Development order on the Stowmarket Enterprise Park (Gipping Food Enterprise Zone, Stowmarket).

The Economic Development Officer advised the Committee that there was a change to Recommendation 2.1 as follows:

‘That the Committee adopt the draft Local Development Order for the purposes of public consultation to run for a period of 28 days, in relation to the Local Development Order (LDO) for Stowmarket Enterprise Park.’

Members thanked all Officers involved for their work, and praised the report. The Officer responded to Members questions and clarified that the site would only have B class restriction. It was felt that this would bring employment benefit to the Stowmarket and Mid Suffolk area, with the food zone making this site more attractive to potential businesses.

Note: Councillors Jane Storey, Kathie Guthrie and Jessica Fleming left the Council Chamber and took no part in the vote for this item.

By a unanimous vote.

RESOLUTION

That the Committee adopt the draft Local Development Order for the purposes of public consultation to run for a period of 28 days, in relation to the Local Development Order (LDO) for Stowmarket Enterprise Park.

DEVELOPMENT CONTROL COMMITTEE B 3rd AUG 2016

SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

Item	Ref No.	Location And Proposal	Ward Member	Officer	Page No.
1.	1636/16	<p><u>Land South of Old Stowmarket Road, Woolpit, IP30 9QS</u></p> <p>Outline planning permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction).</p>	Cllr J Storey	JPG	1-47

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MID SUFFOLK DISTRICT COUNCIL
DEVELOPMENT CONTROL COMMITTEE - 03 August 2016

AGENDA ITEM NO	1
APPLICATION NO	1636/16
PROPOSAL	Outline planning permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction)
SITE LOCATION	Land South of Old Stowmarket Road, Woolpit, IP30 9QS
SITE AREA (Ha)	6.52
APPLICANT	Pigeon (Woolpit) Ltd, R Bolton, J De La Tour, E Freeman & D Howlett
RECEIVED	April 1, 2016
EXPIRY DATE	July 2, 2016

REASONS FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason :

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

PRE-APPLICATION ADVICE

1. Pre application advice has been given on a number of occasions with regard to the principle of development of this site, both prior to and after the loss of the District's five year housing supply and with different interested parties. The application has not been submitted in agreement with the pre application advice given to this agent in terms of type of application approach, but otherwise as recommended by officers.

SITE AND SURROUNDINGS

2. The site is located to the east side of Woolpit. Woolpit is designated as a Key Service Area centre within the Core Strategy. The site itself has no designations within the Development Plan and lies outside the defined settlement boundary.

The site is an agricultural field.

South Boundary: This is an open boundary with the continuation of the field beyond for the most part. The exception being a mature copse to the centre of

this boundary. This is shown to be capable of retention on the indicative plan.

East Boundary (Southern end): An irregular shape thin boundary of mature trees/hedge beyond which are further fields.

East Boundary (Northern end): A straight line boundary of more dense trees/hedge beyond which is a large pond/small lake (former clay pit) up to Old Stowmarket Road. This is in private ownership, but public access status is unclear given mix of signs on site stating both private property and advising not to drop litter.

North Boundary: A linear boundary along Old Stowmarket Road with scattered trees and open grass bank in part. This is where the main access is proposed. There is a paved footpath on the opposite side of this road, but not on the side the site is located.

West Boundary (Northern end): Rear of properties located in Saffron Close and includes dense mature trees and hedgerow.

West Boundary (Southern end): Rear of Health Centre. The boundary of the site is mature trees and shrubs that currently separates the site from the car park that wraps around the side and rear of the Health Centre. At the time of visiting site mid afternoon on a working day the car park was full and very busy.

HISTORY

3. There is no planning history relevant to the application site

PROPOSAL

4. Outline planning permission with all matters reserved except for access (1 main access and access for five plots, pedestrian accesses including via Health Centre) for up to 120 dwellings, car park to be associated with Health Centre. The proposal includes 35% affordable housing. The proposal includes potentially five self build plots, but for the purpose of this application these are regarded as market homes and considered without need for any additional material consideration.

Accordingly this application seeks to establish the principle of development. On this basis details such as appearance and siting are reserved, but an indicative plan is proposed to demonstrate that at least one approach to future development on this site can be achieved at reserved matters stage. While outline there are a handful of other certainties in this case for determination at this stage. Firstly the development is for a maximum of 120 dwellings. The type, height, number of bedrooms, number of storeys of the dwellings remain reserved, but reserved matters would not be for more than 120 dwellings. In this case the main access to serve 115 dwelling and five further drive accesses are not reserved and are proposed as part of this application. All the accesses are proposed to Old Stowmarket Road and these will be the same number and locations for any reserved matters application. Finally this development also proposes a 136 space car parking area for Woolpit Health Centre and more assurance around this is proposed by reason of a parameters plan that

indicates the siting and size of the car park. At the same time the parameters plan also provides that one area of the site is for bungalows.

The proposal represents 18.4 dwellings per ha and so is significantly less than policy CS9 (Core Strategy 2008) that seeks an average of 30 dwellings per ha where appropriate. In part this low density is due to the two large informal open space areas and provision of the proposed Health Centre car park demonstrated on the indicative plan. The development fails to meet the sought 30 dwellings per ha, but given the addition proposal of car park, potential extent of open space included and constraints of the site as a rural location, SUDs requirements and landscaping this is not considered a reason to warrant refusal on principle development grounds.

POLICY

5. Planning Policy Guidance

See Appendix below.

CONSULTATIONS

6. **The consultation responses below all refer to the initial plans and information submitted with the application. At the time of writing this report consultation on additional details received is taking place. These details include provision of a double roundabout at Old Stowmarket Road, Heath road and the Street junction and other road improvements and accordingly an updated position from some consultees is expected and will be reported in supplementary papers or verbally.**

Woolpit Parish Council

Woolpit Parish Council objects to the outline application for the following reasons:

1. Effective Traffic management has not been provided at the junction of Heath Road, Old Stowmarket Road, Church Street and Elmswell Road. A mini roundabout is required at this location.

There are already substantial delays in accessing Heath Road/Elmswell Road from both Church Street and Old Stowmarket Road. Pigeon's assessment of vehicular usage at the junction at morning peak (8-9am) is 906 and evening peak (5-6pm) is 852. This number of vehicles will cause congestion without traffic priority. In addition, the figures are incorrect and low as they do not take into account the additional vehicles created by school traffic using the new Health Centre car park.

The mini roundabout should be constructed before any site works commence.

Contrary to Policies T3, T4 and NPPF.

2. Safe cycling and pedestrian crossing facilities have not been incorporated into the changes at the above junction.

Contrary to policies H13, Cor6 and NPPF.

3. Segregated cycle tracks have not been provided both outside and within the site.

Heath Road is a designated lorry and bus route and is unsafe for cycling at the present time. It will be even more so with the additional vehicles the development will create.

The applicant quotes from DM21, one of the primary policies of the draft New Babergh and Mid Suffolk Joint Local Plan, which states:

"All developments should benefit from/enhance accessibility for sustainable modes of transport, by giving priority to pedestrian, cycling and public transport access to ensure they are safe, convenient and attractive, and linked to existing networks. Proposals for development shall, where appropriate, incorporate satisfactory and appropriate provision for:

- (i) Pedestrians, including disabled persons and those with impaired mobility;
- (ii) Cyclists, including routes, secure car parking and changing facilities where appropriate;
- (iii) Public transport and means that reduce dependency on private vehicles;
- (iv) Linkages to networks as appropriate including the development of new pedestrian and cycle paths.

Much mention is made in the applicant's Design and Access Statement of provision for cyclists but there is actually none in the proposal. Pigeon's Planning Design and Access Statement 3.11 states 'There is no formal cycle provision made within the immediate vicinity of the application site, however, given its character and location, it is considered reasonable that the local roads could be used safely by cyclists.'

Contrary to Policies H13, Cor6 and NPPF.

In addition, Councillors have the following concerns:

- 4. Legal pedestrian and cycle access through the Health Centre grounds should be confirmed.
- 5. There is only one access road into the development site. There should be a secondary emergency access.
- 6. MSDC should ask SCC Highways to consider a 20 mph speed limit from the Heath Road/Old Stowmarket Road/Church Street/Elmswell Road crossroads along Heath Road to the south side of the school site.

MSDC Tree Officer

No objection, trees proposed for removal of low amenity value.

Natural England

No Objection

NHS England

Need to mitigate for health care provision arising from development. (Note: Health care is identified on the 123 list for CIL and accordingly monies from CIL can be sought by NHS England).

Historic England

Does not object to the principle of development, but seeks further assessment

of impact of development on historic interests within the area. Any built up line to Stowmarket Road is pushed back and replaced with open space. (Note: This is an outline application and design and layout are reserved matters)

Suffolk Constabulary

Promotion of secure by design and advisory guidance. (Note: This is an outline application and design and layout are reserved matters.)

SCC Archaeological Service

Recommends archaeological works prior to determination of application.

SCC Rights of Way

No objection

SCC Fire and Rescue Service

Recommend fire hydrants to be installed, via condition.

SCC Flood And Water

SCC are satisfied with the proposal and recommend a condition.

SCC Ecology

In the absence of the recommended survey and assessment in respect of breeding farmland birds, the ecological impacts of the proposal cannot be understood and therefore the LPA cannot determine this application.

However in the event that the survey and assessment is carried out and appropriate mitigation can, if required, be secured then the proposal could be acceptable subject to conditions.

Highways England

No objection

MSDC Housing Enabling Officer

No objections

LOCAL AND THIRD PARTY REPRESENTATIONS

7. This is a summary of the representations both objection and supporting received.
- Traffic issues of Heath Road junction need to be addressed
 - Will generate too much traffic
 - Traffic issues of village centre will increase.
 - Crossing roads is difficult now due to traffic
 - Should be a roundabout a Old Stowmarket and Heath Road junction

- Children will drown in pond and should be made secure
 - Additional water entering pond from development would be unacceptable
 - Not adequate surface water assessment / flood risk of field
 - Woolpit will lose character with so much growth
 - Suggests modest phased development instead (10 per year for Woolpit)
 - 120 homes too many / out of scale with village
 - No capacity at school and concerns over routes to the school from development
 - Increases pollution, noise and light pollution and risk to wildlife
 - Access to self build on dangerous bend in road
 - Surrounding roads and paths not wide enough to cope
 - Need of consideration of noise from A14
 - No concern for environment (lack of solar panels)
 - Need for extra facilities first.
 - Lack of Doctors, Shops and School/Lack of capacity.
 - More residents may conflict with businesses in the area
 - Houses if opposite could overlook us (Linden House)
 - Out of character, size and feel of Woolpit.
 - In sufficient employment to support more housing.
 - Not sustainable development
-
- Opportunity to resolve some of the village's infrastructure concerns
 - Supports affordable housing proposed
 - Supports Health centre car park proposal
 - Ideal location and no need for traffic through village centre
 - Potential customers for village shops.
 - May lead to increase pressure to resolve GP, broadband problems and employment in the area.
 - Does not affect conservation area.

Other matters: Requests more land to be included to provide rear car park to school and resolve its problems. Preference over other potential sites and need for consideration of other potential proposed sites together. Need for bypass. Should be town development. Loss of view. Loss of house value. Need for completion time to avoid land banks.

ASSESSMENT

8. There are a number of considerations which will be addressed as follows.
- Principle of Development
 - Planning Obligations
 - Highway and Access Issues
 - Design and Layout
 - Conservation Area and its Conservation Appraisal
 - Listed Building and setting / Heritage Asset
 - Parish Plan/Neighbourhood Plan
 - Residential Amenity
 - Landscaping
 - Biodiversity

• PRINCIPLE OF DEVELOPMENT

At this time Mid Suffolk does not have a five year Housing Land Supply. The most recent published figures have demonstrated that there is a 3.3 year supply of Housing Land within the district. Relevant to this is Paragraph 49 of the National Planning Policy Framework (NPPF) which states;

"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites." (para. 49)

Paragraph 14 of the NPPF reads,

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

The NPPF nevertheless requires that development be sustainable and that adverse impacts do not outweigh the benefits. The NPPF (paragraph 7) defines three dimensions to sustainable development- the economic role, social role and environmental role. These roles should not be considered in isolation. Paragraph 8 of the NPPF identifies that environmental, social and economic gains should be sought jointly. Therefore the Core Strategy Focus Review 2012 (post NPPF) policy FC1 and FC1.1 seeks to secure development that improves the economic, social and environmental conditions in the area and proposal must conserve and enhance local character. Paragraph 55 of the NPPF sets out that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The proposal therefore must be determined with regard to sustainable development as defined by the NPPF .

The NPPF also provides (para 187) that *"Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area."*

Consequently policies CS1 and CS2 of the core strategy should not be considered to be up-to- date along with policies such as H7 of the Local Plan. On this basis residential development on the site should be considered on its own merits in accord with principles of sustainable development and improvements that can be achieved for the area.

• PLANNING OBLIGATIONS

CIL is now implemented and accordingly takes on board requirements such as open space contribution, NHS and education contributions.

The Health centre is confirmed to be at its capacity and no further development for the area its serves can be supported. This is an extensive area that covers Elmswell, Thurston and Woolpit. On this basis the NHS has sought a

contribution via CIL, but given the physical constraints of the Health Centre site there is no room for any expansion. Officers can not obtain any strategic plan from the NHS for its future growth and plans to development the health provision for this area. Accordingly there is a significant risk of unsustainable growth that can not be mitigated for in the future. The proposed solution in this case presented by the applicant is for the development to includes a new car park for Woolpit Health Centre. This would in turn allow potential expansion of the current buildings onto the existing car park in the future and allows for expansion of capacity. Accordingly the provision of a car park has been agreed with NHS. This can not be secured via a Section 106 agreement given CIL is now in place, instead it shall be secured via planning condition and as infrastructure gain to be provided as part contribution to CIL.

Affordable Housing is not part of CIL and members policy to seek up to 35% remains in effect. Affordable Housing provision of 35% is proposed and recommended to be secured.

• HIGHWAY AND ACCESS ISSUES

While an outline application, access has been included and refers to the following:-

- A main vehicular access with pedestrian foot ways serving the development, except for five plots, from Old Stowmarket Road.
- Five private drives serving five plots.
- Two pedestrian accesses to Old Stowmarket Road. These are located to the north east and north west corners of the site. The north west site pedestrian access leads first to an area of highways land before reaching the foot way and will need works across this area to create a link.
- One pedestrian access to the Woolpit Health Centre. This will need agreement with the owners of Woolpit Health Centre and accordingly may not be achieved and is not relied upon in the determination of this application.

The location of these accesses are set by the outline planning permission if approved. No objection to the accesses in terms of design and location have been made by SCC as highways authority and nor is there understood to have been objection to the level of traffic proposed. A positive formal response from highways is expected now details of improvements to the Health Road, Old Stowmarket Road and The Street junction have been submitted and will be reported to committee. It is not envisaged that highways matters will form a reason for refusal and the provision of a roundabout junction will improve safety locally.

• DESIGN AND LAYOUT

Section 7 of the NPPF refers to design. It provides that good design is a key aspect of sustainable development; it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore it provides that development should respond to local character and history, and reflect the identity of local surroundings and

materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is "proper to seek to promote or reinforce local distinctiveness" (para 60) and 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" (para 64). In addition policy CS5 provides that *"All development will maintain and enhance the environment, including the historic environment, and retain the local distinctiveness of the area"* and echos the provision of the NPPF.

The proposal is outline and both appearance and layout are reserved. While this is the case, members should still be certain that a development can be demonstrated that would be unlikely to have any significant detriment on amenity or otherwise cause harm in order to judge the principle that such development can be achieved. The proposal includes an indicative plan on this basis and allows for clearer understanding that such a development or similar up to 120 dwellings can be carried out. Issues such as potential overlooking has been recognised and so bungalow development has been suggested. Reasonable open space is indicated and understanding of site constraints in terms of ecological and landscape interests are considered with the layout proposal. The indicative layout is considered to be of good design overall and while it may not be the layout implemented, proves there is not likely to be significant harm in principle and reserved matters is the appropriate stage to deal with layout and design.

Furthermore the development is for up to 120 dwellings meaning the figure is not set and options to reduce development to ensure appropriate layout can be dealt with at reserved matters stage if necessary.

• CONSERVATION AREA AND ITS CONSERVATION APPRAISAL

Woolpit has a Conservation Area and up to date appraisal. This site is not within the Conservation Area or considered to be adjacent as the site is to the east further down Old Stowmarket Road and a reasonable distance away from it. Views from or to the Conservation Area would be possible despite the distance given the Conservation Area covers a wide area that includes the junction of Old Stowmarket Road and section of field up to the Schedule Ancient Monument (SAM) Lady's Well. Given the distance and location in context it is considered that the development of this site would be unlikely to affect the setting of the Conservation significantly to warrant refusal. The siting and appearance of dwellings at reserved matters will need to take into account this setting, but this can be judged on its merits under the reserved matters.

• LISTED BUILDING AND SETTING / HERITAGE ASSET

Under the NPPF Para 17 states development should *"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"*. Para 131 goes on to provide that *"In determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness."* Furthermore Para 132 states *"When considering*

the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."

In this case the reference can be given to both Lady's Well, a scheduled ancient monument and Woolpit church. There are potential views of both these heritage assets from the frontage of the site, but given the distance and relationship with roads and fields between it is not considered that the development would have significant impact and would be outweighed by the benefits of the scheme.

• PARISH PLAN / NEIGHBOURHOOD PLAN

A Neighbourhood Plan designation was confirmed on 4th May 2016 and covers the Parish of Woolpit. At this time there are no policies associated with the plan and given the early stage little material weight is given to the Neighbourhood Plan. There is no village or parish plan.

• RESIDENTIAL AMENITY

Policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. It is considered that this proposal does not give rise to any concerns of loss of neighbour amenity by reason of form and design that can not be dealt with at reserved matters stage.

• LANDSCAPING

The site is a field and within the countryside. On this basis there is impact on the wider landscape, but in this case the site is enclosed on almost three sides by the village of Woolpit and its built form. The site is more open to the south in part, however due to the terrain and form of Woolpit the extent of openness is limited. It is judged that suitable landscaping on site would be able to screen the site without too much trouble and the outline proposal demonstrates that open spaces can be located to the south and opportunity for landscaping is possible to be considered at reserved matters stage.

• BIODIVERSITY

Current discussions indicate that there is no significant harm to biodiversity interests that could not be allowed for within the site and conditioned as recommended. Protected species are close to this site have been considered and if further updates are necessary on this matter they will be made at committee.

• SUMMARY OF REASONS FOR APPROVAL

Woolpit is a key service centre and one of the more sustainable areas available to grow and take on the significant housing need the District has to address. Such areas will need to develop and potentially become new towns to serve the need and current gap in housing supply. The lack of a 5 year housing supply

means little weight can give to policies that prevent housing on the outside of settlement boundaries, especially when dealing with a sustainable centre such as Woolpit. However, new housing should not poorly designed, harm the landscape, cause traffic issues that can not be mitigated or have other demonstrable adverse material impact. While within reasonable distance of the village centre to enjoy its facilities and within walking distance, the site is very much apart and its development is not considered likely to cause detriment to the character of Woolpit and its history or its conservation area. Details of actual design will be a matter for reserved matters. Traffic will increase in the area as a result of this development, but not to the extent that can be demonstrated to cause harm and unable to be mitigated against. The location of site is helpful in this respect as it is well related to the A14 and does not require traffic to go through the centre of village to reach this important piece of road infrastructure. At the same time if traffic was to go to the village centre it would be more likely to want to use and support the village facilities. While the development is not considered to cause significant harm on its own merits, it does provide additional benefit in the provision of a parking area that potentially improve traffic issues for Health Road that serves both Woolpit Health Centre and primary school. On balance the development provides a number of benefits, serves the housing need, provides affordable housing and parking, potential improvements to the health centre and road junctions and would be likely to mitigate any significant harm. On this basis the principle in terms of outline is recommended to be approved.

RECOMMENDATION

That authority be delegated to Professional Lead - Growth & Sustainable Planning to grant outline planning permission subject to the prior completion of a Section 106 or Undertaking on terms to their satisfaction to secure the following heads of terms and that such permission be subject to the conditions as set out below:

Heads of terms:

- 35% Affordable Housing
- The provision of on-site public open space
- Travel plan (final figure to be negotiated by officers)

Conditions

- Standard Time Limit Condition (Outline)
- Reserved Matters
- Approved Plans
- Construction Environmental Management Plan (Biodiversity) to be agreed (See ecology response)
- No removal of hedgerows, trees or shrubs or other vegetation suitable for nesting between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately. (See ecology response)
- Landscape and Ecological Management Plan to be agreed (See ecology response)
- No external lighting shall be provided within a development area unless agreed by LPA.
- Provision of car park to serve Woolpit Health Centre with 136 minimum parking spaces and siting as shown on parameters plan to be provided in accordance with timetable to be agreed.

- Management of proposed car park to be agreed.
- Provision of pedestrian link to existing Woolpit Health Centre and car park to be agreed.
- No Vehicular link shall be established between the site and the existing Woolpit Health Centre and associated car park.
- Only single storey buildings shall be sited with the area indicated for bungalows on parameters plan
- Archeology conditions as recommended by SCC
- Highways conditions as likely recommended by SCC
- SUDs condition as recommended by SCC (this requires amendments to secure a timetable for agreement and implementation)

Philip Isbell
Professional Lead - Growth & Sustainable Planning

John Pateman-Gee
Senior Planning Officer

APPENDIX A - PLANNING POLICIES

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

CSFR-FC1 - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

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

Cor1 - CS1 Settlement Hierarchy

Cor2 - CS2 Development in the Countryside & Countryside Villages

Cor5 - CS5 Mid Suffolks Environment

Cor6 - CS6 Services and Infrastructure

Cor9 - CS9 Density and Mix

CSFR-FC2 - PROVISION AND DISTRIBUTION OF HOUSING

Cor4 - CS4 Adapting to Climate Change

2. Mid Suffolk Local Plan

GP1 - DESIGN AND LAYOUT OF DEVELOPMENT

HB13 - PROTECTING ANCIENT MONUMENTS

H17 - KEEPING RESIDENTIAL DEVELOPMENT AWAY FROM POLLUTION

RT12 - FOOTPATHS AND BRIDLEWAYS

CL8 - PROTECTING WILDLIFE HABITATS

HB1 - PROTECTION OF HISTORIC BUILDINGS

SB3 - RETAINING VISUALLY IMPORTANT OPEN SPACES

H13 - DESIGN AND LAYOUT OF HOUSING DEVELOPMENT

H14 - A RANGE OF HOUSE TYPES TO MEET DIFFERENT ACCOMMODATION NEEDS

H16 - PROTECTING EXISTING RESIDENTIAL AMENITY

3. Planning Policy Statements, Circulars & Other policy

NPPF - National Planning Policy Framework

APPENDIX B - NEIGHBOUR REPRESENTATIONS

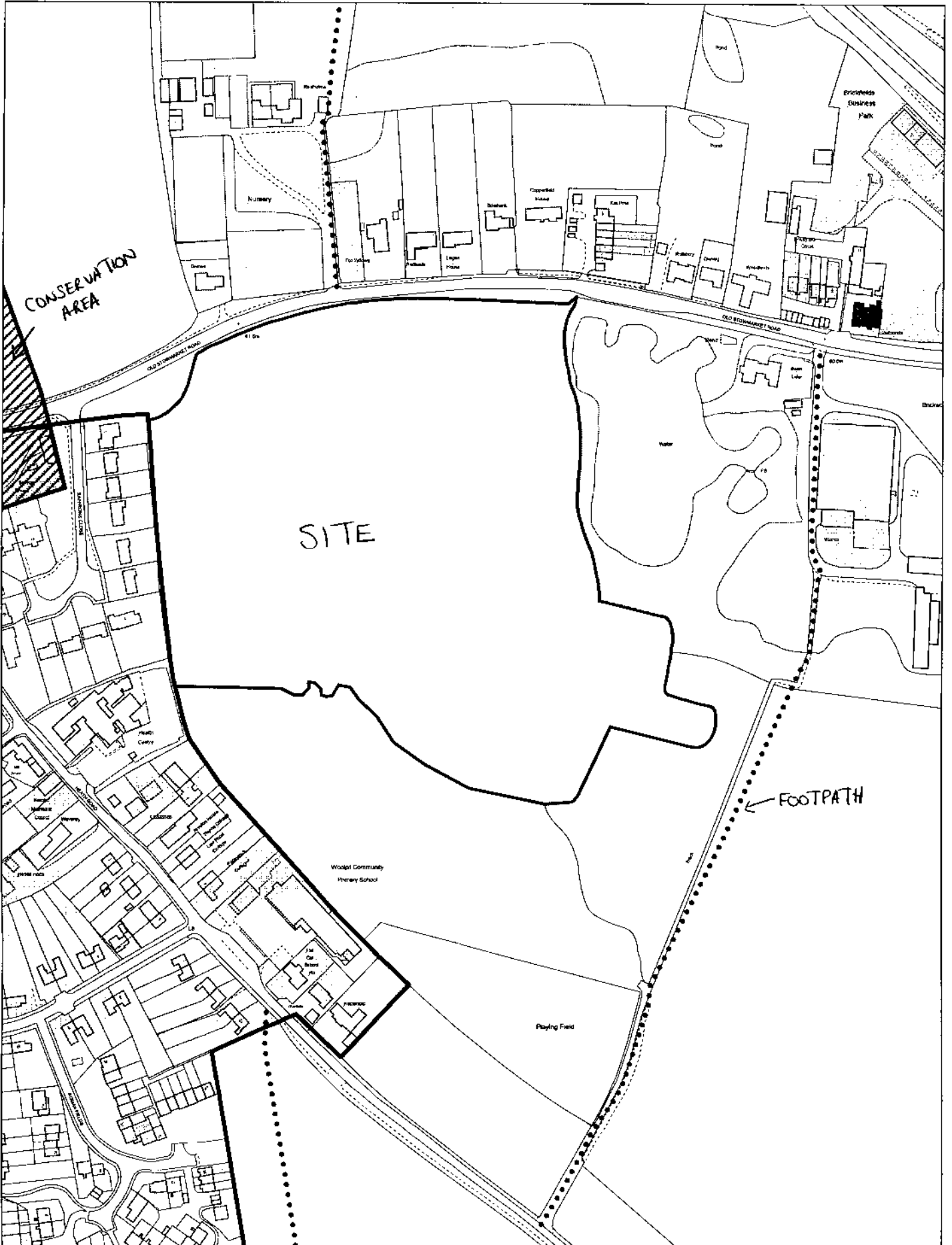
Letters of representation have been received from a total of **21** interested parties.

The following people **objected** to the application

The following people **supported** the application:

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

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MID SUFFOLK DISTRICT COUNCIL
 131, High Street, Needham Market, IP8 8DL
 Telephone : 01449 724500
 email: customerservice@csduk.com
 www.midsuffolk.gov.uk

DC COMMITTEE CONSTRAINTS
 Page 27

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One, Newton House
 Northampton Science Park
 Northampton
 NN4 6JG

drawn	checked
SC	SC
scale	date
1:2500 @ A3	March 2016
drawing number	revision
015 - 03.4 - 002	

**Proposed Residential Development
 LAND OFF OLD STOWMARKET ROAD, WOOLPT**
 drawing title
 Location Plan

notes

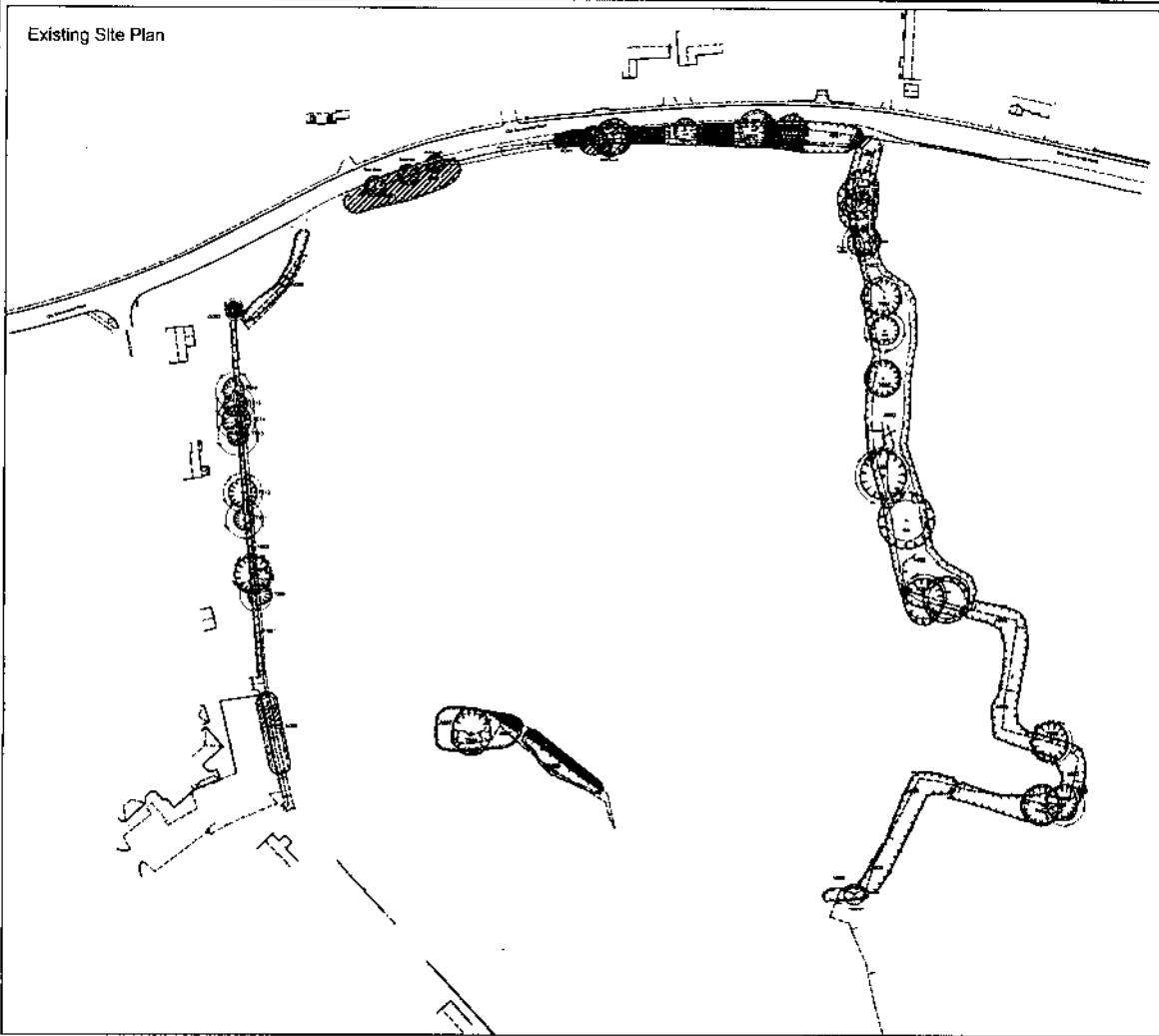
NOTES

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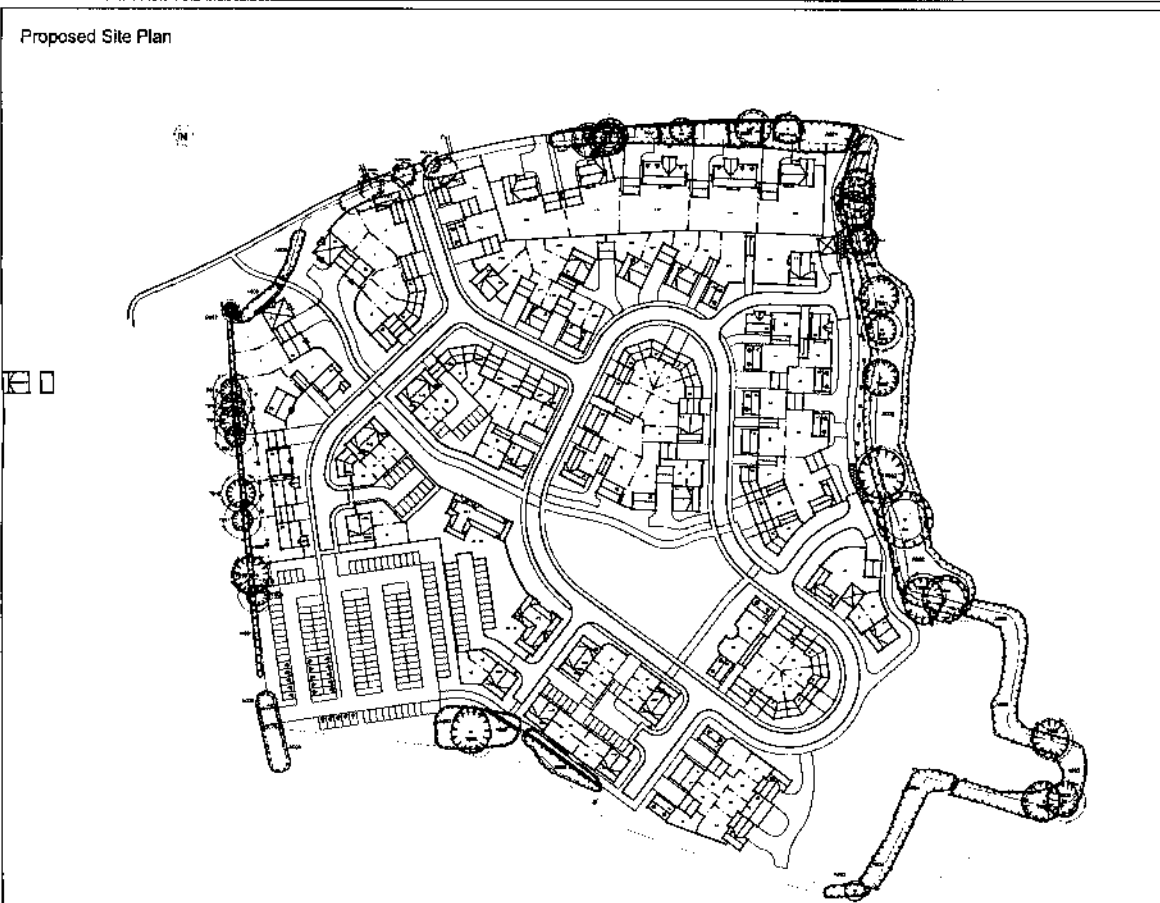
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Existing Site Plan



Proposed Site Plan



CATEGORY AND DEFINITION

Trees Unsuitable for Retention	
Category U	Tree or shrub species that have a canopy height to be retained of less than 10m or a canopy diameter to be retained of less than 100mm
Trees to be considered for retention	
Category A	Trees of high quality with an estimated remaining life expectancy of at least 40 years
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a poor diameter under 100mm

NOTE:
Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

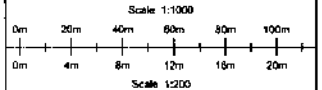


LEGEND

- Existing Tree Hedge BS 5837:2012 Category B
- Existing Tree Hedge BS 5837:2012 Category C
- Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
- Existing Tree Hedge to be Retained BS 5837:2012 Category U
- Existing Tree Hedge to be removed to allow for development BS 5837:2012 Category B
- Existing Tree Hedge to be removed to allow for development BS 5837:2012 Category C
- Consultant tree with larger landscape feature (included for reference)
- Consultant tree with larger landscape feature which requires removal
- Line of proposed Root Pruning
- Dead or Dying Tree
- Line of proposed temporary protective barrier (see appendix F.3)
- Area of temporary Ground Protection
- Proposed development within the RPA to be constructed following the 'No Dig' Specification

R	24/02/16	JF	100% to be retained
A	24/02/16	JF	Based on Final Design Drawings Drawing no. 01-5403-001 Rev. 01
U	16/05/16	JF	Based on Survey, Site Visit, Topographical Survey Drawing: 47/006 and Final Design: Site Visit, Street Scheme Drawing: 01-5403-001

Scale 1:1000
The position, condition, and dimensions of the trees are based on a site survey undertaken on 27/10/15
"The original of this drawing was produced in colour - a monochrome copy should not be relied upon"



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5 Moseleys Farm Business Centre
Fornham All Saints,
Bury St Edmunds
Suffolk IP28 6JY
Web Page: www.treesurveys.co.uk
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Tel: 01284 765391
Mobile: 01920 141400
Twitter: @treesurveys

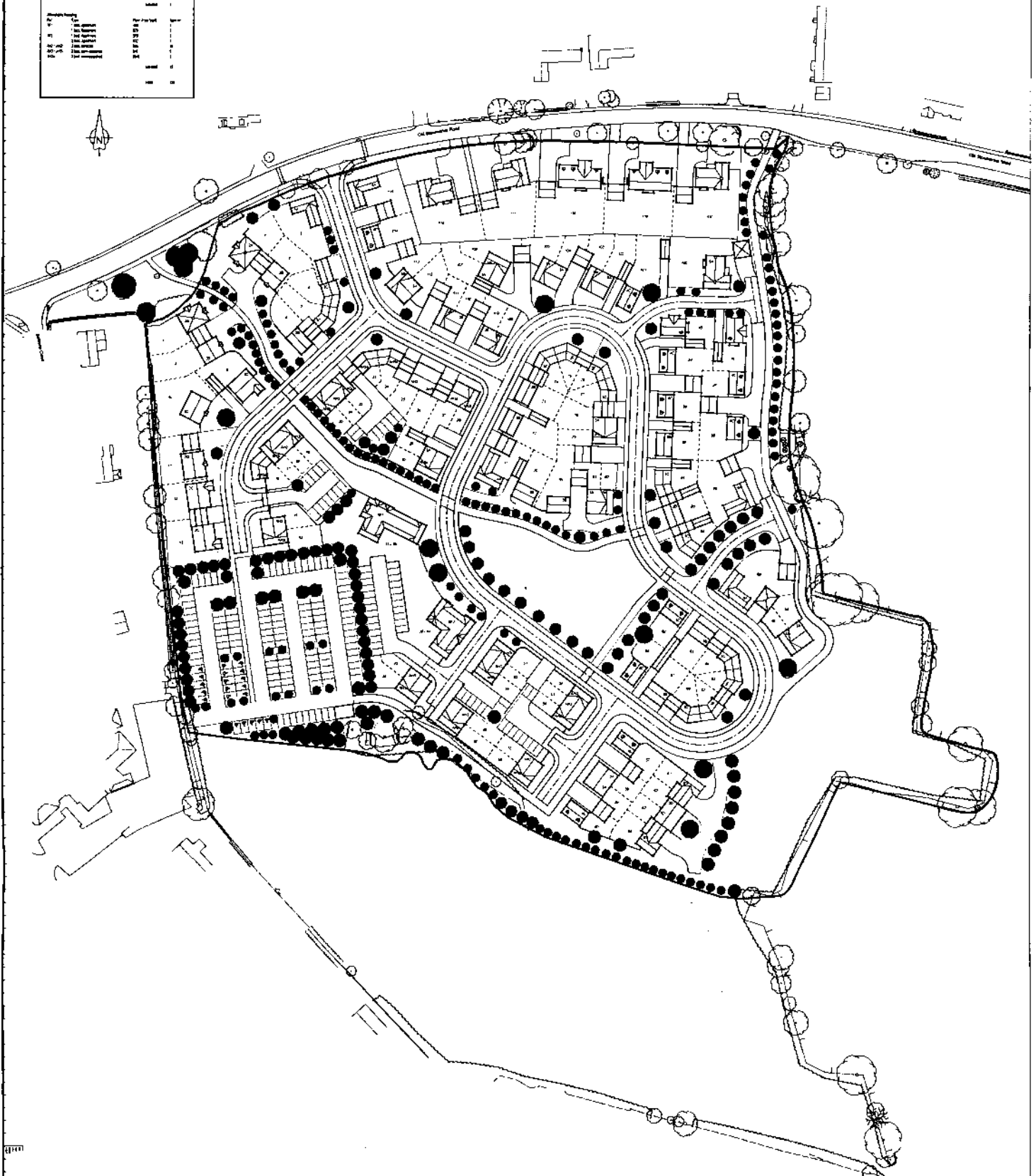
Client:	Pigeon (Woodpit) Ltd	Drawn by:	TS & AJA
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Site: Old Stowmarket Road, Woodpit

Date:	23/03/16	Drawn by:	JF	Client Ref:	CB/Pro/5032-D - Old Stowmarket Road Woodpit - TS & AJA.dwg
Scale:	1:1000 (A1)	Project No:	PH	Drawn by:	5032-D
					B

SCHEDULE OF ACCOMMODATION

Accommodation Type	Number	Total Area (sqm)
1 Bed	10	1000
2 Bed	20	4000
3 Bed	30	9000
4 Bed	10	4000
5 Bed	5	2500
6 Bed	5	3000
7 Bed	5	3500
8 Bed	5	4000
9 Bed	5	4500
10 Bed	5	5000
11 Bed	5	5500
12 Bed	5	6000
13 Bed	5	6500
14 Bed	5	7000
15 Bed	5	7500
16 Bed	5	8000
17 Bed	5	8500
18 Bed	5	9000
19 Bed	5	9500
20 Bed	5	10000
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98 Bed	5	49000
99 Bed	5	49500
100 Bed	5	50000



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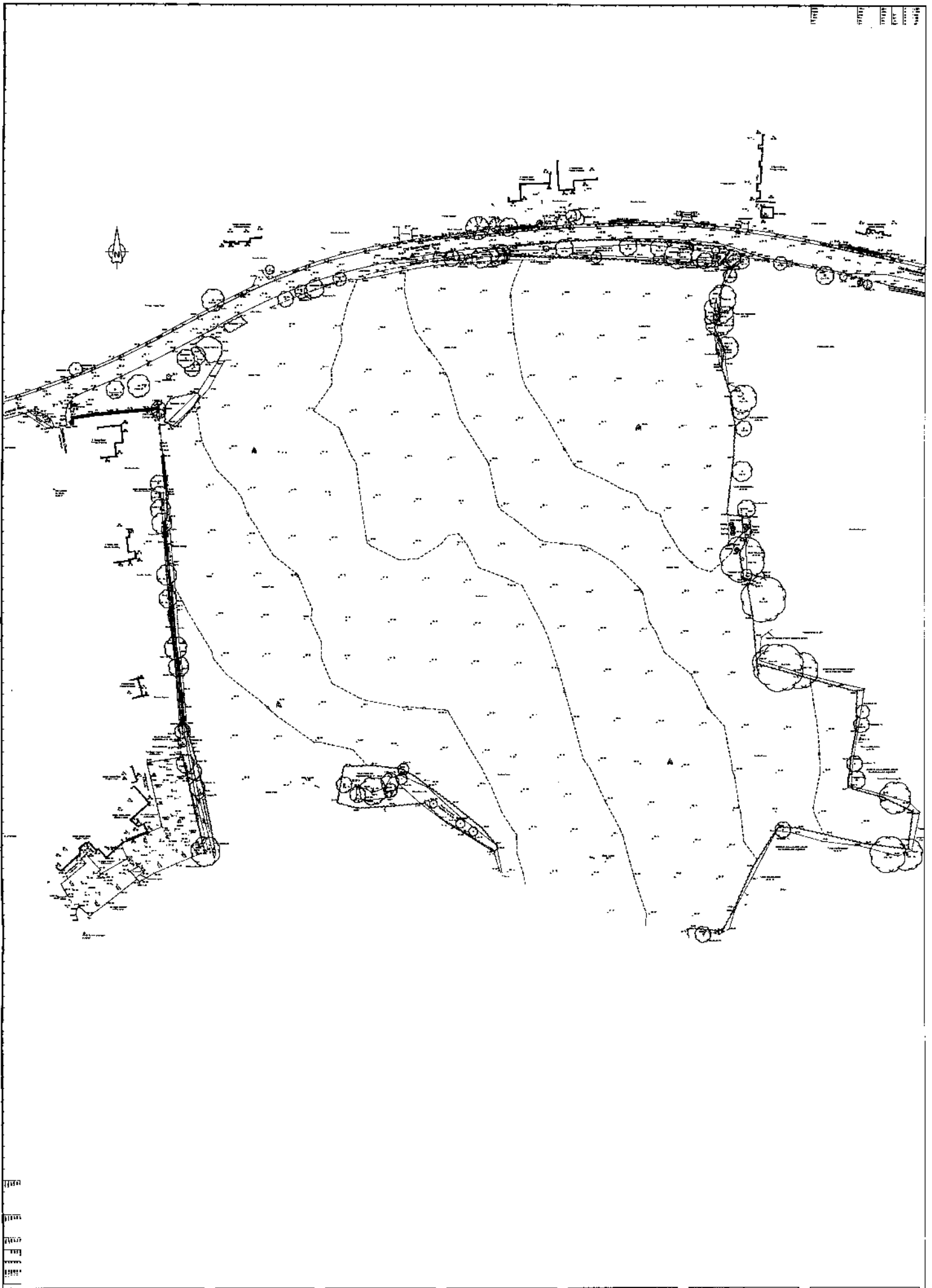
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Notes:
 1. All dimensions are in meters unless otherwise stated.
 2. All levels are in meters above sea level unless otherwise stated.
 3. The site is to be developed in accordance with the approved plans.
 4. The site is to be developed in accordance with the approved plans.
 5. The site is to be developed in accordance with the approved plans.

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Client: Ngeon (Wood) Ltd.
 Drawing No: E1000-001-001
 Date: 20/01/2012

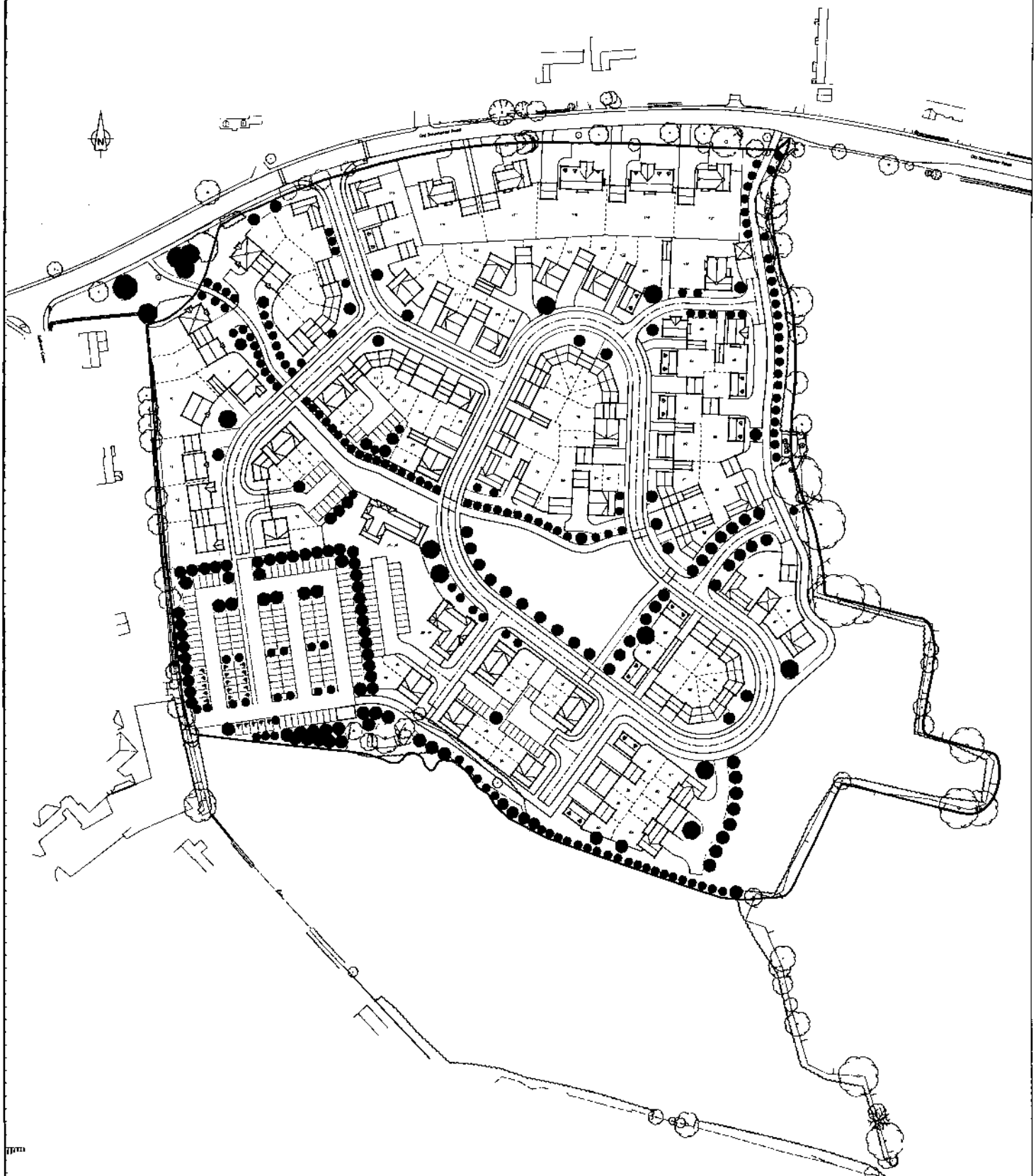
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Author: [Name]	Checked: [Name]
Date: 20/01/2012	Date: 20/01/2012
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PCIRC Group 2
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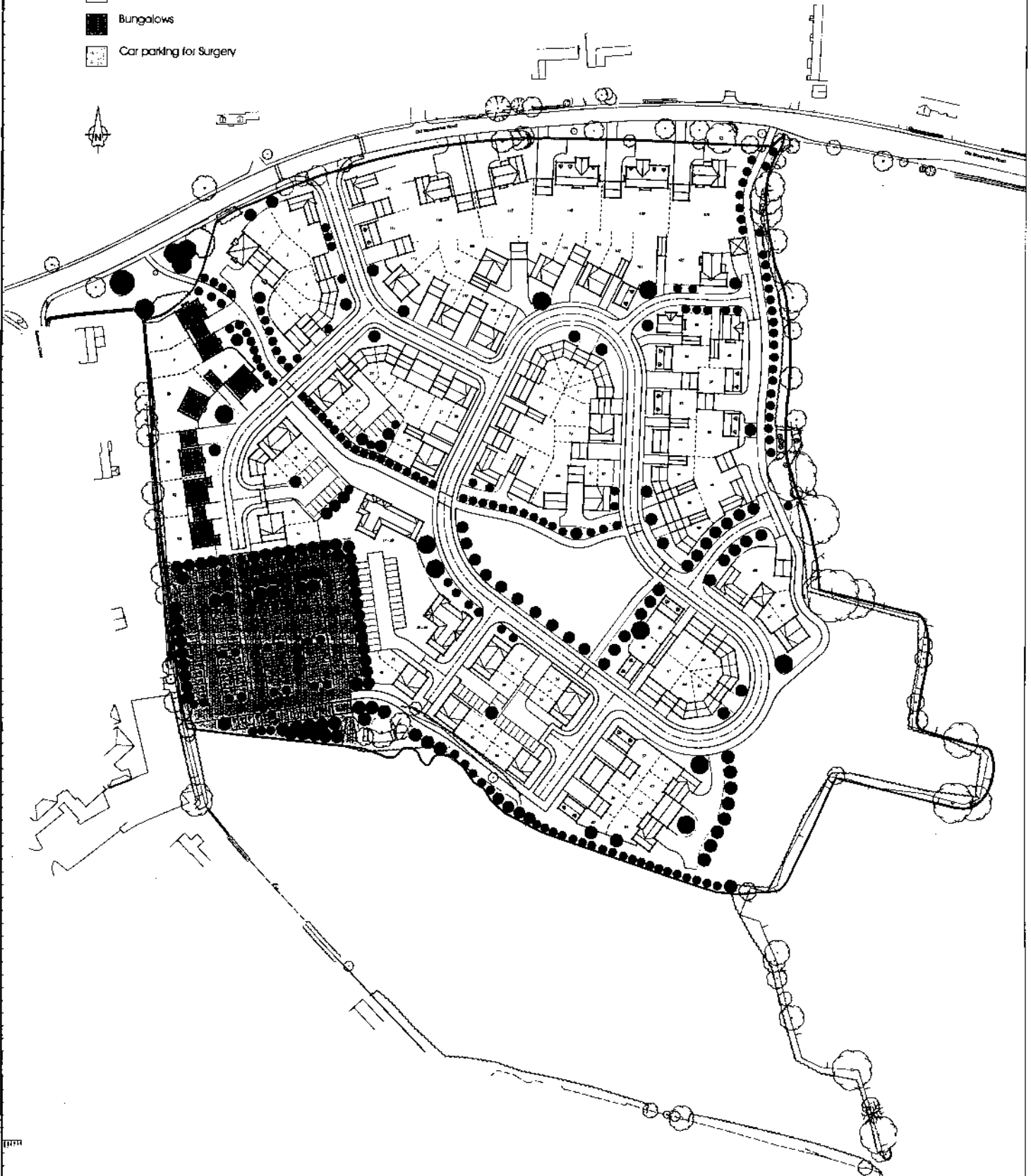
Legend

 Affordable Housing unit shaded thus



Legend

-  Self build units
-  Bungalows
-  Car parking for Surgery



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Scale: 1:1000
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 Project: Pigeon Moor Farm
 Client: Pigeon Moor Farm Ltd
 Designer: Parc
 Drawing No: 15/10/2014/01/01

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Client: Pigeon Moor Farm Ltd
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 Designer: Parc

Scale: 1:1000
 Date: 15/10/2014
 Project: Pigeon Moor Farm
 Client: Pigeon Moor Farm Ltd
 Designer: Parc
 Drawing No: 15/10/2014/01/01

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Woolpit Parish Council objects to the outline application for the following reasons:

1. Effective Traffic management has not been provided at the junction of Heath Road, Old Stowmarket Road, Church Street and Elmswell Road. A mini roundabout is required at this location.

There are already substantial delays in accessing Heath Road/Elmswell Road from both Church Street and Old Stowmarket Road. Pigeon's assessment of vehicular usage at the junction at morning peak (8-9am) is 906 and evening peak (5-6pm) is 852. This number of vehicles will cause congestion without traffic priority. In addition, the figures are incorrect and low as they do not take into account the additional vehicles created by school traffic using the new Health Centre car park.

The mini roundabout should be constructed before any site works commence.

Contrary to Policies T3, T4 and NPPF.

2. Safe cycling and pedestrian crossing facilities have not been incorporated into the changes at the above junction.

Contrary to policies H13, Cor6 and NPPF.

3. Segregated cycle tracks have not been provided both outside and within the site.

Heath Road is a designated lorry and bus route and is unsafe for cycling at the present time. It will be even more so with the additional vehicles the development will create.

The applicant quotes from DM21, one of the primary policies of the draft New Babergh and Mid Suffolk Joint Local Plan, which states:

“All developments should benefit from/enhance accessibility for sustainable modes of transport, by giving priority to pedestrian, cycling and public transport access to ensure they are safe, convenient and attractive, and linked to existing networks. Proposals for development shall, where appropriate, incorporate satisfactory and appropriate provision for:

- (i) Pedestrians, including disabled persons and those with impaired mobility;
- (ii) Cyclists, including routes, secure car parking and changing facilities where appropriate;
- (iii) Public transport and means that reduce dependency on private vehicles;
- (iv) Linkages to networks as appropriate including the development of new pedestrian and cycle paths.

Much mention is made in the applicant's Design and Access Statement of provision for cyclists but there is actually none in the proposal. Pigeon's Planning Design and Access Statement 3.11 states 'There is no formal cycle provision made within the immediate vicinity of the application site, however, given its character and location, it is considered reasonable that the local roads could be used safely by cyclists.'

Contrary to Policies H13, Cor6 and NPPF.

In addition, Councillors have the following concerns:

- 4. Legal pedestrian and cycle access through the Health Centre grounds should be confirmed.
- 5. There is only one access road into the development site. There should be a secondary emergency access.
- 6. MSDC should ask SCC Highways to consider a 20 mph speed limit from the Heath Road/Old Stowmarket Road/Church Street/Elmswell Road crossroads along Heath Road to the south side of the school site.

From: Nathan Pittam
Sent: 03 June 2016 10:49
To: Planning Admin
Subject: 1636/16/OUT. EH - Land Contamination.

M3 : 177688

1636/16/OUT. EH - Land Contamination.

Land South of, Old Stowmarket Road, Woolpit, BURY ST EDMUNDS, Suffolk.

Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, .

Many thanks for your request for comments in relation to the above application. I have reviewed the report written by the Nott Group in support of the application which concludes that there is little risk posed by previous uses of the site and this is a view with which I can concur and as such I have no objections to raise with respect to land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards

Nathan

Nathan Pittam BSc. (Hons.) PhD
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils – Working Together
t: 01449 724715 or 01473 826637
w: www.babergh.gov.uk www.midsuffolk.gov.uk

From: David Pizzey
Sent: 22 April 2016 11:52
To: John Pateman-Gee
Cc: Planning Admin
Subject: 1636/16 Land South of Old Stowmarket Road, Woolpit.

John

I have no objection in principle to this outline application subject to it being undertaken in accordance with the protection measures indicated in the accompanying arboricultural report. Whilst a small number of trees are proposed for removal these are generally of limited amenity value and their loss will have negligible impact on the appearance and character of the local area. If you are minded to recommend approval we will also require a detailed Arboricultural Method Statement and Tree Protection Plan in order to help ensure the protective measures referred to are implemented effectively. This information can be dealt with under condition.

Regards

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

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

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

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

Our Ref: 2016_1636
 Date: 19 July 2016

For the Attention of John Pateman-Gee

Dear Mr Isbell

Planning Application 1636/16 – Land south of Old Stowmarket Road, Woolpit: Archaeology

This site lies within an area of archaeological interest as defined by information held by the County Historic Environment Record (HER). Adjacent to the site are post-medieval brickworks (WPT 021 and 022) and scatters of Roman and medieval finds have been located within the vicinity (WPT 001, 009, 011 and 012). A first phase of evaluation at this site has detected remains of prehistoric date. As a result, there is a high probability of encountering further archaeological remains at this location and proposed development works would damage or destroy any archaeology which is present.

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

In this case the following two conditions would be appropriate:

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

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

- a. The programme and methodology of site investigation and recording
- b. The programme for post investigation assessment

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

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

REASON:

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

INFORMATIVE:

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

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

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

From: RM PROW Planning
Sent: 04 May 2016 12:04
To: Planning Admin
Cc: Francesca Clarke; Christopher Fish; sophie.pain@beaconplanning.co.uk
Subject: RE: Consultation on Planning Application 1636/16

Our Ref: W574/009/ROW225/16

For The Attention of: John Pateman-Gee

Public Rights of Way Response

Thank you for your consultation concerning the above application.

Public Footpath 9 is recorded adjacent to the proposed development area.

Government guidance considers that the effect of development on a public right of way is a material consideration (Rights of Way Circular 1/09 – Defra October 2009, para 7.2) and that public rights of way should be protected


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

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

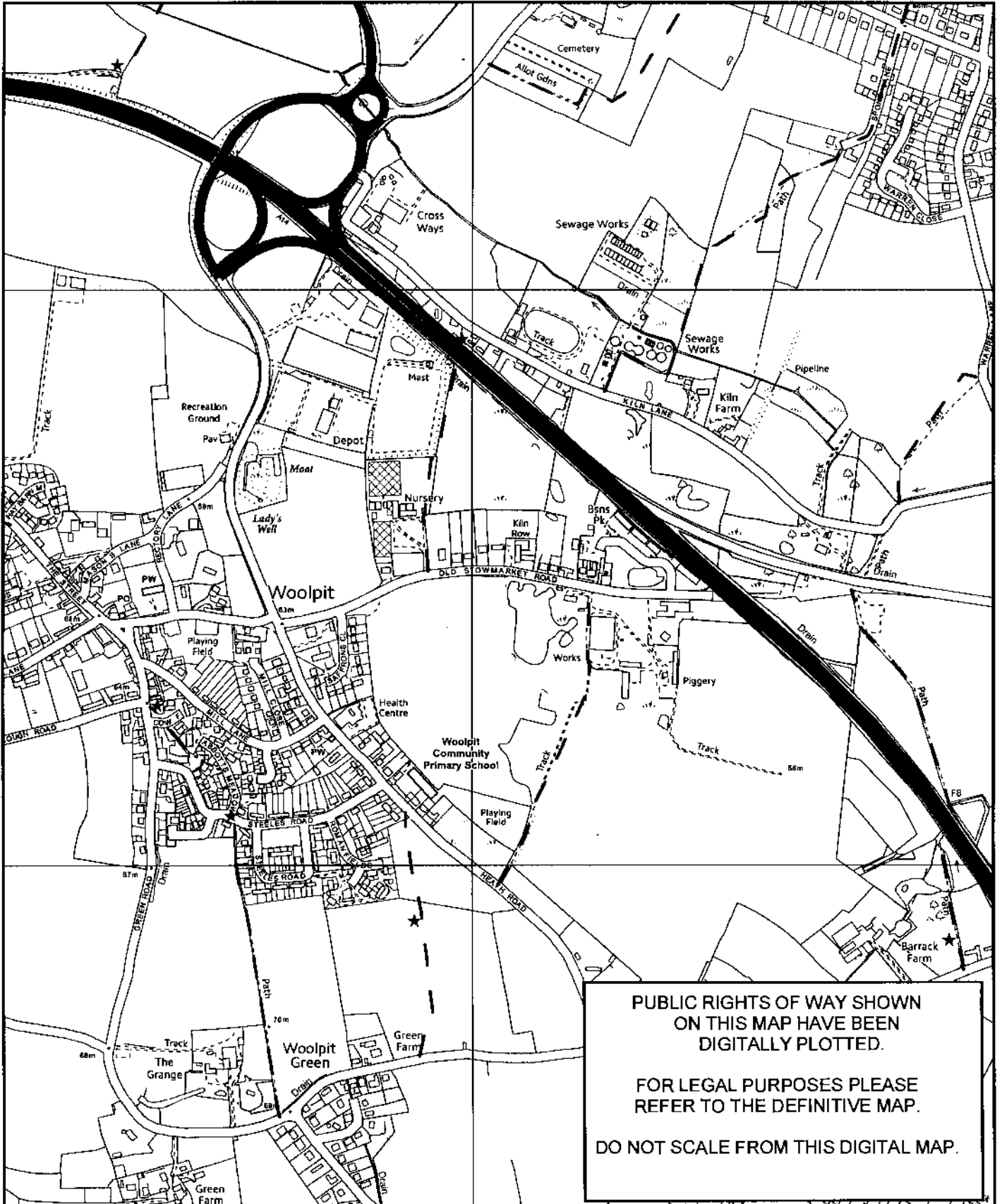
This response does not prejudice any further response from Rights of Way and Access. As a result of anticipated increased use of the public rights of way in the vicinity of the development, we would be seeking a contribution for improvements to the network. These requirements will be submitted with Highways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

Regards

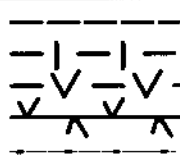
Jackie Gillis
Green Access Officer
Access Development Team
Rights of Way and Access
Resource Management, Suffolk County Council
Endeavour House (Floor 5, Block 1), 8 Russell Road, Ipswich, IP1 2BX

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

For great ideas on visiting Suffolk's countryside visit www.discoveruffolk.org.uk



1636/16 Land south of Old Stowmarket Road, Woolpit
Public Footpath 9



Public Footpath
Bridleway
Restricted Byway
Byway
Definitive Map Parish Boundary

Scale 1:7500



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

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Suffolk County Council Licence No. 100023398 2016

Date: 09 May 2016
 Our ref: 184037
 Your ref: 1636/16



FAO John Pateman-Gee
 Planning Services
 Mid-Suffolk District Council
 131 High Street
 Needham Market
 Suffolk IP6 8DL

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

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Pateman-Gee

Planning consultation: Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual accesses to five self-build plots and associated open space.

Location: Land South of Old Stowmarket Road, Woolpit

Thank you for your consultation on the above dated 20 April 2016 which was received by Natural England on 20 April 2016.

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

The Wildlife and Countryside Act 1981 (as amended)
The Conservation of Habitats and Species Regulations 2010 (as amended)

Natural England's comments in relation to this application are provided in the following sections.

Statutory nature conservation sites – no objection

Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Norton Wood SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published [Standing Advice](#) on protected species.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

Sites of Special Scientific Interest Impact Risk Zones

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

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

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

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours faithfully



Julie Lunt
Consultations Team



Mr Philip Isbell
Mid Suffolk District Council
131 high Street
Needham Market
Ipswich
Suffolk
IP6 8DL

Direct Dial: 01223 582710

Our ref: P00508475

10 May 2016

Dear Mr Isbell

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

**LAND SOUTH OF OLD STOWMARKET ROAD, WOOLPIT IP30 9QS
Application No 1636/16**

Thank you for your letter of 20 April 2016 notifying Historic England of the above application.

Summary

The development area is on the outskirts of the village of Woolpit and close to the Scheduled Monument known as Lady's Well which comprises a holy well and moated enclosure (LEN: 1005992). The development area is less than 100 m from the edge of the Woolpit Conservation Area, which contains a number of listed buildings including the Grade I listed Church of St Mary. We have reviewed the information provided in relation to this application and have concluded that we are unlikely to object in principle to the development, however we consider that that the applicant has not provided sufficient assessment of the impact of the development upon the historic environment. Specifically, further work is necessary to illustrate the impact of the development upon the significance of the designated heritage assets through a development within their setting. The application in our view fails Paragraph 128 of the National Planning and Policy Framework (NPPF), and the issues of setting are with reference to paragraphs 132, 134 and 137.

Historic England Advice

We appreciate that the applicant has provided a good and thorough *Assessment of Archaeological Significance* (see ARM 2016). This has identified the designated and undesignated heritage assets within the area and provided a detailed account of the potential for non-designated archaeology within the development area. It however concluded that the development would have little or no impact upon the designated heritage assets and the Conservation Area (see Chapter 7.1). We have assessed the site using the available information and have a concern that the development would



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Telephone 01223 582749
HistoricEngland.org.uk





EAST OF ENGLAND OFFICE

potentially cause a degree of harm to these assets. We are specifically concerned about changes caused by the development to the setting of the Church, the Conservation Area and the Scheduled Monument, for example on the open and dispersed approach to the village when viewed from the East (along Old Stowmarket Road), as well as the impact of the development upon the wider views of the church tower and the Scheduled Monument. Although we appreciate that the Scheduled Monument is covered in mature trees, we consider that this is not in the best condition and that some of this tree cover may be removed in the future. We therefore have a concern that the monument would be vulnerable to change and the removal of trees needs to be factored into the analysis of the setting.

We therefore recommend that the applicant is asked to provide a detailed assessment of setting of the heritage assets through a Landscape and Visual Impact Assessment, which includes heritage specific view points and photomontages, as well as a more detailed analysis of the issues which affect their setting. Furthermore, we recommend that the applicant consider some design changes to the masterplan that would give a greater consideration to the setting of the designated heritage assets. In particular we recommend that the build line along Old Stowmarket Road is pushed back, in order to protect the open and dispersed nature of the settlement within the village, and relocation of some of the open space allocation to the north west corner of the development area which would help to soften the impact of the development when viewed from the monument and from within the core of the village.

Recommendation

Although we do not object in principle to the development of this land, we consider that that the applicant has not provided sufficient assessment of the impact of the development upon the historic environment. We recommend that the applicant be asked to provide a detailed assessment of the setting of the heritage assets through a Landscape and Visual Impact Assessment or similar. We also consider that some design changes to the masterplan would give a greater consideration to the setting of the designated heritage assets, as detailed above. We therefore recommend that outline planning permission is not granted at this time.

Yours sincerely

Will Fletcher

Inspector of Ancient Monuments

E-mail: will.fletcher@HistoricEngland.org.uk

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Midlands and East (East)
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 Chelmsford
 Essex CM2 5PF
 Tel: 0113 824 9111
 Email: kerryharding@nhs.net

Our Ref: NHSE/MIDS/16/1636/KH

Your Ref: 1636/16

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

10 May 2016

Dear Sir / Madam

Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual accesses to five self-build plots and associated open space.

Land South of Old Stowmarket Road, Woolpit

1.0 Introduction

- 1.1 Thank you for consulting NHS England on the above planning application.
- 1.2 I refer to your consultation letter on the above planning application and advise that, further to a review of the applicants' submission the following comments are with regard to the primary healthcare provision on behalf of NHS England Midlands and East (East) (NHS England), incorporating West Suffolk Clinical Commissioning Group (CCG) & NHS Property Services (NHSPS).

2.0 Existing Healthcare Position Proximate to the Planning Application Site

- 2.1 The proposed development is within a 2km radius of the services of 1 GP practice, Woolpit Health Centre, operating within the vicinity of the application site. The GP practice does not have capacity for the additional growth resulting from this development.
- 2.2 The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated.

3.0 Review of Planning Application

- 3.1 The Planning, Design and Access Statement includes the provision of 0.53 hectares of land for the purposes of additional car parking for Woolpit Health Centre, the area could accommodate approximately 136 parking spaces. An expression of interest has been submitted to NHS England by Woolpit Health Centre for a proposed extension and associated car parking, however, no approval has been given. The proposed extension

and associated car parking, is subject to NHS England prioritisation and approval processes and CCG agreement.

4.0 Assessment of Development Impact on Existing Healthcare Provision

- 4.1 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.
- 4.2 The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 300 residents and subsequently increase demand upon existing constrained services.
- 4.2 The primary healthcare services within a 2km radius of the proposed development and the current capacity position is shown in Table 1.

Table 1: Summary of position for primary healthcare services within a 2km radius of the proposed development

Premises	Weighted List Size ¹	NIA (m²)²	Capacity³	Spare Capacity (NIA m²)⁴
Woolpit Health Centre	14,111	645.87	9,419	-321.74
Total	14,111	645.87	9,419	-321.74

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current Net Internal Area occupied by the Practice
 3. Patient Capacity based on the Existing NIA of the Practice
 4. Based on existing weighted list size
- 4.3 The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.

5.0 Healthcare Needs Arising From the Proposed Development

- 5.1 The development would give rise to a need for improvements to capacity. This could be by way of developer provision of land for additional car parking or a capital cost contribution towards the extension of Woolpit Health Centre. Subject to negotiation between the developer and the practice, and the approval of NHS England.

6.0 Conclusions

- 6.1 In its capacity as the healthcare provider, NHS England has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development.
- 6.2 Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.

6.3 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

A handwritten signature in black ink, appearing to read 'Kerry Harding', with a stylized flourish at the end.

Kerry Harding
Estates Advisor



SUFFOLK CONSTABULARY

Secured by Design



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

Planning Application (MS/1636/16)

SITE: 120 New Homes for the area of Old Stowmarket Road, Woolpit, Mid Suffolk area, Suffolk,

Applicant: Pigeon Properties Ltd, Woolpit

Planning Officer: Mr John Pateman-Gee

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 Durrant

Thank you for allowing me to provide an input for the above Planning Application.

I register my interest on many facets of the design. It is apparent that all concerned are cognisant of the requirements to provide a safe and secure development.

I would recommend that the applicant applies for ADQ and SBD accreditation.

Information

National legislation that directly relates to this application

Section 17 of the 'Crime and Disorder Act 1998' 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'.

Despite other legislative considerations within the planning process, there is no exemption from the requirement of Section 17 as above. Reasonable in this context should be seen as a requirement to listen to advice from the Police Service (as experts) in respect of criminal activity. They constantly deal with crime, disorder, anti-social acts and see on a daily basis, the potential for 'designing out crime'.

This rationale is further endorsed by the content of PINS 953.

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".

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RESTRICTED/CONFIDENTIAL

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."

Comments

1.0 Security – ADQ and SBD:

In October 2015, Approved Document Q (ADQ) came into force that requires under Building Regulations dwellings are built to "Prevent Unauthorised Access". This applies to any "dwelling and any part of a building from which access can be gained to a flat within the building". Performance requirements apply to easily accessible doors and windows that provide access in any of the following circumstances:

- a. Into a dwelling from outside
- b. Into parts of a building containing flats from outside
- c. Into a flat from the common parts of the building

Achieving the Secured by Design (SBD) award meets the requirements of Approved Document Q (ADQ), and there is no charge for applying for the Secured by Design award.

1.1 Secured by Design part 2 physical security: If this development were to be built to the physical security of Secured by Design part 2, which is the police approved minimum security standard and also achieves ADQ. This would involve:

- 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 SR B. This includes any communal doors from underground/undercroft parking areas.
- 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. 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.

1.2 These standards are entry level security and meet the Secured by Design part 2 physical security standard. Building to the physical security of Secured by Design, which is the police approved minimum security standard, will reduce the potential for burglary by 50% to 75% and achieve ADQ. I would encourage the applicants to seek Secured by Design certification to this standard when it is built.

It is now widely accepted a key strand in the design of a 'sustainable' development is its resistance to crime and anti-social behaviour by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of that development.

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.

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

The applicant can also enter into a **pre-build agreement** and make use of the Award in any marketing or promotion of the development. The current "New Homes 2014" guide, soon to be replaced in June 2016 by the "New Homes 2016" guide and application forms are available from www.securedbydesign.com explains all the crime reduction elements of the scheme.

1.3 The current proposal comprises an indicative layout at this outline stage and does not include the full details needed for me to fully comment. However, based on the plans seen, evidence obtained from previous criminal and anti-social activity in the locale, my submissions are as follows:

1.4 Firstly I would like to point out that the proposed plan in general is a commendable one and fits in to the local area. I am also aware of Mid Suffolk's requirements to provide further homes within the area.

1.5 I also would like to highlight from within Mid Suffolk's constraints section for this application under the "**Design and layout of housing development section**", which highlights "**The inter-relationship between buildings and open spaces in any layout should act to minimise opportunities for criminal activity, consistent with good layout and architectural design**". This includes negating crime generators through excessive permeability for anyone to enter or exit the site. I therefore have reservations as to the fact that so many green corridor pedestrian and cycle routes are being proposed. I would prefer these routes to be halved from 4 main routes down to two.

2. Lighting

2.1 I cannot comment on the lighting as there are no details submitted on the plans. However, I would recommend photocell operated wall mounted lighting at the front of all household dwellings, (on a dusk to dawn light timer) complete with a compact fluorescent lamp and wired through a switched spur to allow for manual override. I would also appreciate viewing a "Lux" lighting plan of the proposed site.

2.2 Lighting should conform to the requirements of BS 5489:2013. A luminaire that produces a white light source (Ra>59 on the colour rendering index) should be specified but luminaires that exceed 80 on the colour rendering index are preferred.

3. General layout of the proposed plan

3.1 From the plans I have seen it would appear that a large number of the dwellings will be positioned facing each other, which is a preferred police view of sighting properties as it allows for natural surveillance of the area and one another's homes. It is important that the boundary between public and private areas are clearly indicated. Each building needs two faces: a front onto public space for the most public activities and a back where the most private activities take place. If this principle is applied consistently, streets will be overlooked by building fronts improving community interaction and offering surveillance that creates a safer feeling for residents and passers-by. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1 metre) and railings or timber picket fence.

3.2 From the plans seen I have not been able to fully determine the designs of the properties, the police preference is that gable end walls do not have windowless elevations adjacent to public spaces, as they do not allow any natural surveillance and tend to attract graffiti, or inappropriate loitering. Where blank gable walls are unavoidable there should be a buffer zone, using either a 1.2 – 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content. I note from the Design Access Statement (DAS) at Para 8.24 "**Walls, fences and hedges can be used as a means of enclosure to create private spaces**", of which I concur.

3.3 Similarly and again as raised in the Design Access Statement that the new development should not impede or have any undue effect on the already established housing at Saffron close and Heath Road. I would recommend 1.8 metre close boarded wooden fencing separating the rear of the new properties with these already established properties along Saffron close.

3.4 I can find no details for the securing of the development perimeter, especially to the east and the south, bordering either open land or the old piggery area. It would be preferred if the perimeter area also comprises of 1.8 metre close boarded fencing, to again reduce the risk of permeability within the area and to heighten security of the rear of each individual's property.

3.5 It would be preferred if the green corridor pedestrian and cycle routes are run along a width distance of at least three metres, in order to allow enough passing space and so as not to infringe on an individual's personal space.

3.6 Parking is already deemed an issue within this area, so the creation of more available spaces would assist in reducing this problem. It is preferred that the car park is accredited to the Secure By Design safer parking scheme, "Park Mark", at <http://www.parkmark.co.uk/>

4. Play Area

4.1 I agree with the location of the proposed play park. The open space must be designed with due regard for natural surveillance. Adequate mechanisms and resources must be put in place to ensure its satisfactory future management and care should be taken to ensure that a lone dwelling will not be adversely affected by the location of the amenity space. It should be noted that positioning amenity/play space to the rear of dwellings can increase the potential for crime and complaints arising from increased noise and nuisance.

4.2 It is highly important that housing provides natural surveillance to overlook this area.

4.3 All play equipment should meet **BS EN 1176** standards, I have not seen any information on the type of equipment intended to be installed, apart from that it is intended to be disabled friendly. I would recommend that the area has suitable floor matting tested to **BS EN1177** standards.

4.4 There are no details provided of the spacing of each item of equipment, but I should point out that such spacing 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.

4.5 **Gates:** As a general principle these should take 4-8 seconds to close from a 90 degree opening position. To prevent animal access they should be outward opening.

4.6 **Fences:** Should pass the entrapment requirements, i.e. less than 89mm between vertical palings, no horizontal access and hoop tops should pass the head and neck probe.

4.7 **Seats:** These should be placed at least 300mm from the fence to prevent potential entrapment between the bench and the fence.

4.8 **Pathways:** Erosion resisting pathways should be provided into the site at least to the seating areas.

4.9 "The Association of Play Industries Technical Guidance relating to playground layout and design", provides a 10 principle approach to designing a successful play area.

4.10 All litter bins should be of a fire retardant material.

4.11 The Fields Trust Planning and Design for Outdoor Sport and Play introduced in 2008 and The Association of Play Industries Adult Outdoor fitness Equipment Standards also offer further guidance.

5. Further Recommendations in General

5.1 Communal parking facilities lit to the relevant levels as recommended by BS5489:2013 and a certificate of compliance provided, as per SBD Homes 2014, lighting requirements.

5.2 The physical security element of the application should not be overlooked. Doors and windows should be to British Standards (PAS 24) for doors and windows that ensure that the installed items are fit for purpose.

5.3 Door chains/limiters fitted to front doors, meeting the Door and Hardware Federation Technical Specification 003 (TS 003) and installed in accordance with the manufacturers recommendations. (SBD NH 2014 21.14)

5.4 Fencing – Divisional rear fencing should be of an 1800mm close boarded style.

5.5 Key Lockable rear gates, the gates 1.8m high and installed at the side of the property. The gates must not be easy to climb or remove from their hinges.

5.6 Trees should allow, when mature, crown lift with clear stem to a two metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a one metre window of surveillance upon approach whether on foot or using a vehicle.

6. Conclusion

In conclusion the proposed plan is proportionate to other properties within the local area.

A main problem associated with any play area, is its usage by non-age appropriate people, (i.e. older children) for which the play area would not be designed for. Teenage youths will always gather somewhere, often it is in a play park as it is considered an out of the way area away from parents. The best way to address such problems is to find alternative areas for such groups. One tried and tested method is providing a youth shelter.

I would be pleased to work with the agent and/or the developer to ensure the proposed development incorporates the required elements. This is the most efficient way to proceed with residential developments and is a partnership approach to reduce the opportunity for crime and the fear of crime.

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

Yours sincerely



Phil Kemp

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



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, John Pateman-Gee

CC: transportplanning@dft.gsi.gov.uk
growthandplanning@highwaysengland.co.uk

Council's Reference: **1636/16**

Referring to the planning application referenced above, dated 21st April 2016, **Outline planning permission with all matters reserved except for access for the construction of up to 120 dwellings; the construction of a car park to be associated with Woolpit Health Centre, vehicular access to the site and individual access to five self-build plots and associated open space, land South of Old Stowmarket Road**, notice is hereby given that Highways England's formal recommendation is that we:

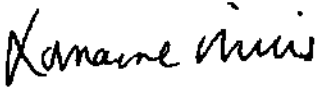
- a) offer no objection;
- ~~b) recommend that conditions should be attached to any planning permission that may be granted (see Annex A — Highways England recommended Planning Conditions);~~
- ~~c) recommend that planning permission not be granted for a specified period (see Annex A — further assessment 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.

We do note the concerns regarding the 2021 Right turn onto the A1088 north where the junction will be operating close to capacity. The addition of one extra vehicle to this queue is not however considered severe. This represents Highways England formal recommendation and is copied to the Department for Transport as per the terms of our Licence.

Should you disagree with this recommendation you should consult the Secretary of State for Transport, as per the Town and Country Planning (Development Affecting Trunk Roads) Direction 2015, via transportplanning@dft.gsi.gov.uk.

<p>Signature: </p>	<p>Date: 12th May 2016</p>
<p>Name: Lorraine Willis Position: Asset Manager</p> <p>Highways England: Woodlands, Manton Lane Bedford MK41 7LW</p> <p>Lorraine.willis@highwaysengland.co.uk</p>	

Annex A

We offer no objection to this application however we do note the concerns regarding the 2021 Right turn onto the A1088 north where the junction will be operating close to capacity. The addition of one extra vehicle to this queue is not however considered severe.

From: Christopher Fish
Sent: 13 June 2016 12:24
To: John Pateman-Gee
Subject: Initial SCC comments on Travel Plan submitted for MS/1636/16 Land South of Old Stowmarket Road, Woolpit

Travel Plan

The County Council recommends that you require the applicant to submit a revised travel plan that takes into account the comments raised below prior to the determination of this application. The majority of Framework Travel Plan (dated March 2016) is well written and clearly identifies some suitable measures and targets but some further revisions are still needed.

The travel plan identified a target to maintain the proposed vehicular trip rates that were identified in Table 4.1. This target is suitable for a rural development; however, the monitoring techniques that have been identified are not going to be sufficient to monitor the vehicular trip rates. The main technique that was identified in the travel plan involves relying on a resident travel questionnaire to obtain the trip rates; this is not suitable. To provide accurate trip rates automatic (preferably camera based) or manual traffic counts should be used over a two week period during a neutral month (i.e. not near school holidays). From our experience of other travel plans in Suffolk, the resident questionnaires do not provide a representative sample to base the success of the travel plan upon. Nevertheless the travel questionnaires should still be regarded as an additional monitoring tool to obtain some qualitative data and flag up the issue to residents in the process.

A monitoring trigger point is also missing in the travel plan. It is recommended that the initial monitoring takes place at 65% of occupation to ensure there is a representative sample of residents. A commitment to submit a revised "Full Travel Plan" that takes into account the initial monitoring and a commitment to implement the travel plan over the following five years must be secured and be included in the revised travel plan.

Measures such as the seven day public transport voucher should be improved. There should be at least two four week tickets, that covers the cost of travel to Bury St Edmunds (one of the main employment destinations from Woolpit according to the 2011 Census) offered to each dwelling, as one week's worth of travel is unlikely to encourage the residents to establish a routine. If the resident does not require the public transport voucher, a cycle voucher of equivalent value should be offered instead.

The travel plan must also identify further measures in regards to the walking route from the site to the primary academy school, as the route would involve crossing Heath Road twice. Reference to the school's Travel Plan should be made.

Also any improvements to the local bus stop infrastructure must also be included in the travel plan.

There is must be reference to remedial measures, if the agreed targets are not achieved. Examples of remedial measures could include; reissuing resident travel packs and vouchers, off-site travel plan measures, etc.

Finally, information on how the "self-build" dwellings link in with the travel plan must be included in the revised travel plan.

The requirement for a Travel Plan complies with National Planning Policy Framework paragraph 32, which sets out that plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people.
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Other relevant paragraphs include 34, 35, 36 and 37.

In addition, a decent quality travel plan will also support Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012).

To fully secure the implementation of this travel plan the County Council recommends that you require the following Section 106 contributions and obligations:

1. Travel Plan Travel Plan Evaluation and Support Contribution - £1,000 per annum until five years have passed after occupation of the final (120th) dwelling. This is to cover Suffolk County Council officer time working with the Travel Plan Coordinator and agreeing new targets and objectives throughout the full duration of the travel plan.
2. Travel Plan Implementation Bond, or cash deposit - £93,690 (£781 per dwelling – based on the estimated cost of fully implementing the travel plan). This is to cover the cost of implementing the travel plan on behalf of the developer if they fail to deliver it themselves and is based on the following calculation:
 - Travel Plan Co-ordinator (employed for a six year period) £40,950
 - Website for Development £6,000
 - Multi-modal voucher (based on £200 per dwelling to purchase at least two four week bus tickets) £24,000
 - Survey incentives £500
 - Green Travel Maps £2,740
 - Design and printing of Residents Travel Pack £850
 - Personalised Travel Plans £2,250
 - Travel Notice Board £500
 - Travel Notice Board Content £900
 - Monitoring (inc traffic counts, survey subscription) £15,000

**Total £9
3,690**
3. Obligation to secure the full implementation of the Travel Plan
4. Obligation to secure an approved welcome pack to be provided to each dwelling after first occupation

5. Obligation to secure remedial travel plan measures if the agreed travel plan targets are not achieved

All the contributions and obligations have taken into account CIL regulation 122 and are:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development

No planning conditions will need to be required to secure the travel plan, as the implementation should be secured by the Section 106 agreement.

Please feel free to contact Chris Ward, SCC Travel Plan Officer directly to agree the full wording for the proposed travel plan related obligations.

Christopher Fish MEng IEng

Senior Development Management Engineer, Transport Strategy, Strategic Development - Resource Management, Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX Telephone: 01473 265924 Email:

christopher.fish@suffolk.gov.uk Web site:

<http://atrium.suffolkcc.gov.uk/ePlanningOHS/index.jsp>

Sophie Pain

Subject: FW: Land South of Old Stowmarket Road, Woolpit - ref: 1636/16

From: Steven Halls [<mailto:Steven.Halls@suffolk.gov.uk>]
Sent: 27 June 2016 14:33
To: John Pateman-Gee
Cc: Hopkins, John
Subject: RE: Land South of Old Stowmarket Road, Woolpit - ref: 1636/16

Hi John

I reviewed the addendum by John Hopkins of TPA and am now satisfied that the site can accommodate a SuDS system. Please use the following condition as our approval of the outline application:-

As part of any reserved matters application details of a surface water drainage scheme will be submitted to, and agreed in writing by, the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved drainage strategy. Details of which will include:

1. *Details of further infiltration testing on site in accordance with BRE 365 to verify the permeability of the site (trial pits to be located where soakaways are proposed and repeated runs for each trial hole). The use of infiltration as the means of drainage will be taken forward only if the infiltration rates and groundwater levels show it to be possible.*
2. *Provided infiltration rates are satisfactory:-*
 - I. *Applicant shall submit dimensioned plans illustrating all aspects of the surface water drainage scheme including location and size of infiltration devices and the conveyance network. A statement on the amount of impermeable area served by each soakaway should also be illustrated on the plans and should be cross referenceable with associated soakaway calculations.*
 - II. *SCC require modelling results (or similar method) to demonstrate that infiltration devices have been adequately sized to contain the critical 100yr+CC event for the catchment area they serve. Each soakaway should be designed using the nearest tested infiltration rate to which they are located. A suitable factor of safety should be applied to the infiltration rate during design.*
 - III. *Soakaways will be at least 5m away from any foundations and will only dispose of clean water due to the site area overlying a Source Protection Zone.*
 - IV. *Soakaways will have a half drain time of less than 24hours.*
 - V. *Any conveyance networks in the 1 in 30 event show no flooding above ground and no flooding to properties in the 1 in 100yr event.*
 - VI. *Details of any exceedance volumes and their routes should be submitted on the drainage plans.*

3. *If the use of infiltration is not possible then modelling OR a similar method shall be submitted to demonstrate that:-*
 - i. *Surface water runoff will be discharged to a suitable receptor and restricted to the existing greenfield runoff rates for the site.*
 - ii. *Any attenuation features will contain the 1 in 100 year rainfall event including climate change*
 - iii. *Any pipe networks in the 1 in 30 event show no flooding above ground*
 - iv. *Modelling of the volumes of any above ground flooding during the 1 in 100 year rainfall + climate change to ensure no flooding to properties on or off-site. This should also include topographic maps showing where water will flow and/or be stored on site. If exceedance routes are to be directed to SuDS features then the potential additional volume of surface water must be included within the design of the surface water system.*
4. *A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.*
5. *Arrangements to enable any Surface water drainage within any private properties to be accessible and maintained including information and advice on responsibilities to be supplied to future owners.*

Reasons

- *To prevent the development from causing increased flood risk off site over the lifetime of the development (by ensuring the inclusion of volume control).*
- *To ensure the development is adequately protected from flooding (and to maximise allowable aperture size on control devices).*
- *To ensure the development does not cause increased pollution of the downstream watercourse*
- *To ensure clear arrangements are in place for ongoing operation and maintenance.*

King Regards

Steven Halls

Flood and Water Engineer
Flood and Water Management
Resource Management
Suffolk County Council
Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX

Tel: 01473 264430
Mobile: 07713093642
Email: steven.halls@suffolk.gov.uk

From: Hopkins, John [<mailto:john.hopkins@tpa.uk.com>]
Sent: 17 June 2016 10:24
To: Steven Halls
Cc: RM Floods Planning
Subject: RE: Land South of Old Stowmarket Road, Woolpit - ref: 1636/16