

# Public Document Pack



| <b>DEVELOPMENT CONTROL COMMITTEE B</b> |   |
|--|---|
| <b>DATE</b>                            | <b>Wednesday, 22 February 2017</b>  |
| <b>PLACE</b>                           | <b>Council Chamber, Mid Suffolk District Council Offices, High Street, Needham Market</b> |
| <b>TIME</b>                            | <b>9.30 am</b>  |

**Please ask** Committee Services  
**for:**

**Direct Line:** 01449 724673

**Email:** [Committees@baberghmidsuffolk.gov.uk](mailto:Committees@baberghmidsuffolk.gov.uk)

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

## **A G E N D A**

|  | <u>Page(s)</u> |
|--|----------------|
| <b>1 Apologies for absence/substitutions</b>   |                |
| <b>2 To receive any declarations of pecuniary or non-pecuniary interest by Members</b>         |                |
| <b>3 Declarations of lobbying</b>  |                |
| <b>4 Declarations of personal site visits</b>  |                |
| <b>5 SA/03/17 Confirmation of the minutes of the meeting held on 25 January 2017</b>           | <b>1 - 6</b>   |
| <b>6 To receive notification of petitions in accordance with the Council's Petition Scheme</b> |                |
| <b>7 Questions by the public</b>   |                |

The Chairman to answer any questions from the public of which notice has been given no later than midday three clear working days before the day of the meeting in accordance with Committee and Sub-Committee Procedure Rule 7.

## 8 Questions by Councillors

The Chairman to answer any questions on any matter in relation to which the Council has powers or duties which affects the District and which falls within the terms of reference of the Committee, of which due notice has been given no later than midday three clear working days before the day of the meeting in accordance with Committee and Sub-Committee Procedure Rule 8.

## 9 SA/04/17 Schedule of planning applications

7 - 8

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

- a 3469/16 Land East of Borley Green, Elmswell (Pages 9 - 80)
- b 2112/16 Land on east side of Green Road, Woolpit (Pages 81 - 198)
- c 4242/16 Land to north west of Mason Court (Known as Old Engine Meadow), Mendlesham (Pages 199 - 262)
- d 3931/16 Melbury, Green Lane, Woolpit (Pages 263 - 284)
- e 3845/16 Land adjacent Green Farm Cottage, The Green, Redgrave (Pages 285 - 316)
- f 3146/16 Land at Orchard Way, Coddensham (Pages 317 - 354)
- g 4832/16 3 All Saints Road, Creeting St Mary (Pages 355 - 380)

## 10 Site Inspection

**Note:** *Should a site inspection be required for any of the applications this will be held on Wednesday, 1 March 2017 (exact time to be given). The Committee will reconvene after the site inspection at 12:00 noon in the Council Chamber.*

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

### Notes:

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

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

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

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

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

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

**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**

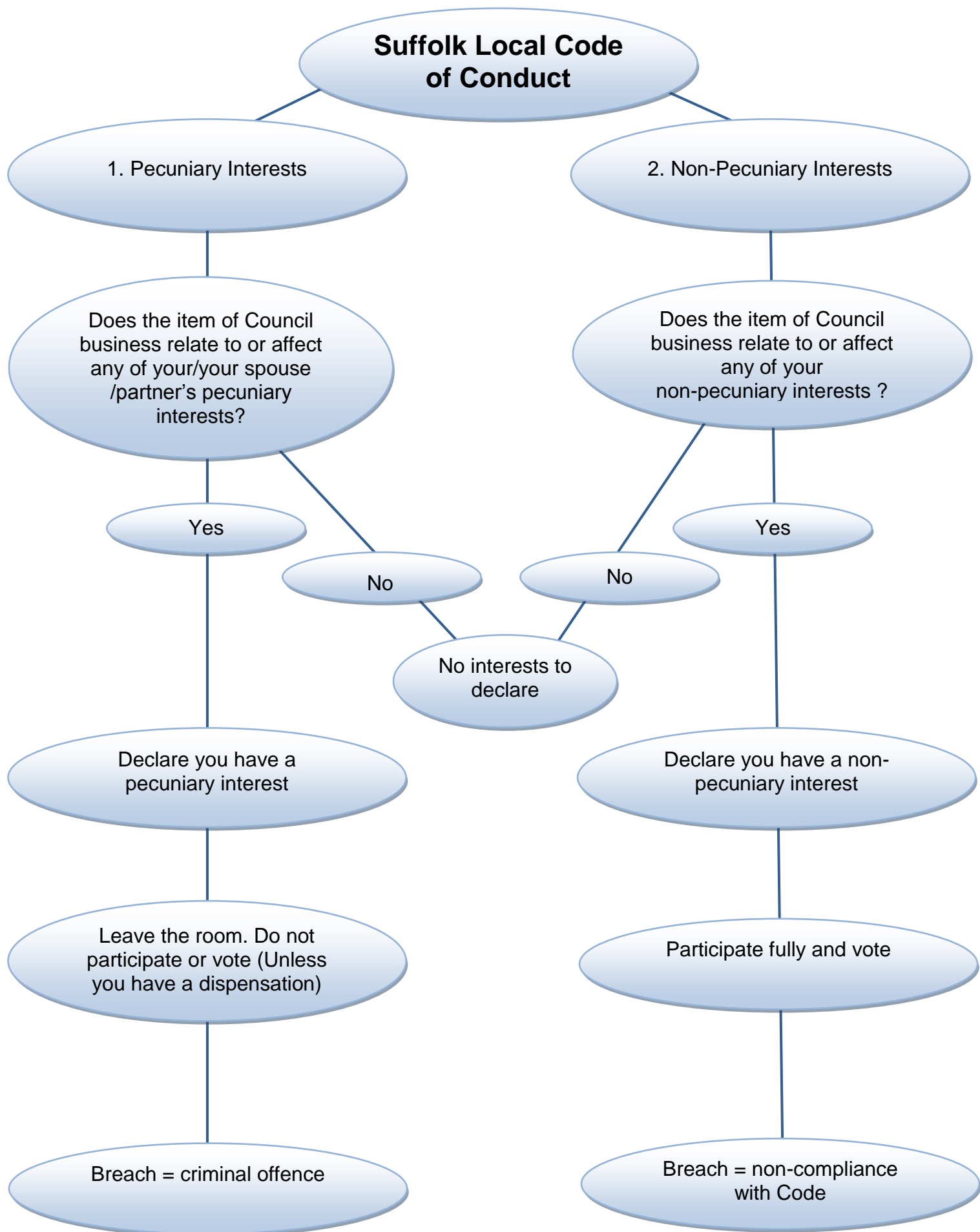
**Housing Delivery** – More of the right type of homes, of the right tenure in the right place

**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')



# Agenda Item 5

**SA/03/17**

## **MID SUFFOLK DISTRICT COUNCIL**

Minutes of the meeting of the **DEVELOPMENT CONTROL COMMITTEE B** held at the Council Offices, Needham Market on Wednesday 25 January 2017 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  
Jessica Fleming  
Barry Humphreys MBE  
John Levantis  
Dave Muller  
Jane Storey

### **Green Group**

Councillor: Keith Welham

### **Liberal Democrat Group**

Councillor:

### **Denotes substitute \***

**In attendance:** Senior Development Management Planning Officer (JPG)  
Senior Planning Officer (IW)  
Development Management Planning Officer (SB)  
Governance Support Officers (VL/HH)

### **SA127 APOLOGIES FOR ABSENCE/SUBSTITUTIONS**

An apology for absence was received from Councillor Mike Norris.

### **SA128 DECLARATIONS OF PECUNIARY/NON-PECUNIARY INTEREST**

Councillors Roy Barker, Julie Flatman, Kathie Guthrie, Barry Humphreys MBE and Dave Muller declared a non-pecuniary interest in application 2691/16 as visitors to the museum.

### **SA129 DECLARATIONS OF LOBBYING**

There were no declarations of lobbying.

### **SA130 DECLARATIONS OF PERSONAL SITE VISITS**

There were no declarations of personal site visits.

## **SA131 MINUTES**

The Minutes of the meeting held on 21 December 2016 were confirmed and signed as a correct record.

## **SA132 TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

None received.

## **SA133 QUESTIONS FROM MEMBERS**

None received.

## **SA134 QUESTIONS FROM COUNCILLORS**

None received.

## **SA126 SCHEDULE OF PLANNING APPLICATIONS**

| <b>Application Number</b> | <b>Representations from</b>                     |
|---------------------------|---|
| 2691/16                   | Mrs Daley (Objector)<br>Sarah Hucklesby (Agent) |
| 3172/16                   | Phil Cobbold (Agent)                            |

### **Item 1**

|               |   |
|---------------|---|
| Application   | 2691/16   |
| Proposal      | Re-laying of existing standard gauge track on existing track bed and erection of new 'Wilby Halt' |
| Site Location | <b>WETHERINGSETT CUM BROCKFORD</b> – Mid Suffolk Light Railway, Hall Lane, IP14 5PW               |
| Applicant     | Mid Suffolk Light Railway   |

The Senior Planning Officer made Members aware that the application was based on a maximum of 30 event days a year and one locomotive and no more than three carriages. It was noted that an additional objection had been received but not logged on the website which meant the total number of objections was two, not one as stated in the report. The additional objection was included in the addendum.

Clarification was given regarding 'photography days', the pre-paid fee included membership and allowed members to attend and take photographs on days when then stock was moved. It was established that the photography members received a special invite, attending on days when the railway was not open to public.

Members raised questions regarding the acoustic fence and the Senior Development Planning Officer stated that the boarding was to be of acoustic material. .. It was also established that the colour of the proposed Halt was likely to be the same as Wilby Halt ie standard white. .

Mrs Daley, an Objector, pointed to the previous similar application in 1996/97 which had been refused due to smoke travelling 200m and the adverse impact this would have on her property. Mrs Daley's also drew Members' attention to the Noise Assessment Report by Sharps Redmore (SRAC), which concluded that the noise was above the accepted levels. She requested that if the application was approved conditions be put in place as suggested in the Noise Assessment Report and also that the materials for the acoustic boarding be detailed. She said the Museum was open every weekend throughout the summer which impacted on her family's enjoyment of their home and that there was a history of not complying with the existing conditions.

Sarah Hucklesby, the Agent, informed Members that the Mid Suffolk Light Railway was run by 80 volunteers, was self-funded, fully accredited and was the main tourist attraction in the area. Visitor numbers had remained static and return visitors were essential to help with funding. Research had shown that the extended running time of the train to 7 minutes each way, with a stopover at the new Halt would bring more visitors to the attraction and more return visits. The Railway had educational, historical and entertainment value and its decline or closure would mean the loss of an important part of local heritage and would adversely affect tourism and the local economy.

Councillor Glen Horn, Ward Member, said the value of museums throughout Suffolk should not be underestimated but it was important to balance the aims of achieving growth against the potential impact on the surrounding area. He said the application was the result of a collaborative approach between the Museum, Officers, Parish Council and residents and all had made compromises. He confirmed that the Parish Council had held three meetings to enable everyone to voice their opinions, but unfortunately it had not been possible to get everyone together at the same time. He confirmed that the final response was a recommendation for refusal but believed that the Parish Council had not had sight of the applicant's noise assessment at the time it submitted its final response.

During the ensuing debate Members considered the length of the new track and its value in increasing the customer experience, the reduced noise level that resulted by the push and pull action of the train and value of the Museum as a tourist attraction. Confirmation was given that the train whistle would not be used. It was considered that the proposed mitigation measures were satisfactory and that there would be little impact on neighbouring properties. The Museum was of historic value, a tourist attraction which boosted the local economy and engaged with the training of young engineers.

Councillor Barry Humphreys MBE proposed the recommendation and Councillor Dave Muller seconded the motion.

By 8 votes to 0 with 1 abstention

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

1. Standard time limit
2. List of approved documents

3. The additional section of track hereby approved only to be traversed by a locomotive on designated 'event' days and not at any other time
4. All event traffic using the hereby approved section of track in accordance with condition 3 (above) shall be hauled by a single locomotive and no more than two carriages only, attached to the western (Brockford end) of the rolling stock, and not in any other configuration
5. Prior to the extended section of track hereby approved being brought into use details of sound attenuation measures to be installed shall be agreed in writing with the local planning authority. The agreed details shall be fully installed prior to use and thereafter retained as approved
6. Biodiversity mitigation measures to be implemented as set out in submitted report

## Item 2

|               |  |
|---------------|--|
| Application   | 3172/16  |
| Proposal      | Demolition of derelict buildings and erection of detached dwelling |
| Site Location | <b>STONHAM PARVA</b> – Barns at Four Elms Farm, Norwich Road       |
| Applicant     | Mr P Watson  |

The Planning Officer advised that on page 27, the planning history for application 3172/16 should not read refused as this was in fact the application for consideration today.

The Chairman, Councillor Kathie Guthrie advised Members that if the Committee was minded to approve the application against the Officer recommendation, she would refer it to the Planning Referrals Committee for decision in line with guidance.

Phill Cobbold, the Agent, explained that the site was adjacent and with easy access to the A140, and that it was derelict, vandalised and in poor repair. A previous application for conversion of the buildings to office use had been approved but never completed. The Council's lack of a five year land supply meant that if the development was sustainable it should be approved. He believed it to be sustainable both economically and socially and that the site should not be described as isolated as it sat within a group of dwellings. Although future occupants would be likely to use a car for work etc it would not generate any additional vehicular movements to the offices already approved. It would also visually improve an untidy site.

Councillor Suzie Morley, Ward Member, said that although she would not usually go against Officer recommendation she felt that small parishes could benefit from developments such as this application. The buildings to be demolished were originally used in connection with the farm house and no additional vehicle movements would arise than from that use. A neighbouring barn had already been converted to residential use. On balance she supported the application.

Members debated the proposal and representations made at length. Opinion was divided with some considering the site an eyesore and dangerous and that the proposed development would be an environmental improvement. It was considered sustainable as it was on a bus route, the A140 was an access route to major conurbations and there were other dwellings and a public house in the vicinity. A nearby barn had also been converted for residential use.

Others, while having sympathy with this opinion, felt that the proposal was against policy as it did not meet the criteria for a barn conversion and the NPPF precluded development on agricultural land, and it should therefore be refused.

A motion for approval was proposed by Councillor Jessica Fleming and seconded by Councillor Barry Humphreys MBE.

The Chairman advised the Committee that if the decision was against Officer recommendation and Council policy, she would have no option but to refer the application to the Planning Referrals Committee for decision.

By 6 votes to 3

The Chair, using the discretionary powers available, then resolved to refer the application to the Planning Referrals Committee for determination.

**Decision** – Refer to Planning Referrals Committee

.....  
Chairman

This page is intentionally left blank



# Agenda Item 9

## MID SUFFOLK DISTRICT COUNCIL

### DEVELOPMENT CONTROL COMMITTEE B

#### SCHEDULE OF APPLICATIONS FOR DETERMINATION BY THE COMMITTEE

22 FEBRUARY 2017

| Item | Ref No. | Location And Proposal   | Ward Member                                 | Officer | Page No.   |
|------|---------|---|---|---------|------------|
| 1.   | 3469/16 | <b><u>Land East of Borley Crescent Elmswell</u></b><br><br>Outline Planning Application sought (with all matters other than means of access reserved) for residential development of up to 60 dwellings with associated car parking, landscaping, public open space areas, pedestrian/cycle links and vehicular access from Borley Crescent | Cllr John Levantis<br><br>Cllr Sarah Mansel | Smc     | 9 to 80    |
| 2.   | 2112/16 | <b><u>Land on east side of Green Road, Woolpit</u></b><br><br>Erection of 49 dwellings (including 17 affordable dwellings) and construction of new access.  | Cllr Jane Storey                            | DJ      | 81 to 198  |
| 3.   | 4242/16 | <b><u>Land to north west of, Mason Court (Known as Old Engine Meadow), Mendlesham</u></b><br><br>Application for Outline Planning Permission (include access only) for the erection of 28 dwellings   | Cllr Andrew Stringer                        | DJ      | 199 to 262 |

| Item | Ref No. | Location And Proposal   | Ward Member                                | Officer | Page No.   |
|------|---------|---|--|---------|------------|
| 4.   | 3931/16 | <b><u>Melbury, Green Lane, Woolpit</u></b><br><br>Outline Permission for the erection of one dwelling                               | Cllr Storey                                | RB      | 263 to 284 |
| 5.   | 3845/16 | <b><u>Land adjacent Green Farm Cottage, The Green, Redgrave, IP22 1RR</u></b><br><br>Erection of detached dwelling and garage       | Cllr Jessica Fleming<br>Cllr Derek Osborne | RUBI    | 285 to 316 |
| 6.   | 3146/16 | <b><u>Land at Orchard Way, Coddendam</u></b><br><br>Erection of a detached dwelling, formation of parking area and vehicular access | Cllr Tim Passmore                          | LW      | 317 to 354 |
| 7.   | 4832/16 | <b><u>3 All Saints Road, Creeping St Mary</u></b><br><br>Erection of detached single storey dwelling                                |  | SES     | 355 to 380 |

# Agenda Item 9a

## **Committee Report**

**Committee Date:** 22 February 2017

**Item No:** 1

**Reference:** 3469/16

**Case Officer:** SMC

---

**Description of Development:** Outline Planning Application sought (with all matters other than means of access reserved) for residential development of up to 60 dwellings with associated car parking, landscaping, public open space areas, pedestrian/cycle links and vehicular access from Borley Crescent

**Location:** Land to the east of Borley Crescent, Elmswell IP30 9UG

**Parish:** Elmswell

**Ward:** Elmswell & Norton

**Ward Member/s:** Cllr John Levantis and Cllr Sarah Mansel

**Site Area:** 1.8ha

**Conservation Area:** None

**Listed Building:** None

**Received:** 12/08/2016

**Expiry Date:** 28/02/2017

---

**Application Type:** Outline with all matters reserved except for access.

**Development Type:** Major - Dwellings

**Environmental Impact Assessment:** Not required

**Applicant:** Mr M Jewers

**Agent:** Armstrong Rigg Planning

---

## **SUMMARY**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The officers recommend approval of this application. The proposed development represents/fails to represent an increase in housing supply and economic benefits would outweigh any highways social and environmental impacts of the proposal.

---

## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

---

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

1. It is a “Major” application for: -
  - a residential land allocation for 15 or over dwellings

---

## **PART TWO – APPLICATION BACKGROUND**

---

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

### **History**

2. There is no relevant planning history.

### **Details of Previous Committee / Resolutions**

3. None

### **Details of Member site visit**

4. None

### **Details of any Pre Application Advice**

5. None

---

## **PART THREE – ASSESSMENT OF APPLICATION**

---

### **Consultations**

6. **This is a summary of the consultation responses received. The full representations are included within the Committee Bundle.**

### **Elmswell Parish Council – OBJECT**

The grounds of objection are as follows:

- Impact on the highway network - in particular the access to the proposed development of 60 dwellings via Blackbourne Road and Borley Crescent presents a serious hazard. Blackbourne Road and its junction with Ashfield Road are close to maximum safe capacity and will not, without hazard, cope with the extra traffic load suggested by this application. The proposal runs counter to Local Plan Policy T10 with specific reference to the requirements for: The provision of safe access to and egress from the site; the suitability of existing roads giving access to the development, in terms of the safe and free flow of traffic; and whether the amount of traffic generated by the proposal will be acceptable in relation to the capacity of the road network in the locality of the site.
- Parking - the house types indicate that there is a need for 103 spaces which cannot be accommodated on the indicative layout which forms part of the application. This is contrary to Local Plan Policy T9.

- Highway impact on the area around the railway crossing
- Impact on existing infrastructure and services including the health centre, Anglian Water foul sewer network and education

### **SCC Highways – No objection.**

Having read through the supporting information it suggests there should be no highway issues at any of the nearby junctions and the effect on queuing at the level crossing is minimal with a predicted increase of only 2 vehicles in the morning peak hour and 1 vehicle in the evening peak period. Note - Following additional information submitted by the applicant in response to the PC's concern about the level crossing the highway engineer has confirmed that their surveys were carried out to include the peak traffic generation times of 07:00 to 10:00 and 16:00 to 19:00. In those times the rail crossing gates were measured as being down for 240 seconds (4 minutes) on two occasions.

Comments were also made about the illustrated geometry of the proposed vehicular access being unacceptable in highway terms. However, this can be resolved at the Reserved Matters stage and it is the point of access which is to be considered now.

On this basis and as the red site outline has been revised to include the land required for the extension of Borley Crescent the development is acceptable subject to conditions relating to:

- Details of estate roads,
- Provision of carriageways and footways to an acceptable level prior to occupation
- details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage
- visibility splays

A sum of £25,000 is sought in respect of public transport infrastructure improvements for bus stops.

### **Planning Policy – No objection to housing but object in respect of insufficient capacity at primary school.**

In view of the current shortfall in 5 years housing land supply in Mid Suffolk, we have to consider housing applications in the context of NPPF policy for sustainable development. (The housing land supply for Mid Suffolk is estimated at 3.7 years, as at 31 March 2016, with details in the latest Annual Monitoring Report).

Elmswell is classified in the Mid Suffolk Core Strategy (2008) as a key service centre. It is one of the largest villages in Mid Suffolk, in the A14 corridor, with a railway station and some local employment. It is therefore a sustainable location for future development. Existing planning permissions for housing include 190 dwellings on the former Grampian Harris factory brownfield site (ref. 3918/15)

Several sites around Elmswell, and nearby at Woolpit, have been offered in response to the call for sites in July / August 2016.

Elmswell Parish Council is preparing a Neighbourhood Plan – the NP area was designated in January 2014 but the Plan is not yet at an advanced stage. The parish council has expressed support for some housing growth if it would contribute to their aspirations for a relief road for Elmswell, but no route or scheme has yet been established.

In view of this policy background we have limited control over bringing sites forward, other than responding to planning applications as they arise, until the new joint Local Plan and Neighbourhood Plan are advanced or a 5 year housing supply is regained. In particular the cumulative impact of a number of sites on infrastructure capacity (schools, roads, health facilities etc.) could be an issue.

Although our housing supply policies are currently regarded as being out of date, other aspects like mix of house types and sizes (MSLP 1998 policy H 14) and provision of up to 35% affordable housing (MSLP Alteration 2006 policy H4) can still be applied.

#### **BDC/MSDC – Housing – No objection**

The most recent information from the Mid Suffolk's Council's Housing Register shows 50 applicants registered who have a connection to Elmswell. **21** of the proposed dwellings on the development should be for affordable housing. Comments are offered on an appropriate housing mix.

#### **SCC Planning and Infrastructure – No objection.**

The catchment secondary school does not have sufficient spare places to absorb the additional secondary pupils, but Ixworth Free School does. Sixth Form pupils can be accommodated at the Thurston Community College sixth form campus at Beyton. Therefore, this development is not expected to necessitate a bid for the District Council's CIL funds.

We forecast to have no surplus places at the catchment Primary School to accommodate children arising. Recent discussions have been based around the opportunity to expand the existing primary school from 315 to 420 places (2 forms of entry). The County Council commissioned its consultants, Concertus, to undertake a Stage 1 feasibility exercise to see what can be achieved on the site. The conclusions of the stage 1 feasibility report confirmed that it would be possible with some innovative design solutions to increase the school capacity to 420 places whilst also improving the school operational environment.

As the report establishes that it is possible to expand the existing schools to accommodate the additional pupils this approach would be captured through the Community Infrastructure Levy (CIL).

The following bids will be made through CIL.

- Primary and Secondary Education - £182,715.00
- Pre-school Education - £36,546.00
- Libraries - £12,960

#### **BDC/MSDC - Environmental Health - Land Contamination. No objection**

Request that the Contaminated Land Officer is 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.

#### **SCC Flood & Water Team – No objection**

A pre-commencement condition requiring infiltration testing to be secured is recommended.

#### **Anglian Water – No objection.**

The foul drainage and sewerage can be accommodated in the system. The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable. We request that the agreed strategy is reflected in the planning approval.

### **BDC/MSDC - Environmental Health – Other Issues – No objection.**

Initial comments highlighted the potential for significant loss of amenity at the new dwellings due to noise from the railway and the proposed play area. Following further discussions with your officers, it was considered that as this is an outline application with details to follow at the reserved matters stage, it would be appropriate to deal with these matters by appropriately worded acoustic glazing specification conditions. Further recommendations are that a condition be attached requiring a Construction Management Plan and no burning of materials on site during clearing and construction.

### **BDC/MSDC - Environmental Health - Sustainability Issues – No objection**

Following receipt of additional sustainability Statement, no objection subject to the imposition of a condition to address renewables.

### **BDC/MSDC - Arboricultural Officer – No objection**

The Tree Survey provides an accurate assessment of the trees with all seemingly scheduled for retention. There is no objection subject to a condition requiring a detailed Arboricultural Method Statement and Tree Protection Plan in order to ensure appropriate protection measures are in place.

### **SCC Archaeology – No objection.**

This large proposal has never been the subject of any systematic archaeological evaluation. In addition it lies within an area of archaeological potential recorded in the County Historic Environment Record as scatters of Roman and medieval finds have been recorded in the direct vicinity of the proposed development area. As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at this location. Any groundworks causing significant ground disturbance have potential to damage any archaeological deposit that exists.

There is no objection subject to a planning condition to record and advance understanding of the significance of the heritage asset before it is damaged or destroyed.

### **Suffolk Constabulary - Design Out Crime Officer – No objection**

Various comments made in respect of secured by design principles.

### **BDC/MSDC - Waste Services - No objection**

Subject to conditions about waste collections and finished street surfaces in respect of the manoeuvring of the dustcart.

### **SCC – Rights of Way – No objection.**

Elmsett Public Footpath 10 (FP10) is recorded through the proposed development area. The plans indicate a cycle link to the railway station from the development; FP10 is recorded along this route, the legal status of which does not allow for cycling. Should a cycle track be proposed, a cycle track conversion order would be required and it would need to comply with highway standards; the full length of FP10 would need to be converted.

The site access from Borley Crescent will cross FP10; dropped kerbs will be required and safety precautions taken to ensure there is no conflict between pedestrians and vehicles.

FP10 where it runs along the western boundary to remain in a green corridor and not fenced in.

## **NHS England**

The proposed development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the application site. The GP practice does not have capacity for the additional growth resulting from this development.

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.

A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £22,701 to improvements to Woolpit Health Centre. NHS England therefore will seek that this sum be considered through Community Infrastructure Levy (CIL).

## **Suffolk Fire and Rescue Service – No objection**

Recommends fire hydrants be installed as part of this development and requests a condition to address this.

## **Representations**

### **7. Summary of neighbour and other representations**

16 letters of representation have been received in respect of the proposed development. The responses are summarised below:

- Impact on highway infrastructure and congestion especially around the railway crossing (contrary to Policy TP10)
- Impact on existing services and infrastructure e.g. the doctors surgery, the Primary School
- Safety concerns as the access to the site from Borley Crescent crosses footpath no.10 which is a point of danger for anyone walking this very popular path.
- The screening needs to be effective
- The existing footpath running north-south on eastern the current eastern boundary should be moved to the eastern edge of the new development.
- Loss of views
- Cumulative impact of residential development.
- Design and layout of buildings directly next to us which will impact by virtue of noise
- Lack of sufficient parking
- Impact of construction traffic that will need to access the site through Blackbourne Road and ultimately Borley Crescent.
- Part of the Planning consideration should include a 2nd vehicular access on to the Blackbourne estate From Station Road.
- Access for emergency vehicles is a concern
- Inadequate pressure in Water / sewage supply already stretched due to existing demand.
- Impact on privacy
- Loss of valuable farmland.
- Increased noise and pollution from the extra traffic is detrimental to the health and wellbeing of the current residents.
- Elmswell is becoming a small town which we villages do not like. We want to keep Elmswell a beautiful village. Yet Councils are determined to ruin village life



## **The Site and Surroundings**

8. The site comprises some 1.8 ha of agricultural land outside but abutting the north eastern edge of the village of Elmswell. The site adjoins an existing residential development, located to the west of the site. The site is bounded by Blackbourne Meadow to the north, farmland to the east and the railway line to the south. There is existing planting and hedgerows along the east and northern boundaries of the site. There are existing public footpaths to the north and west which provide access to the village and the countryside.

## **The Proposal**

Please note details of the proposed development including plans and application documents can be found online.

9. The application is for outline planning permission for up to 60 dwellings with all matters except access reserved. An indicative layout has been submitted which indicates that the main access would be taken from Borley Crescent leading to minor roads throughout the development. The built form is arranged in outward facing perimeter blocks with clearly defined public realm and includes open space (a LAP is proposed to the southern part of the development) and retention of natural assets which are a key component of the strategy.

The block structure would provide continuous linked and varied frontages and a selection of landmark buildings at key locations to provide closure to the vistas and provide visual architectural interest.

The development provides a mix of generally smaller units to meet local needs and has an average density of approximately 31 units/ha. The predominant height is two storey with bungalows along the eastern boundary to limit impact.

Existing links would be retained and strengthened with positive links to Elmswell and the wider countryside, including a link in a westerly direction along the northern side of the railway.

The precise details would be addressed at the reserved matters stage.

## **NATIONAL PLANNING POLICY FRAMEWORK**

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

The following parts of the NPPF are considered to be applicable to this scheme:

Para 6: Achieving sustainable development

Para 7: Three dimensions to sustainable development

Para 11 – 15: The presumption in favour of sustainable development

Para 17: Core planning principles

Para 32 and 34: Transport movements

Para 47: Delivering a wide choice of high quality homes (including the need to have a 5 year deliverable supply of housing)

Para 49: All housing proposals should be considered in the context of the presumption in favour of sustainable development.

Paragraph 55: To promote sustainable development in rural areas.

Para 56 & 60: Requiring good design

Para 64: Development of poor design must not be supported.

Para 69: Promoting healthy communities

Para 70: Delivery of social, recreational and cultural facilities that the community needs.

Para 72: Provision of school places.

Para 73: Access to high quality open space.

Para 75: Protection and enhancement of public rights of way.

Para 100: Development and flood risk

Para 103: Development and increasing flood risk elsewhere

Para 109: Planning system should contribute to and enhance the natural and local environment.

Para 112 & 117–119: Development affecting protected wildlife

Para 123: Planning and noise.

Para 125: Planning and darker skies.

Para 128 & 129: Describing the significance of a designated heritage asset.

Para 131: Determining planning applications that affect heritage assets.

Para 132: Significance of heritage assets.

Para 134: Development and less than substantial harm

Para 186: Approaching decision taking in a positive way.

Para 187: Local Planning Authorities should find solutions rather than problems in decision taking.

Para 196: Plan led planning system.

Para 197: Assessing and determining application applying the presumption in favour of sustainable development.

P203 -206 – Planning conditions and obligations.

Para 211 - 212: Using development plans and the NPPF in decision making.

Para 214 – 215: The weight attached to development plan policies having regards to their consistency with the NPPF.

Para 216 – Weight given to policies in emerging plans

## **CORE STRATEGY**

11. (Core Strategy Focused Review  
 FC1 – Presumption in favour of sustainable development.  
 FC1.1 – Mid Suffolk's approach to delivering sustainable development  
 FC2 – Provision and distribution of housing.

### **Core Strategy**

CS1 – Settlement hierarchy  
 CS2 – Development in the countryside & countryside villages  
 CS4 – Adapting to climate change.  
 CS5 – Mid Suffolk's environment  
 CS6 – Services and infrastructure  
 CS9 – Density and mix

## **NEIGHBOURHOOD PLAN / SUPPLEMENTARY PLANNING DOCUMENTS /AREA ACTION PLAN**

12. None

## **SAVED POLICIES IN THE LOCAL PLAN**

13. GP1 – Design and layout of new developments  
HB1 – Protection of historic buildings  
HB13 – Protecting ancient monuments  
HB14 – Ensuring that Archaeological remains are not destroyed  
H3 – Housing developments in villages  
H13 – Design and layout of development  
H15 – Development to reflect local characteristics.  
H16 – Protecting existing residential amenity  
H17 – Keeping new development away from pollution  
CL8 – Protecting wildlife  
CL11 – Retaining high quality agricultural land  
T9 – Parking standards  
T10 – Highway consideration in developments  
RT4 – Amenity open space and play areas within residential development  
RT12 – Footpaths and bridleways  
SB3 – Retaining visually important landscapes

## **Main Considerations**

### **Principle of Development**

The site is located outside of the settlement boundary of Elmswell. As such the site is located within the Countryside where Policy CS2 of the Mid Suffolk Core Strategy applies. This states that development in the Countryside will be limited to various categories of development. Market residential dwellings are not one of the categories of development acceptable in the Countryside and therefore the proposal would not comply with Policy CS2.

The NPPF states that if a development plan is not up to date or in compliance with the NPPF it can be set aside to allow sustainable development. In particular paragraph 49 of the NPPF states that:

*Housing applications should be considered in the context of the presumption in favour of sustainable development. 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.*

However, the local authority cannot demonstrate a five year land supply for deliverable housing sites. Paragraph 49 of the National Planning Policy Framework ("NPPF") states;

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

Given that Mid Suffolk cannot demonstrate a 5 year housing supply it is considered that Policy CS2 should be not considered to be up to date. The NPPF nevertheless requires that the development be considered to be sustainable in order to be acceptable.

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

Paragraph 14 of the NPPF reads,

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

The NPPF 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 and 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) policies FC1 and FC1.1 seeks to secure development that improves the economic, social and environmental conditions in the area and proposals 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 and not be considered isolated.

The proposal therefore must be determined with regard to sustainable development as defined by the NPPF.

#### Sustainable Development

The application site is therefore in close proximity and reasonably connected to the services and facilities of Elmswell. The railway station which offers connections to Cambridge and Ipswich and Diss to London is 0.4 km from the site, while the primary school and post office (and nearby retail facilities are 1.17 km and 0.62 km respectively, from the site. A bus stop is located some 450m from the site on Ashfield Road which serves the number 474 bus providing regular access to Woolpit. Further bus services operate from the village centre which serve Stowmarket and Bury St Edmunds.

Subsequently the dwellings would support the local rural economy and overall rural vitality in accordance with paragraph 55 of the NPPF.

The proposal retains and enhances existing footpath links which would provide attractive and accessible local greenspace.

The development would therefore lead to a development which supports the rural economy and provides a social benefit through additional dwellings (including affordable units).

The site is screened to an extent by existing boundary trees and hedging to the east and north.

Overall the proposal is considered to adhere to the principles of sustainable development as to safeguard the local character and provide environmental, social and economic gains as required by policy FC1 and FC1.1 of the Focused Review and the overarching aims of the NPPF. Consequently the principle of this development is accepted subject to other material considerations. The main considerations are impact on:

- Landscape character and appearance of the area
- Highways
- Neighbour amenity
- Biodiversity

### Impact on Landscape

Core Strategy Policy CS5 requires development to enhance or maintain local distinctiveness. Policy GP1 of the Mid Suffolk Local Plan 1998 and Policy FC1.1 of the focused review Core Strategy also supports development that maintains and enhances the character and appearance of the surrounding area.

The site is in open countryside although it immediately abuts a residential estate to the east. Currently there is a reasonable landscape screen between the dwellings on Borwell Crescent and open countryside, which softens the impact of the existing built development. In this respect, the dwellings would sit in front of the existing housing development rather than against open countryside. The development would be similar in form to that which exists. There is a hedgerow of the northern edge of the proposed development. While the indicative layout shows a landscape buffer between the new development and the open countryside there will be no immediate screening. However, with appropriate landscaping to supplement and enhance existing vegetation, addressed by condition, the impact on the landscape is not considered to be significant enough so as to justify a refusal on landscape grounds and the development is considered to safeguard in a sustainable manner the character and appearance of the settlement.

### Impact of Highways

Saved Policies H13 and T10 of the Mid Suffolk District Local Plan states that development will be supported where it does not have a negative impact on highway safety. The policies referred to above are in line with the requirement of paragraph 39 of the NPPF to provide safe and suitable access for all and carries significant weight the determination of this application.

Access is the only matter not reserved for a future planning application. The only access would be taken from Borley Crescent to the south west corner of the site. Details such as layout and car parking (a concern which has been raised in the representation received) would be addressed at the reserved matters stage.

Concerns have been raised about the wider impact of the development on the highway network. However, the Transport Assessment which accompanies the application has been assessed by Suffolk County Council Highways and whilst the concerns of the Parish Council (and objectors) are noted, Suffolk County Council raises no objection to the development subject to conditions as outlined earlier in your report. Subsequently, there are no reasons sufficient to justify a refusal on highway grounds.

### Affordable Housing

Altered Policy H4 of the Mid Suffolk Local Plan states that up to 35% of dwellings on new developments should be for affordable housing needs. This policy is in accordance with the aim of the NPPF to provide residential development for different sectors of the community. The developer is proposing 35% affordable housing in line with the policy and the mix would be agreed with the Council through an s106 legal agreement.

### Residential Amenity

Saved Policies SB2, H13 and H16 of the Mid Suffolk District Local Plan aim to protect the living conditions of neighbouring occupiers. These policies are considered to have significant weight in the determination of this application as they do not conflict with the main thrust of the NPPF as stated in paragraph 215 of the NPPF.

Given the existing screening along the eastern boundary and the separation distance shown on the illustrative layout, it is considered that it is possible to construct new dwellings in this location without causing harm to neighbour amenity in terms of loss of light, overlooking, overshadowing or being an over-bearing development. The impact on residential amenity will be subject to consideration as part of the reserved matters.

### Impact on biodiversity

Policy CS5 of the Mid Suffolk Core Strategy states that development should protect, manage and enhance Mid Suffolk's biodiversity. This policy is in accordance with paragraph 109 of the NPPF states that development should minimise impacts on biodiversity and provide net gains in biodiversity where possible. An ecological report accompanies the planning application. The site is largely arable land of low ecological value. The hedgerows and mature trees provide habitats. These features are being retained and can be protected by planning conditions. Only a small section would be removed to allow for access to the development. Precautionary measures can be controlled through the imposition of planning conditions in line with the recommendations of the ecological report.

As such the construction of the dwellings in this location is unlikely to result in the significant loss of wildlife habitat and harm to protected species as the majority of land.

### Other Issues

#### *Drainage*

The site is within Flood Zone 1 and the application is accompanied by a Flood Risk Assessment and SCC Flood and Water has not objected to the development as the applicant has demonstrated that a viable drainage solution can be achieved. SCC is content for the matter of infiltration testing to be secured by pre-commencement condition.

#### *Noise*

Whilst concerns have been raised by an objector about the proximity of the dwellings to their house, it is considered that the separation distances should not result in any demonstrable harm. It is also noted that the Environmental Protection officer had initial concerns with the potential for noise impact on residents in the new houses from the railway and the proposed play area. However, through appropriately worded conditions to address acoustic glazing etc. these issues can be addressed.

#### *CIL and S.106 Planning Obligations*

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

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

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

Policy CS6 of the Mid Suffolk Core Strategy states that new development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of new development. A bid has been received by SCC Planning Obligations Manager for the following:

- Primary and Secondary Education - £182,715.00
- Pre-school Education - £36,546.00
- Libraries - £12,960

These requirements are therefore considered to conform to the Councils CIL 123 list and will be dealt with as required by the Council in this regard in respect of any bid that may be applied for.

Suffolk County Council highways have requested a sum of £25,000 towards public transport infrastructure improvements for the bus stops which are south of the railway on School Road. These are served by Galloways 384/385 between Bury and Stowmarket as well as some school services and will be the key points for new passengers. The financial request is broken down as follows:-

2 x raised kerbs - £5,000

2 x RTPI screens - £20,000

There is no scope for a bus shelter on either side of the road. This contribution would be used for a specific project directly related to the development and can be secured by means of an s106 legal agreement.

35% affordable housing provision in accordance with policy would be secured through an s106 legal agreement.

---

## **PART FOUR – CONCLUSION**

---

### **Planning Balance**

Paragraph 49 of the NPPF states that where it cannot be demonstrated that a district has a five year land supply there is a presumption in favour of sustainable development. This is echoed by the Core Strategy Focus Review. It is therefore necessary to weight up the scheme to consider if the proposed development would be sustainable. Paragraph 7 of the NPPF suggests that there are three aspects of sustainability which should be considered, economic, social and environmental.

The major benefit of the proposal would be the addition of 60 dwellings to current permissions which would contribute to the supply of dwellings in the District. Inspectors' decisions have confirmed that when considering development under Paragraph 49 of the NPPF more weight should be given if there is a significant undersupply.

The development of 60 dwellings would have some economic benefits particularly during the construction phase. In addition the occupiers of the dwellings will use the shops and other facilities within Elmswell providing economic benefits to the wider area. Although the proposed development, is outside of the settlement boundary it would be in a relatively sustainable location. Elmswell has a good range of facilities including a pre-school and a primary school. However the social role of sustainable development also needs to consider the effect the development will have on the local infrastructure. Impacts on existing infrastructure can be addressed through bids for CIL monies. The key infrastructure issues to be addressed are primary school education, health and libraries. Affordable Housing would

be delivered in line with the policy requirement (35%) and this matter would be addressed through an s.106 obligation.

With regards to the broader environmental aspects of sustainability, relating to protecting and enhancing the natural, built and historic environment it is your officer's opinion that the development would not have a significantly detrimental impact on the character of the area and existing hedgerows would be retained.

In conclusion it is considered that the benefits from the increase in housing supply and economic benefits would outweigh any highways social and environmental impacts of the proposal. On this basis your officer's recommendation is one of approval.

**Statement Required By Article 35 of the Town and Country Planning (Development Management Procedure) Order 2015.**

14. When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising.
15. In this case the planning authority has negotiated with the applicant in regard to scheme and it has been subject to pre application advice.

**Identification of any Legal Implications of the decision**

16. S155 of the Housing and Planning Act requires both non material and material financial considerations that are known to be explained. In this case there are no material financial consideration except for CIL and both Council Tax and New Homes Bonus are non material to the decision recommendation.
17. The application has been considered in respect of the current development plan policies and relevant planning legalisation. Other legislation including the following have been considered in respect of the proposed development.
  - Human Rights Act 1998
  - The Equalities Act 2012
  - Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
  - Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
  - The Conservation of Habitats and Species Regulations 2010
  - Localism Act
  - Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

**RECOMMENDATIONS**

- (1) **That the Professional Lead - Growth & Sustainable Planning be authorised to secure a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990, to provide:**
  - **Affordable Housing – 35%**
  - **Bust stop improvements £25,000**
- (2) **That, subject to the completion of the Planning Obligation in Resolution (1) above to the satisfaction of the Solicitor to the Council, the Professional Lead - Growth & Sustainable Planning be authorised to grant planning permission subject to the following conditions including:**



- **Standard Time limit**
- **Approval of Reserved Matters**
- **Details of the estate roads and footpaths, (including layout, levels, gradients, surfacing and means of surface water drainage)**
- **Highways condition- Visibility splays**
- **Concurrent with Reserved Matters - Parking provision**
- **Concurrent with Reserved Matters- Soft Landscaping scheme to be agreed including trees to be retained/removed and protection measures**
- **Surface Water Drainage to be agreed**
- **Arboricultural Method Statement and Tree Protection Plan**
- **Provision of Fire Hydrants to be agreed**
- **Concurrent with Reserved Matters - Waste Strategy**
- **Acoustic glazing specification**
- **No burning of waste during clearance of site or construction**
- **Sustainability/Renewable as appropriate**
- **Ecology (in accordance with recommendations of Ecology Report)**

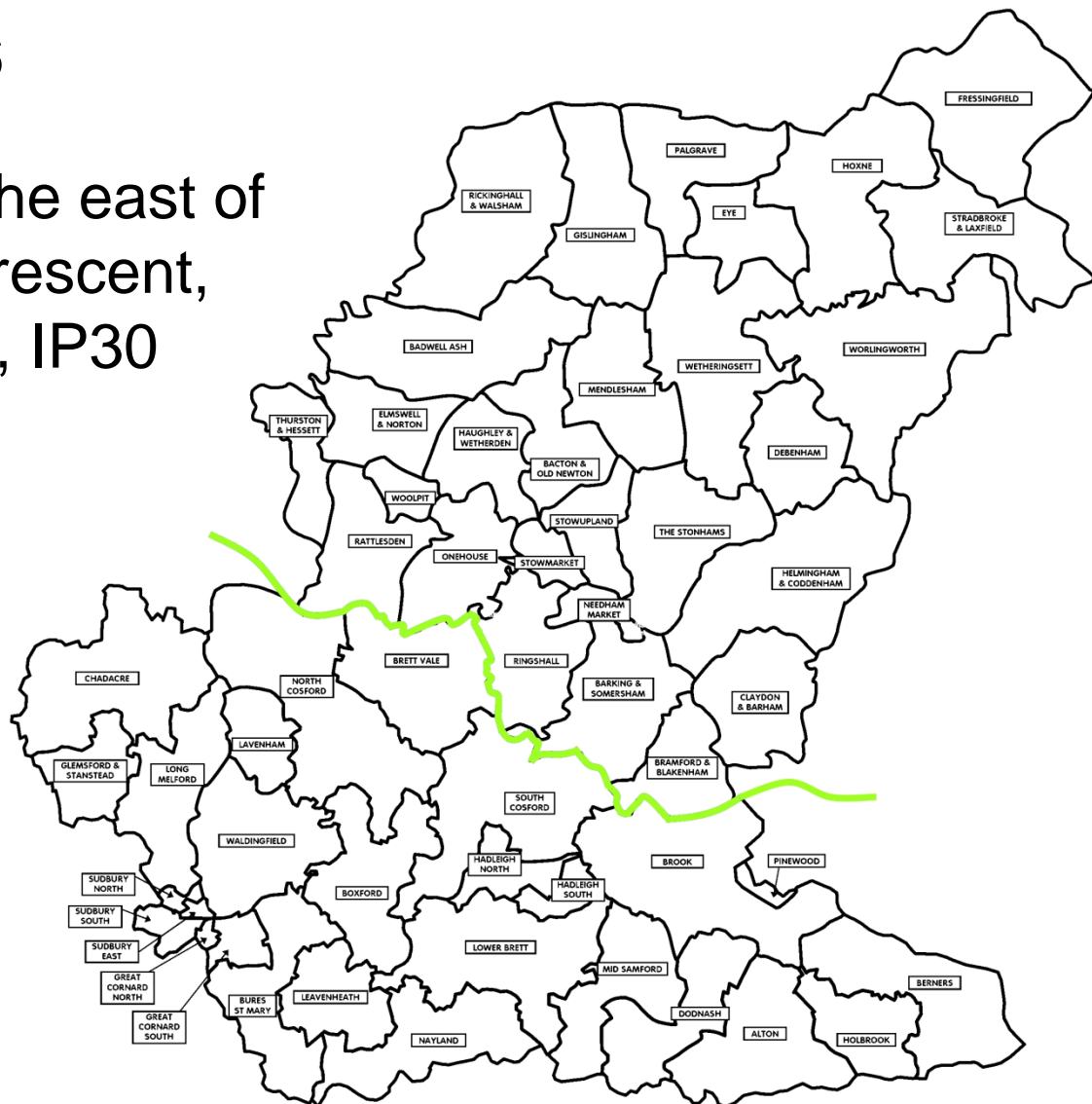
**(3) That, in the event of the Planning Obligation referred to in Resolution (1) above not being secured, the Professional Lead - Growth & Sustainable Planning be authorised to refuse planning permission, for reason(s) including:**

- **Failure to provide the requirements listed in (1), above contrary to Policy H4 of the Mid Suffolk Local Plan Alteration 2006 policy**

This page is intentionally left blank

**Address:** Land to the east of  
Borley Crescent,  
Elmswell, IP30  
9UG

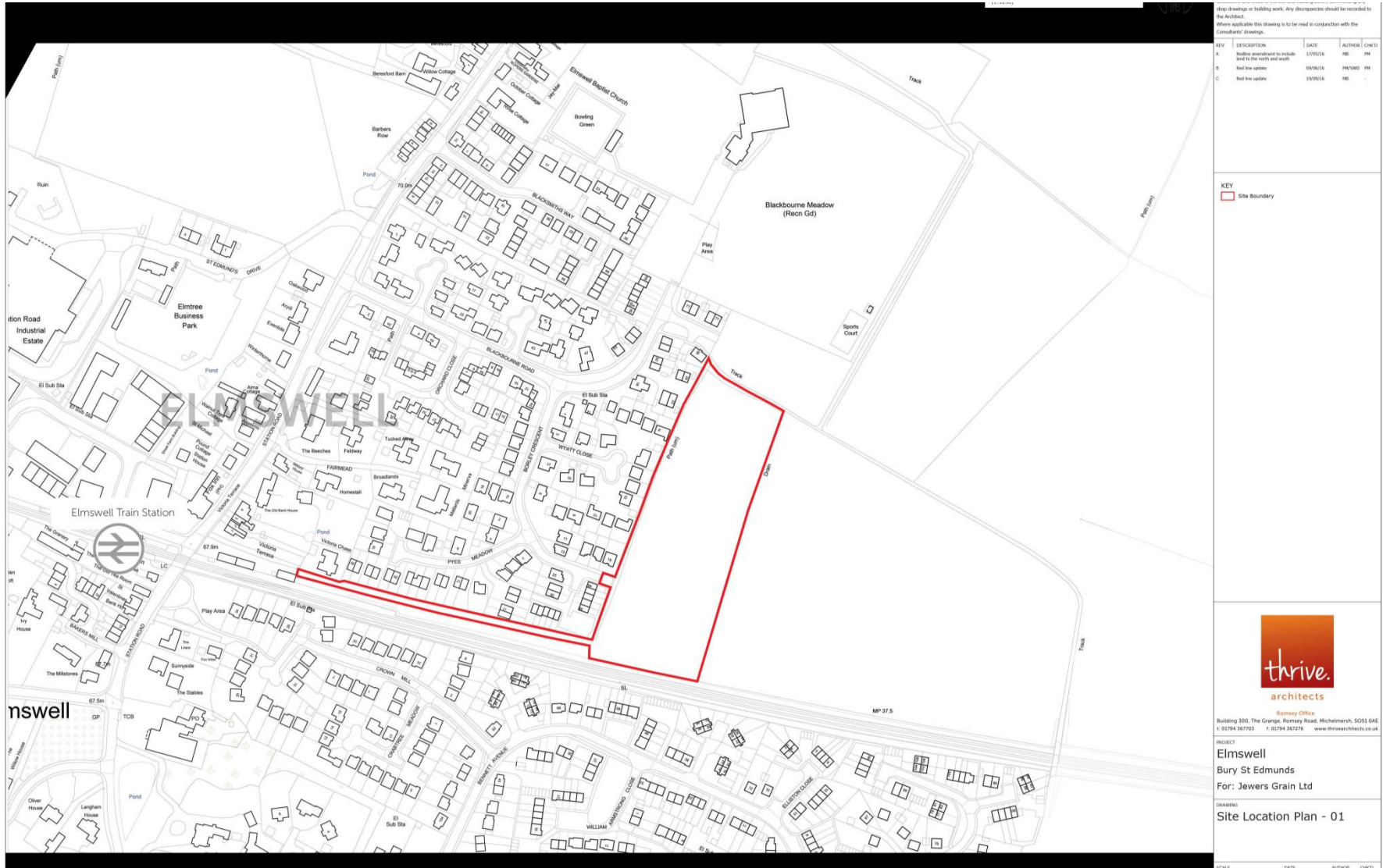
Page 25



# Site Location Plan

Slide 2

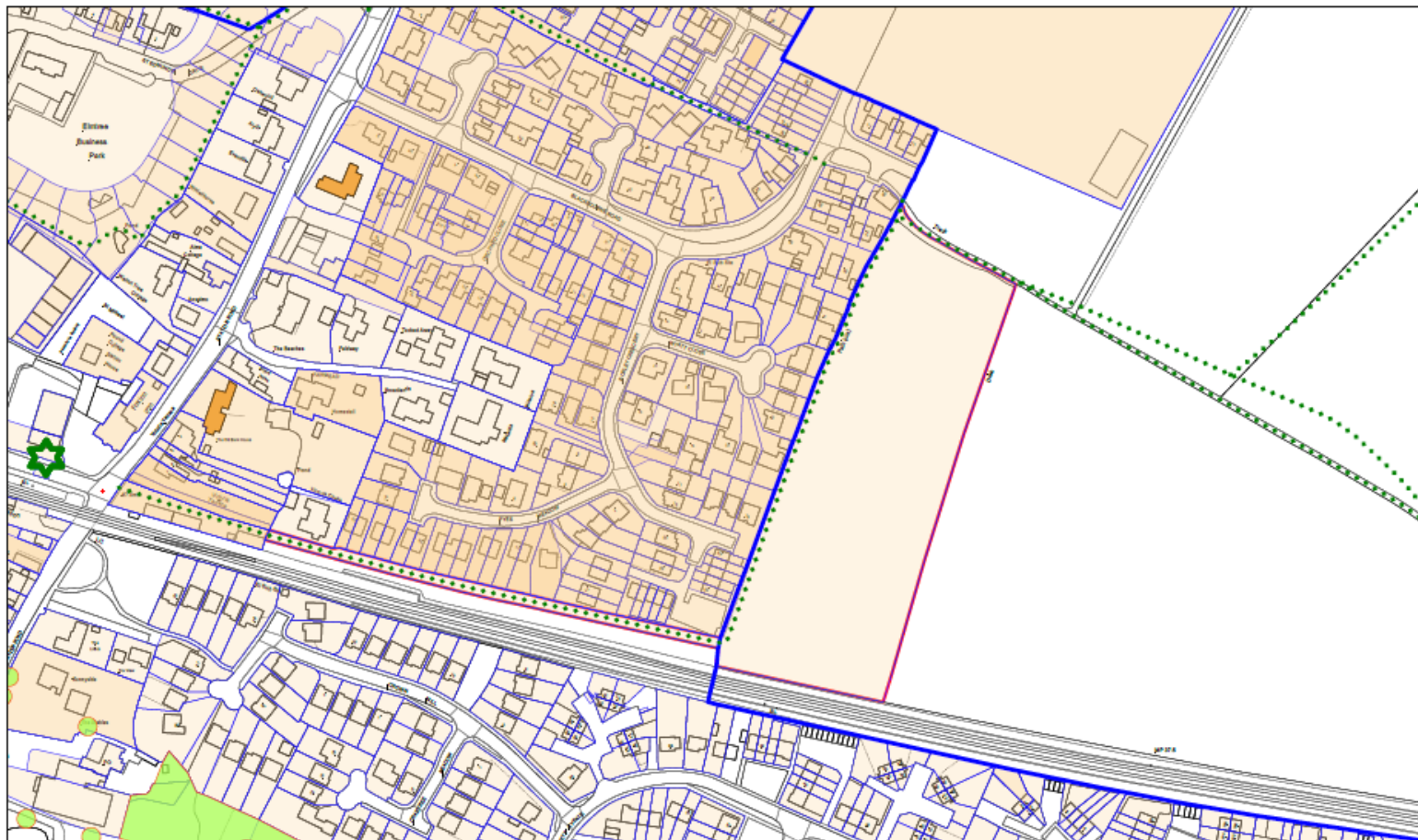
Page 26



# Constraints Map

Slide 3

Page 27



3469/16

DC Committee Constraints Map

|  |  |   |
|--|--|---|
|  | <p><b>MID SUFFOLK DISTRICT COUNCIL</b><br/>         131, High Street, Needham Market, IP8 8DL<br/>         Telephone : 01449 724500<br/>         email: customerservice@csduk.com<br/>         www.midsuffolk.gov.uk</p> | <p> <br/> <b>SCALE 1:2500</b><br/>         Reproduced by permission of<br/>         Ordnance Survey on behalf of HMSO.<br/>         © Crown copyright and database right 2017<br/>         Ordnance Survey Licence number 100017810<br/>         Date Printed : 06/01/2017       </p> |
|--|--|---|





3469/16

Aerial Map of Site



# Concept Master Plan

Slide 5



# Proposed Access Plan

Slide 6

Page 30











## Slide 9





## Photographs

Slide 10



## Previous Plan / Historic Background (if required)

Slide 11

## Final Summary

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

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

**PARISH COUNCIL**  
**Comments from: Elmswell Parish Council**

**Planning Officer:** Stuart McAdam  
**Application Number:** 3469/16  
**Proposal:** Outline Planning Application sought (with all matters other than means of access reserved) for residential development of up to 60 dwellings with associated car parking, landscaping, public open space areas, pedestrian/cycle links and vehicular access from Borley crescent.  
**Location:** Land to the east of Borley Crescent, Elmswell IP30 9UG

Councillors wholeheartedly support the representations against this proposal made by neighbouring residents and urge rejection for the following reasons:

1 The access to the proposed development of 60 dwellings via Blackbourne Road and Borley Crescent presents a serious hazard. The feeder road, Blackbourne Road, from its junction with Ashfield Road, serves Orchard Close (32 dwellings), Pye's Meadow (39 dwellings), Borley Crescent (46 dwellings) and Blackbourne Road itself (77 dwellings). The addition of 60 new dwellings would require this road and its junction to accommodate the traffic from 254 dwellings with no other access. Given the current experience of on-street parking and existing traffic flows, Blackbourne Road and its junction with Ashfield Road are close to maximum safe capacity and will not, without hazard, cope with the extra traffic load suggested by this Application. There are particular concerns regarding access for emergency vehicles. Further, the Permission granted under 3918/15 for 190 dwellings on the redundant Harris site places the access to this development in very close proximity to the Blackbourne Road junction and almost directly opposite.

The foregoing clearly suggests that this proposal runs counter to Local Plan Policy T10 with specific reference to the requirements for:

- The provision of safe access to and egress from the site;
- The suitability of existing roads giving access to the development, in terms of the safe and free flow of traffic;
- Whether the amount of traffic generated by the proposal will be acceptable in relation to the capacity of the road network in the locality of the site.

2 The Applicant's Transport Assessment, para 4.6 refers, is incorrect in its extrapolation of the parking spaces required under the Suffolk Guidance for Parking Standards. From the house types indicated there is a need for 103 spaces which cannot be accommodated on the indicative layout which forms part of the Application. This goes against Local Plan Policy T9 which requires that development proposals will normally be required to provide for the parking and manoeuvring of vehicles on the application site.

3 The traffic flow assumptions made in the Transport Assessment which forms part of this application allow for the anticipated loading from the Harris development on junctions but not on the serious and hazardous pinch point which is the railway crossing. Furthermore, the assessment of arrival rates at the crossing are made on an even-distribution basis which ignores the very real and observable problems of clustering. With 190 houses from the Harris site and 60 houses under this proposal, there should be consideration by the Authority, prior to any Permission for this scheme, of an impact assessment towards Local Plan Policy T1 objectives seeking to benefit the free flow of traffic through Elmswell, improved accessibility to industrial and commercial areas at Grove Lane and beyond and the improvement, rather than degradation, of the quality of life for residents. The clear aspirational direction suggested by the emerging Elmswell Neighbourhood Plan for a relief road over the railway line should be investigated towards possible developer contribution.

4 Core Strategy Policy CS 6 requires that new development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of that development. It requires that consideration be given to the timing of infrastructure provision and accepts that development may need to be phased to ensure the proper provision of infrastructure. The listed local priorities for which infrastructure contributions may be sought include utility provision, transport infrastructure, healthcare and education. It is clearly the case that, in all 4 of

these key areas, the provision of infrastructure set against the Harris site permission coupled with the proposals here is badly deficient, viz:

- Transport and highways, as above, cannot cope without contributions towards an initiative to bypass the railway crossing;
- The health centre at Woolpit continues to show signs of strain under current patient loading and has not demonstrated a strategy to deal with recent dramatic proposed increases across its catchment, including from this proposal;
- The Anglian Water foul sewer network is stressed within Elmswell and at the treatment works in Kiln Lane...the requirements of 190 dwellings at the Harris site impose a serious strain and this application seeks to make the situation untenable;
- SCC Education has recently published to the Press the fact that the Harris development will create overcrowding at Elmswell School and the need for expansion on the very constrained school site...this proposal can only make these shortcomings the more damaging to the community.

In light of the above, Councillors feel that the following observations should be seriously considered by Planning Committee members:

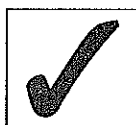
A The very unusual nature of the feeder road situation, seeking, as it does, to add 60 houses to the existing 194 dwellings off a junction to the east soon to be faced by another almost opposite to the west and servicing an initial 190 new dwellings, deserves evaluation on the ground. The situation may not be fully appreciated by Members whose acquaintance will largely be as through-traffic travellers along Ashfield Road. Members are urged, therefore, to agree to a site visit and to walk the access route.

B The Application has the means of access as the only Planning Condition to be imposed. To leave the number and type of dwellings as Reserved Matters stands to jeopardised what is an acceptable scheme in its regard to density and layout by leaving open the chance and likelihood of a later negotiation towards larger, less appropriate, dwellings on grounds of an over-sympathetic Viability Assessment. Should Permission be granted it should enshrine the house types and density as per the indicative layouts presented with the current application.

C Notwithstanding any of the above, the Permitted Development Rights pertaining to any permission should be constrained so that garage and parking spaces within the development shall, in perpetuity, be retained and remain free of obstruction except for the purposes of manoeuvring and parking of vehicles specific to the enjoyment of the occupants of the relevant property.

Support

Object



No Comment

Signed

*Peter Dow*

on behalf of Elmswell Parish Council

02.09.16



**Paul Hankins**

---

**From:** BMSDC Planning Area Team Green  
**Subject:** FW: Elmswell - Borley Crescent Extension. 3469/16

---

**From:** Martin Egan  
**Sent:** 16 September 2016 11:49  
**To:** Stuart McAdam  
**Subject:** Elmswell - Borley Crescent Extension. 3469/16

Hi Stuart,

I trust you are well.

I note that all matters are reserved except means of access. Whilst the means of access is via an extension of Borley Crescent and that is acceptable in principle, the actual geometry of the access as illustrated on all the submitted drawings is not considered suitable/appropriate. The drawings show a very tight 90 degree bend with restricted forward visibility and this is not considered acceptable to serve this number of units. Clearly there is space to change this within the site outline but it would mean changing the illustrated layouts.

How would you suggest we deal with this at this stage? Do we need to agree the alignment of the access or simply that access can be achieved within the application site?

Another concern is that the application red line does not join with the end of the existing adopted section of Borley Crescent so there is a section of land which would need to be incorporated into the application site. Does the applicant control this land?

I would appreciate your comments before I formally reply.

Many thanks,  
Martin

Martin Egan,  
Highways Development Management Engineer,  
Strategic Development,  
Resource Management,  
Suffolk County Council,  
Endeavour House,  
8 Russell Road, Ipswich,  
IP1 2BX,  
Tel: 01473 264757  
Fax: 01473 216864  
[martin.egan@suffolk.gov.uk](mailto:martin.egan@suffolk.gov.uk)  
[www.suffolk.gov.uk](http://www.suffolk.gov.uk)

**From:** Nathan Pittam  
**Sent:** 05 September 2016 11:13  
**To:** Planning Admin  
**Subject:** 3469/16/OUT. EH - Land Contamination.

**M3 : 182783**

**3469/16/OUT. EH - Land Contamination.**

**Land to the east of, Borley Crescent, Elmswell, BURY ST EDMUNDS, Suffolk.  
Outline Planning Application sought (with all matters other than means of  
access reserved) for residential development of up to 60 dwellings with  
associated car parking,**

Many thanks for your request for comments in relation to the above application. I have reviewed the report submitted by the applicant authored by Geo-Environmental Services Limited and whilst I note that the report recommends further works to assess the site I feel that given the balance of evidence it would be inappropriate to require these by means of condition. 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](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

**From:** Iain Farquharson  
**Sent:** 02 September 2016 15:56  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 3469/16

Our Ref: M3 182784

Sir/Madam

In response to the consultation request on the subject of Sustainability Issues please find my response below.

The application does not provide sufficient information to address council policy  
(Mid Suffolk)  
CS3 Reduce Contributions to Climate Change

We have no objection to this proposal per se but note that sustainability issues connected to the dwellings themselves ie construction materials, renewable energy generation, design and orientation or reduction in the reliance of electricity consumption have not been mentioned. Also the application does not offer any 3rd party accreditation for the environmental credentials eg Code for Sustainable Homes (or its replacement scheme)

We recognise this is an outline application but we still require some forethought into this area.

The recommendation is either refusal until such information is provided or if approved suitable conditions included that require, before any development is commenced, an Energy Strategy detailing how the development can secure the required energy efficiency and sustainability standards of the Local Planning Authority shall be submitted to, and approved in writing by, the Local Planning Authority.

Iain Farquharson

Environmental Management Officer  
Babergh Mid Suffolk Council

☎ 01449 724878

✉ [iain.farquharson@baberghmidsuffolk.gov.uk](mailto:iain.farquharson@baberghmidsuffolk.gov.uk)

## MID SUFFOLK DISTRICT COUNCIL

### MEMORANDUM

TO: Stuart McAdam, Development Management Team

FROM: Joanna Hart, Environmental Protection Team

DATE: 24.08.2016

YOUR REF: 3469/16/OUT

SUBJECT: Land to the east of, Borley Crescent, Elmswell, BURY ST EDMUNDS, Suffolk.

Outline Planning Application sought (with all matters other than means of access reserved) for residential development of up to 60 dwellings with associated car parking, landscaping, public open space areas, pedestrian/cycle links and vehicular access from Borley Crescent.

---

**Please find below my comments regarding 'Environmental Health - Other issues' only.**

Thank you for your consultation on the above application.

This application site is in close proximity to the railway and therefore there is potential for significant loss of amenity at new dwellings due to noise from trains. The application includes an Environmental Noise Assessment (ENA) prepared by Acoustic Associates Peterborough ('Environmental Noise Assessment for a residential development in Elmswell, report number SS/J3083/16001-1, date July 2016').

The ENA identifies that noise from passing trains is the dominant noise source at the application site. A noise survey has been carried out at locations representative of proposed housing.

The assessment identifies that daytime and night-time ambient noise levels at dwellings nearest to the line will be in excess of 50dB, which will mean that internal WHO and BS8223 guideline values for both daytime and night-time will be exceeded. In addition impulsive noises from night time train passes (including use of the horn) will exceed WHO guidance levels for sleep disturbance in bedrooms closest to the railway line. This location is therefore not best suited for residential development.

In order to militate against this noise, a scheme of glazing is given in section 8.

This is summarised in section 3 of the ENA as follows;

☐ All bedrooms and living rooms on the facades highlighted in section 8 in red, blue or green should have the improved insulation specification (in terms of Rw dB) described in section 8;

☐ For those dwellings which have marked facades in section 8, the layout of rooms should ensure that windows open into the acoustic shadow of the railway (i.e. the unmarked façade);

☐ If the above is not possible then windows cannot be opened without causing excessive internal noise levels. If this means that alternative means of ventilation is required, then it should comply with the requirements for sound insulation (in terms of Dn,e,w dB) given in section 8. Report No. SS/J3083/16001-1 Page 5 of 23

☐ All other rooms should be fitted with double glazing with sound insulation Rw 30 dB or better;

□ Any form of ventilation installed must comply with the Noise Insulation Regulations 1975 (Reference 4) and the Approved Document F (Reference 5).

However, this is also dependent on windows on façades marked in the plan being kept closed at all times – as noise at these dwellings will have an impact classes as 'Significant Observed Adverse Effect' as defined in the National Policy Planning Guidance.

This would ONLY be acceptable if the room layout is such that openable windows on other facades will give adequate passive ventilation. If the proposed layout would not allow this, or if mechanical ventilation is required to give adequate ventilation then I would recommend refusal of this application. This is a critical point and, although page 13 of the Design and Access Statement suggest that habitable rooms will be located on the northern facades of the flats, I therefore suggest that further clarification is sought from the applicant prior to a decision being issued.

In the event that a glazing scheme was viable then I would suggest that a condition requiring pre-occupation independent testing would be required to ensure that WHO and BS8233 internal values are met.

I would suggest that careful consideration would need to be given to the LAP, as the design of this, and equipment installed could result in loss of amenity at nearby dwellings due to noise, particularly if lit at night.

Finally as the site is in proximity to existing dwellings, it is essential that a Construction Management Plan be in place to minimise loss of amenity arising from construction of the development as follows:.

- *No development shall commence until a Construction and Environmental Management Plan (CEMP), to cover both demolition/site clearance and construction phases of the development, has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be undertaken in accordance with best practice guidelines and BS: 5228:2009 + A1:2014 (and any revisions thereof). The plan shall include details of operating hours, scheduled timing/phasing of development for the overall construction period, means of access, traffic routes, vehicle parking and manoeuvring areas (site operatives and visitors), loading and unloading of plant and materials, location and management of wheel washing facilities, external lighting, location and nature of compounds and storage areas (including maximum storage heights), waste removal, location and nature of temporary buildings and boundary treatments, dust management, noise management (both in terms of workers and local residents, and to include noise limit at the nearest sensitive residential property, or agreed representative accessible monitoring point) and waste/litter management during the construction phases of the development. Thereafter, the approved construction plan shall be fully implemented and adhered to during the construction phases of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.*

*Note: the Construction Management Plan shall be submitted in phases for each phase of construction so as to take account of protection measures for both newly constructed (and occupier) dwellings as well as those dwellings which existed prior to commencement/*

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

Kind regards

Joanna Hart  
Senior Environmental Protection Officer

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

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

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

Our Ref: 2016\_3469  
Date: 25 August 2016

For the Attention of Stuart McAdam

Dear Mr Isbell

**PLANNING APPLICATION 3469/16 – LAND TO THE EAST OF BORLEY CRESCENT,  
ELMSWELL: ARCHAEOLOGY**

This large proposal has never been the subject of any systematic archaeological evaluation. In addition it lies within an area of archaeological potential recorded in the County Historic Environment Record as scatters of Roman and medieval finds have been recorded in the direct vicinity of the proposed development area. As a result, there is a strong possibility that heritage assets of archaeological interest will be encountered at this location. Any groundworks causing significant ground disturbance have potential to damage any archaeological deposit that exists.

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

The following two conditions, used together, would be appropriate:

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

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

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation.

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

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

**REASON:**

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

**INFORMATIVE:**

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

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

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

Yours sincerely

Rachael Abraham

Senior Archaeological Officer  
Conservation Team

**From:** RM PROW Planning  
**Sent:** 09 September 2016 14:56  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 3469/16

**Our Ref:** W234/010/ROW580/16

**For The Attention of:** Stuart McAdam

### **Public Rights of Way Response**

Thank you for your consultation concerning the above application.

This response deals only with the onsite protection of affected PROW, and 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, SCC may be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

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

Elmsett Public Footpath 10 (FP10) is recorded through the proposed development area; we comment as follows:

The plans indicate a cycle link to the railway station from the development; FP10 is recorded along this route, the legal status of which does not allow for cycling. Should a cycle track be proposed, a cycle track conversion order would be required and it would need to comply with highway standards; the full length of FP10 would need to be converted.

The site access from Borley Crescent will cross FP10; dropped kerbs will be required and safety precautions taken to ensure there is no conflict between pedestrians and vehicles.

FP10 where it runs along the western boundary to remain in a green corridor and not fenced in.

### **Informative Notes:**

Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way.

Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any



new path. In order to avoid delays with the application this should be considered at an early opportunity.

The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

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

Regards

**Jackie Gillis**  
**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.discoversuffolk.org.uk](http://www.discoversuffolk.org.uk)

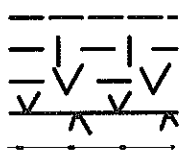


**3469/16 Land east of Borley Crescent, Elmswell**  
**Public Rights of Way**



**Suffolk  
County Council**

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



Ordnance Survey MasterMap

Public Footpath  
 Bridleway  
 Restricted Byway  
 Byway  
 Definitive Map Parish Boundary

Scale 1:7500



© Crown Copyright. All rights reserved.  
 Suffolk County Council Licence No. 100023395 2016

## **Consultee Comments for application 3469/16**

### **Application Summary**

Application Number: 3469/16

Address: Land to the east of Borley Crescent, Elmswell, IP30 9UG

Proposal: Outline Planning Application sought (with all matters other than means of access reserved) for residential development of up to 60 dwellings with associated car parking, landscaping, public open space areas, pedestrian/cycle links and vehicular access from Borley Crescent

Case Officer: Stuart McAdam

### **Consultee Details**

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman (temp cover)

### **Comments**

I have viewed these plans and I have concerns that access from Borley Crescent to this proposed development crosses footpath no.10 which is a point of danger for anyone walking this very popular path. A clear view for all at this point is very necessary.

**From:** RM Floods Planning  
**Sent:** 23 August 2016 07:24  
**To:** Planning Admin  
**Cc:** Stuart McAdam  
**Subject:** JS Reply Land to the east of Borley Crescent, Elmswell, IP30 9UG3469/16

Suffolk County Council, Flood & Water Management can make the following initial comment.

The Flood Risk Assessment is incomplete and needs to be revised and resubmitted as there is no mention of the pluvial (surface water flood risk) to the site and that fact that as part of the existing drainage system an open watercourse seems runs through the site.

The applicant has made assumption over a number of factor and has ruled out infiltration or a controlled discharging to a watercourse in preference to discharging to the Anglian Water surface water system at 3l/s. Yet no evidence has been submitted to rule out the other two options which are more sustainable..

The watercourse which runs through the site would need to remain open as part of any development.

Kind Regards

Jason Skilton  
Flood & Water Engineer  
Suffolk County Council

Tel: 01473 260411



# SUFFOLK CONSTABULARY

Secured by Design



Jackie Norton  
Design Out Crime Officer  
Community Safety Unit  
Bury St Edmunds Police Station  
Norfolk Constabulary/Suffolk Constabulary  
Raingate Street, Bury St Edmunds, Suffolk, IP33 2AP  
Tele: 01284 774141 Fax: 01284 774130  
Mobile: 07803737748  
[www.norfolk.police.uk](http://www.norfolk.police.uk) [www.suffolk.police.uk](http://www.suffolk.police.uk)

**PLANNING APPLICATION: 3469 / 16**

**SITE: Outline Planning Application (ALL MATTERS RESERVED) – 60 no dwellings, access, parking and landscaping, public open spaces, pedestrian/cycle links and vehicular access from BORLEY CRESCENT**

**Applicant: Mathew Jewers**

**Planning Officer: Stuart McAdam**

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 Adam

Thank you for allowing me to provide an input for the above Outline Planning Application (All Matters Reserved). I register my interest of the design and I strongly recommend that the applicant applies for ADQ and Secure by Design accreditation. 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 be very 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.**

**1.0** Secured By Design aims to achieve a good overall standard of security for buildings and the immediate environment. It attempts to deter criminal and anti-social behaviour within developments by introducing appropriate design features that enable natural surveillance and create a sense of ownership and responsibility for every part of the development. These features include: secure vehicle parking, adequate lighting of common areas, control of access to individual and common areas, defensible space and a landscaping and lighting scheme which when combined, enhances natural surveillance and safety. You can also enter into a **pre-build agreement** and make use of the Award, in any marketing or promotion of the development.

**1.1** As of 1.6.16 Secured by Design New Homes 2016 was introduced and relates to meeting the requirements of Approved Document Q for new builds and renovation work to a preferred security specification, by using Secured By Design certified fabricators for external doors, windows and roof lights. For following standards (see link) [http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured by Design Homes 2016 V1.pdf](http://www.securedbydesign.com/wp-content/uploads/2016/03/Secured%20by%20Design%20Homes%202016%20V1.pdf)

**1.2** 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. SBD New Homes 2016

NOT PROTECTIVELY MARKED  
RESTRICTED/CONFIDENTIAL

incorporates three standards available within the guide; Gold, Silver or Bronze and it is advisable that all new developments of 10 properties or more should seek at least a Bronze Secured by Design. Further details can be obtained through the Secure By Design (SBD) site at <http://www.securedbydesign.com/>

**1.3 To achieve a Silver standard, or part 2 Secured by Design physical security,** which is the police approved minimum security standard and also achieves ADQ, the following is required:

- a. All exterior doors to have been certificated by an approved certification body to BS PAS 24:2012, or STS 201 issue 4:2012, or STS 202 BR2, or LPS 1175 SR 2, or LPS 2081 SRB.
- b. All individual front entrance doors to have been certificated by an approved certification body to BS Pas 24:2012 (internal specification).
- c. Ground level exterior windows to have been certificated by an approved certification body to BS Pas 24:2012, or STS204 issue 3:2012, or LPS1175 issue 7:2010 Security Rating 1, or LPS2081 Issue 1:2014. All glazing in the exterior doors, and ground floor (easily accessible) windows next to or within 400mm of external doors to include laminated glass as one of the panes of glass. Windows installed within SBD developments must be certified by one of the UKAS accredited certification bodies.

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

### **My Site Specific recommendations:**

**2.0 Dwellings:** Due to the site location abutting a field and railway line all dwellings are to meet at least SBD Homes 2016 Silver Standard or part 2 Secured By Design Physical Security.

**3.0 Gable End Walls:** I recommend that Section 12 of SBD Homes 2016 is applied to for Gable End Walls.

**4.0 Gates/Fencing:** I strongly recommend all garden gates to be locking gates as per Section 10.3 SBD 2016. Divisional fencing to consist of a 1.8 m close board privacy panel and then 1.5 m close board fencing with 300 ml trellis topping to allow for additional natural surveillance. Rear Fencing should be 1.5 m close board with 300 ml trellis topping.

### **5.0 Proposed Pedestrian Footpaths.**

Ensure that all paths and cycle routes are necessary, as ease of access also allows permeability to an area, by a potential offender.

The balance between permeability and accessibility is always a delicate one. We (policing) want less permeability as it creates entry and escape routes for those who may want to commit a crime. For planners it is about the green agenda, being able to get people from A to B, preferably not in their cars. We cannot demand reductions in permeability without having evidence that this is the only option. What we can do is look at the design of walkways, lighting, surveillance and the security of surrounding properties to ensure that any permeability is as safe as it can be and that the offender will stand out in a well-designed community. There is no blanket approach, site specifics apply, based on the crime rate and local context.

I understand that there is the potential to further develop the site from the east side, I therefore request that attention is given NOW around permeability, access routes and rat runs, in order to alleviate any issues for this development and further ones. I strongly advice that SBD Homes 2016 Section 8 (Layout of Roads and footpaths) is adhered to due to the location of the development abutting open fields and a railway line.

The pedestrian/cycle path that runs from the southern side of the development towards the station comes out in the Pharmacy/pet shop carpark. The access from this to the road is quite awkward, with a wall along the edge of the car park and a narrow pavement which leads nearly straight on to the level crossing I recommend that SBD Homes 2016 section 8.6-8.11 is applied in reference to this area as well as the path on the north side of the site that is a Public Right of Way).

I recommend the installation of bollards (providing access control on paths that allow access from fields/open space (to the east of the development) and the path that leads to south/west and station which can easily be accessed by potential motorbikes/quad bikes etc.

**6.0 Car Parking** Communal parking facilities must be lit to the relevant levels as recommended by BS5489:2013 and a certificate of compliance provided. See Section 16, SBD Homes 2016 for recommendations on communal parking areas along with specific lighting requirements.

**7.0 Street Lighting:** A lighting plan should conform to Section 18.1 SBD 2016. Lighting in communal areas is found in Section 25.2 SBD 201. 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.

**8.0 Landscaping:** I note that the Landscape Design Statement advises the scheme will retain existing footways and provide greater usability and connection to surrounding footways for residents. This includes a new footway along the eastern boundary to connect existing footways with the ProW. Boundary planting along the footpaths should be regularly maintained and kept to a low height in order to allow for surveillance from residents. It is also noted that fruit trees will be planted in some of the rear gardens, I recommend that they are not planted near rear or side fence lines along path areas, where they could be used as climbing aides gaining access to the rear of the dwelling. The ornamental planting beds require monthly hand weeding and therefore a maintenance and management programme with budget is required. Please refer to SBD Homes 2016 Section 17 for information around planting in new developments. Trees should allow, when mature, crown lift with clear stem to a 2 metre height. Similarly, shrubbery should be selected so that, when mature, the height does not exceed 1 metre, thereby ensuring a 1 metre window of surveillance upon approach whether on foot or using a vehicle

**9.0 Local Area for Play:** With relation to the LAP near the flats on the bottom south west side, communal areas such as playgrounds and seating areas have the potential to generate crime, the fear of crime and anti-social behaviour, they should be designed to allow supervision from nearby dwellings with safe routes for users to come and go. LAP/communal areas should not immediately abut residential buildings. I advise that SBD Homes 2016 Section 9 is adhered to in relation to the LAP.

I recommend a 1.5 m hoop top rail metal fence with gate is erected around the SuDS attenuation pond allowing clear visibility to it but ensuring that it is sectioned off, allowing for safety and security of small children and pets. Ensuring that relevant Danger signage is displayed.

**10. Cycle Parking:** It is noted that 2 secure covered cycles parking per dwelling will be provided. My recommendation is if cycle storage is to be provided in a robust shed then the min requirements will need to be as per SBD Homes 2016 Section 53.2.

**11. Flats:** I recommend that the Flats conform to Section 24-31 of SBD Homes 2016.

I would like to draw your attention to National legislation that directly relates to this application. Section 17 outlines the responsibilities placed on local authorities to prevent crime and dis-order along with the National Planning Policy Frame work on planning policies and decisions to create safe and accessible environments, laid out in paragraphs 58 and 69 of the framework, emphasises that developments should create safe and accessible environments where the fear of crime should not undermine local quality of life or community cohesion.

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

Yours sincerely

*Jackie Norton*

Jackie Norton  
Design Out Crime Officer  
Suffolk Constabulary

7/9/16

## Consultation Response Pro forma

|   |   |  |                          |
|---|---|--|--------------------------|
| 1 | <b>Application Number</b>   | 3469/16  |                          |
| 2 | <b>Date of Response</b>   | 8/09/16  |                          |
| 3 | <b>Responding Officer</b>   | Name:  | Hannah Bridges           |
|   |   | Job Title:   | Waste Management Officer |
|   |   | Responding on behalf of...   | Waste Services           |
| 4 | <b>Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | No objection subject to condition  |                          |
| 5 | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.  | The site plan does not identify what material the shared surface is constructed from, is the surface going to be suitable for a dustcart to manoeuvre on? If it is then can the shared surface be extended outside flat 49-52 to the bend and beside the flats number 16-21 so that the distance to move communal bins is reduced. There does not seem to be any bin stores marked on the site plans or the presentation point for any of the properties. All property numbers with private drives will be required to bring the bins up to the shared roads for collection. |                          |
| 6 | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate      | Specify what the shared surface is constructed from and that it is suitable for HGV's. Ensure that there is sufficient space for the bin stores for the communal bins.   |                          |
| 7 | <b>Recommended conditions</b>   | The plans are amended to include the bin storage areas for the flats and for the shared surfaces listed above to be extended.  |                          |

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



Midlands and East (East)  
Swift House  
Hedgerows Business Park  
Colchester Road  
Chelmsford  
Essex CM2 5PF  
Tel: 0113 824 9111  
Email: kerryharding@nhs.net

Our Ref: NHSE/MIDS/16/3469/KH

Your Ref: 3469/16

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

13 September 2016

Dear Sir / Madam

**Outline Planning Application sought (with all matters other than means of access reserved) for residential development of up to 60 dwellings with associated car parking, landscaping, public open space areas, pedestrian/cycle links and vehicular access from Borley Crescent.**

**Land to the East of Borley Crescent, Elmswell, IP30 9UG.**

**1.0 Introduction**

- 1.1 Thank you for consulting NHS England on the above planning application.
- 1.2 I refer to 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).

**2.0 Existing Healthcare Position Proximate to the Planning Application Site**

- 2.1 The proposed development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the application site. 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 application does not appear to include a Health Impact Assessment (HIA) or propose any mitigation of the healthcare impacts arising from the proposed development.
- 3.2 A Healthcare Impact Assessment (HIA) has been prepared by NHS England to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.

#### 4.0 **Assessment of Development Impact on Existing Healthcare Provision**

- 4.1 The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 144 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 (or closest to) the proposed development**

| Premises              | Weighted List Size <sup>1</sup> | NIA (m <sup>2</sup> ) <sup>2</sup> | Capacity <sup>3</sup> | Spare Capacity (NIA m <sup>2</sup> ) <sup>4</sup> |
|-----------------------|---------------------------------|------------------------------------|-----------------------|---|
| Woolpit Health Centre | 14,111                          | 645.87                             | 9,419                 | -321.74   |
| <b>Total</b>          | <b>14,111</b>                   | <b>645.87</b>                      | <b>9,419</b>          | <b>-321.74</b>                                    |

**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 intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
- 5.2 The development would give rise to a need for improvements to capacity by way of extension, refurbishment or reconfiguration at Woolpit Health Centre; a proportion of the cost of which would need to be met by the developer.
- 5.3 Table 1 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

**Table 1: Capital Cost calculation of additional primary healthcare services arising from the development proposal**

| Premises              | Additional Population Growth (60 dwellings) <sup>5</sup> | Additional floorspace required to meet growth (m <sup>2</sup> ) <sup>6</sup> | Spare Capacity (NIA) <sup>7</sup> | Capital required to create additional floor space (£) <sup>8</sup> |
|-----------------------|--|--|-----------------------------------|--|
| Woolpit Health Centre | 144  | 9.87   | -321.74                           | 22,701   |
| <b>Total</b>          | <b>144</b>   | <b>9.87</b>  | <b>-321.74</b>                    | <b>£22,701</b>   |

**Notes:**

5. Calculated using the Mid Suffolk District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
  6. Based on 120m<sup>2</sup> per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
  7. Existing capacity within premises as shown in Table 1
  8. Based on standard m<sup>2</sup> cost multiplier for primary healthcare in the East Anglia Region from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m<sup>2</sup>), rounded to nearest £100.
- 5.4 A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be **£22,701**. Payment should be made before the development commences.
- 5.5 NHS England therefore requests that this sum be secured through Community Infrastructure Levy (CIL) linked to any grant of planning permission.

**6.0 Conclusions**

- 6.1 In its capacity as the primary healthcare commissioner, 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 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.
- 6.3 Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.
- 6.4 The terms set out above are those that NHS England deem appropriate having regard to the formulated needs arising from the development.
- 6.5 NHS England is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.
- 6.6 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

**Kerry Harding**  
Estates Advisor



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

|                           |                               |
|---------------------------|-------------------------------|
| AW Reference:             | 00016738                      |
| Local Planning Authority: | Babergh District              |
| Site:                     | Borley Crescent, Elmswell     |
| Proposal:                 | Creation of 60 x C3 Dwellings |
| Planning Application:     | 3469/16                       |

**Prepared by: Mark Rhodes**

**Date: 28 September 2016**

If you would like to discuss any of the points in this document please  
contact me on 0345 0265 458 or email  
[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## **ASSETS**

### **Section 1 – Assets Affected**

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

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

- 2.1 The foul drainage from this development is in the catchment of Elmswell Water Recycling Centre that will have available capacity for these flows.

### **Section 3 – Foul Sewerage Network**

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

### **Section 4 – Surface Water Disposal**

- 4.1 The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option.

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

- 4.2 The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable.

We request that the agreed strategy is reflected in the planning approval

### **Section 5 – Trade Effluent**

- 5.1 Not applicable

### **Section 6 – Suggested Planning Conditions**

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

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

##### **CONDITION**

*No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.*

##### **REASON**

---

*To prevent environmental and amenity problems arising from flooding.*

**Paul Hankins**

---

**From:** BMSDC Planning Area Team Green  
**Subject:** FW: Sites in Elmswell - Borley Crescent

---

**From:** David Sparkes  
**Sent:** 02 November 2016 15:07  
**To:** Stuart McAdam  
**Cc:** Matt Deakin  
**Subject:** FW: Sites in Elmswell - Borley Crescent  
**Importance:** High

Hello Stuart

Below are some policy comments and background relating to - land East of Borley Crescent, Elmswell - Ref 3469/16, as discussed with Matt.

In view of the current shortfall in 5 years housing land supply in Mid Suffolk, we are having to consider housing applications in the context of NPPF policy for sustainable development.

(The housing land supply for Mid Suffolk is estimated at 3.7 years, as at 31 March 2016, with details in the latest Annual Monitoring Report).

Elmswell is classified in the Mid Suffolk Core Strategy (2008) as a key service centre. It is one of the largest villages in Mid Suffolk, in the A14 corridor, with a railway station and some local employment. It is therefore a sustainable location for future development.

Existing planning permissions for housing include 190 dwellings on the former Grampian Harris factory brown field site (ref. 3918/15)

Several sites around Elmswell, and nearby at Woolpit, have been offered in response to the call for sites in July / August 2016.

Elmswell Parish Council is preparing a Neighbourhood Plan – the NP area was designated in January 2014 but the Plan is not yet at an advanced stage. The parish council has expressed support for some housing growth if it would contribute to their aspirations for a relief road for Elmswell, but no route or scheme has yet been established.

In view of this policy background we have limited control over bringing sites forward, other than responding to planning applications as they arise, until the new joint Local Plan and Neighbourhood Plan are advanced or a 5 year housing supply is regained. In particular the cumulative impact of a number of sites on infrastructure capacity (schools, roads, health facilities etc.) could be an issue – to be discussed at your meeting with SCC on 4 November?

Although our housing supply policies are currently regarded as being out of date, other aspects like mix of house types and sizes (MSLP 1998 policy H 14) and provision of up to 35% affordable housing (MSLP Alteration 2006 policy H4) can still be applied.

I don't have details of the site to north of Ashfield Road, Elmswell – Ref 3963/16, but similar comments apply.

Regards,

David

David Sparkes,  
Planning Policy  
Mid Suffolk District Council  
131 High Street, Needham Market  
Ipswich, Suffolk  
IP6 8DL  
Tel: 01449 - 724841  
Email: [david.sparkes@midsuffolk.gov.uk](mailto:david.sparkes@midsuffolk.gov.uk)

Babergh / Mid Suffolk District Councils - working together



Your ref: 3469/16  
Our ref: 00046133  
Date: 09 November 2016  
Enquiries to: Peter Freer  
Tel: 01473 264801  
Email: [peter.freer@suffolk.gov.uk](mailto:peter.freer@suffolk.gov.uk)

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

Dear Stuart,

**Re: Elmswell, Land East of Borley Crescent IP30 9UG - Outline Planning Application sought (with all matters other than means of access reserved)**

As discussed at our meeting please find below Suffolk County Council's views based on information known at this moment. This provides our partial infrastructure requirements associated with this application and this will be updated once further information has been received.

| Proposed number of dwellings from development: | 2 bedroom+ Houses | Total |
|--|-------------------|-------|
|  | 60                | 60    |

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

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

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

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

- Objective 6 seeks to ensure provision of adequate infrastructure to support new development; this is implemented through Policy CS6: Services and

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX  
[www.suffolk.gov.uk](http://www.suffolk.gov.uk)

1

Infrastructure.

- Policy FC1 and FC1.1 apply the presumption in favour of sustainable development in Mid Suffolk.

### **Community Infrastructure Levy**

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

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

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

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

### **Site specific mitigation will be covered by a planning obligation and/or planning conditions.**

The details of specific contribution requirements related to the proposed scheme are set out below:

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

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

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX  
[www.suffolk.gov.uk](http://www.suffolk.gov.uk)

2

| School                     | Capacity  |       |           |       | Actual/Forecast Pupil Numbers |         |         |         |         |
|----------------------------|-----------|-------|-----------|-------|-------------------------------|---------|---------|---------|---------|
|                            | Permanent | 95%   | Temporary | Total | 2016-17                       | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
| Elmswell CP School         | 315       | 299   |           | 299   | 263                           | 281     | 297     | 319     | 334     |
|                            |           | 0     |           | 0     |                               |         |         |         |         |
| Thurston Community College | 1940      | 1,843 |           | 1,843 | 1828                          | 1849    | 1862    | 1872    | 1868    |
|                            |           | 0     |           | 0     |                               |         |         |         |         |
|                            |           | 0     |           | 0     |                               |         |         |         |         |

| School level                       | Minimum pupil yield: | Required: |
|------------------------------------|----------------------|-----------|
| Primary school age range, 5-11:    | 15                   | 15        |
| Secondary school age range, 11-16: | 11                   | 11        |
| Secondary school age range, 16+:   | 2                    | 2         |

The local catchment schools are Elmswell Community Primary School and Thurston Community College. We forecast to have no surplus places at the catchment Primary School to accommodate children arising, and there is no capacity at Thurston Community College.

Where major new housing developments create an additional need for school places, a proportionate developer contribution is expected in meeting this requirement. If the strategy was to expand the existing schools to accommodate the additional pupils this would be captured through the Community Infrastructure Levy (CIL). New schools would be captured through planning obligations as they are not included in the District Council's 123 list.

The catchment secondary school is Thurston Community College. This school does not have sufficient spare places to absorb the additional secondary and Sixth Form pupils, but a strategy to expand existing schools is possible at the secondary level. Therefore, this development is expected to necessitate a bid for the District Council's CIL funds.

Regarding the Primary School, early internal calculations conclude that it is unlikely that the school can be expanded due to issues with providing sufficient play space and constraints such as a substantial tree belt which is included within the school site area. Consultants have been commissioned to produce a desktop feasibility study and the result of this study will be provided to the District Council as soon as this has been completed.

If it is confirmed that the existing primary school cannot be expanded, an education strategy is required to see how school places can be provided. The anticipated approach to mitigate the impacts of housing growth in the area is

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX  
[www.suffolk.gov.uk](http://www.suffolk.gov.uk)

3

likely to result in the need for a new primary school.

Where a new primary school is needed in addition to the existing primary school, this new school would be constructed as a 210-place school initially, with an estimated construction cost of £4.35 million. The land required for the school within this site would be 2.2ha which would include an early years setting.

**It is expected that the strategy will be confirmed once the feasibility study has been completed. A replacement letter will be produced to confirm the approach and developer contributions mechanism.**

- 2. Pre-school provision.** Education for early years should be considered as part of addressing the requirements of the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Act 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

Through the Childcare Act 2016, the Government will be rolling out an additional 15 hours free childcare (making a total of 30 hours per week of free provision) to eligible households from September 2017.

It is predicted that there will be a deficit of 25 places in this area. This matter would result in approximately 6 pre-school children arising. Therefore, depending on whether a new primary school is required will determine whether this application contributes through CIL to expanding existing settings, or contributes proportionately to a new setting within a new primary school site.

|                            | Minimum number of eligible children: | Required: |
|----------------------------|--------------------------------------|-----------|
| Pre-School age range, 2-4: | 6                                    | 6         |

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

- In every residential area there are a variety of supervised and unsupervised places for play, free of charge.
- Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and

Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX  
[www.suffolk.gov.uk](http://www.suffolk.gov.uk)

4

children from minority groups in the community.

- c. Local neighbourhoods are, and feel like, safe, interesting places to play.
- d. Routes to children's play spaces are safe and accessible for all children and young people.

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

**Travel Plan** – a scaled-down Travel Plan should be implemented that focuses on providing the measures identified in the submitted Residential Travel Plan to encourage residents to travel by sustainable transport.

To secure the resident welcome pack measure the following planning condition should be used:

- Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised travel planning and a multi-modal travel voucher. The RTP shall be maintained and operated thereafter.

The following Travel Plan measures should also be secured through planning condition or Section 106 obligation:

- Improved bus stop infrastructure (see Passenger Transport below)
- Footway improvements to connect the site to the local schools and amenities (see Rights of Way response in the Suffolk County Highway Network Management response).

**Passenger transport** – the two existing bus stops on School Road upgraded with raised kerbs (£5,000 each) and two Real Time Passenger Information (RTPI) screens (total £20,000 for the pair) would encourage new residents to use public transport.

#### **Relief Road aspiration:**

Suffolk County Council is aware that Elmswell Parish Council and the local community have aspirations for a relief road to alleviate problems caused by the level crossing. However, there is no district policy to support this proposal and

the parish council have been advised that they need to commission a study which assesses the traffic impact which would then be used as part of their Neighbourhood Plan evidence.

In its role as Highway Authority, Suffolk County Council has worked with the local planning authorities to develop county-wide technical guidance on parking in light of new national policy and local research. This was adopted by the County Council in November 2014 and replaces the Suffolk Advisory Parking Standards (2002). The guidance can be viewed at

<http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning/2014-11-27%20Suffolk%20Guidance%20for%20Parking.pdf>

5. **Libraries.** Refer to the NPPF 'Section 8 Promoting healthy communities'. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of  $(30 \times £3,000) = £90,000$  per 1,000 people or £90 per person for library space. This calculation assumes an average of 2.4 persons per dwelling.

Using established methodology, the capital contribution towards libraries arising sought from this scheme is stated below and would be spent on improving development of library services serving the area of the development, and outreach activity from Elmswell library.

|                         |
|-------------------------|
| Libraries contribution: |
|-------------------------|

|            |
|------------|
| £12,960.00 |
|------------|

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

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

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

SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning

condition. SCC would also encourage the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

Waste Contribution:

£ 0.00

7. **Supported Housing.** Section 6 of the NPPF seeks to deliver a wide choice of high-quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may need to be considered as part of the overall affordable housing requirement. We would encourage all homes to be built to the 'Lifetime Homes' standard.
8. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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

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

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

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

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

**10. Archaeology.** Please refer to Rachael Abraham's (SCC, Senior Archaeological Officer) letter dated 25th August 2016.

**11. High-speed broadband.** SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion, it also impacts educational attainment and social wellbeing, as well as impacting property prices and saleability.

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

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

**13. Time Limits and other considerations.** The above information will be updated once the education feasibility study has been produced.

#### **14. Summary Table**

| <b>Service Requirement</b>                          | <b>Contribution per dwelling</b> | <b>Capital Contribution</b> |
|---|----------------------------------|-----------------------------|
| Education Primary schools – <b>to be determined</b> |                                  |                             |
| Education – Secondary                               | £3,365.08                        | £201,905.00                 |
| Education – Sixth Form                              | £663.57                          | £39,814.00                  |
| Pre-School Provision <b>to be determined</b>        |                                  |                             |
| Transport – see section 4 above                     |                                  |                             |
| Libraries   | £216.00                          | £12,960.00                  |
| Waste   | £0.00                            | £0.00                       |
| <b>Total</b>  | <b>£4,244.65</b>                 | <b>£254,679.00</b>          |

The above is the current expected future bid to the District Council for **CIL funds**, however it does not include Primary Education and Early Years provision. Once the feasibility study has been received this table will be updated, and if there is the need for planning obligations to secure education and early years these would be set out in a separate table.

I consider that the contributions requested are justified and satisfy the requirements of the NPPF and the Community Infrastructure Levy (CIL) 122 and 123 Regulations.



Yours sincerely,

*P J Freer*

Peter Freer MSc MRTPI  
Senior Planning and Infrastructure Officer  
Planning Section, Strategic Development, Resource Management Directorate

cc Neil McManus – SCC  
Iain Maxwell – SCC  
Martin Egan - SCC  
Matt Deakin – MSDC

**From:** David Pizzey  
**Sent:** 24 August 2016 11:09  
**To:** Stuart McAdam  
**Cc:** Planning Admin  
**Subject:** 3469/16 Land to east of Borley Crescent, Elmswell.

Hi Stuart

I have no objection in principle to this application as there appears to be little conflict between the development, based upon the Landscape Strategy Plan, and any significant trees/hedges on site. The Tree Survey provides an accurate assessment of the trees with all seemingly scheduled for retention.

If you are minded to recommend approval of the scheme we will require additional information including a detailed Arboricultural Method Statement and Tree Protection Plan in order to ensure appropriate protection measures are in place. Ideally this should be submitted as part of the application but can be dealt with under condition if there are likely to be alterations to the layout design.

David

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

**Suffolk Fire and Rescue Service**

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

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

|                              |     |
|------------------------------|-----|
| MID SUFFOLK DISTRICT COUNCIL |     |
| PLANNING CONTROL             |     |
| <b>RECEIVED</b>              |     |
| 26 SEP 2016                  |     |
| ACKNOWLEDGED .....           |     |
| DATE .....                   |     |
| PASS TO ....                 | SMC |

Your Ref: 3469/16+S106  
Our Ref: FS/F310955  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 23/09/2016

Dear Sirs

**Land to the east of Borley Crescent, Elmswell IP30 9UG**  
**Planning Application No: 3469/16+S106**

I refer to the above application.

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

**Access and Fire Fighting Facilities**

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

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

**Water Supplies**

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible at this time to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued/

OFFICIAL

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

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

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

Yours faithfully

Mrs A Kempen  
Water Officer

Enc: PDL1

Copy: Mr G Armstrong, Armstrong Rigg Planning, The Exchange, Colworth Science  
Park, Sharnbrook, Bedford Beds. MK44 1LQ  
Enc: Sprinkler information

[Planningcontributions.admin@suffolk.gov.uk](mailto:Planningcontributions.admin@suffolk.gov.uk)



OFFICIAL

## Suffolk Fire and Rescue Service

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

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

Your Ref: 3469/16+S106  
Our Ref: ENG/AK  
Enquiries to: Mrs A Kempen  
Direct Line: 01473 260486  
E-mail: Angela.Kempen@suffolk.gov.uk  
Web Address: www.suffolk.gov.uk

Date: 23 September 2016

### Planning Ref: 3469/16+S106

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**  
**ADDRESS: Land to the east of Borley Crescent, Elmswell IP30 9UG**  
**DESCRIPTION: 60 dwellings**  
**NO: HYDRANTS POSSIBLY REQUIRED: Required**

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

Mrs A Kempen  
Water Officer

## MID SUFFOLK DISTRICT COUNCIL

### MEMORANDUM

TO: Stuart McAdam – Senior Planning Officer

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

Date: 13/01/2017

SUBJECT: - **Application Reference: M/3469/16/OUT**

Proposal: Application for Outline Planning permission with all matters reserved except for access for the erection of up to 60 dwellings at Land off Borley Crescent, Elmswell.

#### Key Points

##### 1. Background Information

A development proposal for up to sixty (60) residential dwellings.

This is an open market development and should offer 21 affordable housing units which = 35% policy compliant position.

##### 2. Housing Need Information:

2.1 The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2012, confirms a continuing need for housing across all tenures and a growing need for affordable housing. A new SHMA is currently being written but outcomes are not available at the time of this consultation.

2.2 The 2012 SHMA indicates that in Mid Suffolk there is a need for **229 new affordable homes per annum. Ref1**

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

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

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

| Ref3Estimated proportionate demand for all tenure new housing stock by bedroom number |                      |
|---|----------------------|
| Bed Nos   | % of total new stock |
| 1   | 18%                  |
| 2   | 29%                  |
| 3   | 46%                  |
| 4+  | 6%                   |

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

2.6 The Council's Choice Based Lettings system currently has circa.1010 applicants registered for affordable housing in Mid Suffolk at November 2016.

2.8 The Council's Choice Based Lettings system currently has 50 applicants registered for affordable housing, who are seeking accommodation in Elmswell as at January 2017. This site is a S106 planning obligation site so the affordable housing provided will be to meet district wide need hence the **1010** applicants registered is the important number.

**3. Preferred Mix for Open Market homes.** No specific detail has been provided for the open market mix (39 dwellings, however, mention has been given to the provision of predominantly 2 bedroomed accommodation across all tenures. To address local needs we would like to see that there are: -

- Minimum of 6 x 2 bed bungalows/chalet bungalows
- Minimum of 10 x 2 bed houses
- Maximum of 10 x 3 bed houses

The inclusion of bungalows/chalet bungalows would be welcomed as this will provide opportunities for older people to downsize.

- The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:
  - 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.



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

#### **4. Preferred mix for Affordable Housing**

4.1 The most recent information from the Mid Suffolk's Council's Housing Register shows 50 applicants registered who have a connection to Elmswell.

4.2 **21** of the proposed dwellings on the development should be for affordable housing. These should be offered in the form of: -

##### **Rented (15): -**

- 4 x 1 bed 2 person flats @ 50sqm
- 2 x 2 bed 4 person bungalows @ 70 sqm
- 4 x 2 bedroom 4 person flats @ 70 sqm
- 4 x 2 bed 4 person houses @ 79sqm
- 2 x 3 bed 5 person houses @ 93 sqm

##### **Shared Ownership (6): -**

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

**The above mix is requested and to be included in the S106 agreement.**

#### **5. Other requirements for affordable homes:**

- Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards
- The council is granted 100% nomination rights to all the affordable units on first lets and minimum of 75% of relets.
- All flats must be in separate blocks and capable of freehold transfer to an RP.
- Adequate parking provision is made for the affordable housing units

Julie Abbey-Taylor, Professional Lead – Housing Enabling

## Consultation Response Pro forma

|   |   |  |                                      |
|---|---|--|--------------------------------------|
| 1 | <b>Application Number</b>   | M/16/3469/OUT/SMC  |                                      |
| 2 | <b>Date of Response</b>   | 13.1.2017  |                                      |
| 3 | <b>Responding Officer</b>   | Name:  | Julie Abbey-Taylor                   |
|   |   | Job Title:   | Professional lead – Housing Enabling |
|   |   | Responding on behalf of...   | Strategic Housing service            |
| 4 | <b>Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.   | The development proposes up to 60 new dwellings.<br><br>The scheme does not provide a breakdown of unit types or tenures in detail but the indicative layout suggests predominantly 2 bedroomed dwellings which is to be welcomed.<br><br>Recommendation – Approve subject to a S106 agreement detailing the number, type and size of affordable housing as detailed below in 5.   |                                      |
| 5 | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation.<br>Please refer to any guidance, policy or material considerations that have informed your recommendation. | <u>Affordable rented</u> – 15 dwellings:- <ul style="list-style-type: none"> <li>• 4 x 1 bed 2 person flats @ 50sqm</li> <li>• 2 x 2 bed 4 person bungalows @ 70 sqm</li> <li>• 4 x 2 bedroom 4 person flats @ 70 sqm</li> <li>• 4 x 2 bed 4 person houses @ 79sqm</li> <li>• 2 x 3 bed 5 person houses @ 93 sqm</li> </ul> <u>Shared Ownership</u> (6 dwellings): - <ul style="list-style-type: none"> <li>5 x 2 bed 4 person houses @ 79 sqm</li> <li>1 x 3 bed 5 person house @ 93 sqm</li> </ul> For full discussion see separate consultation response. |                                      |
| 6 | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate        |  |                                      |
| 7 | <b>Recommended conditions</b>   | Trigger points for the delivery of the affordable housing to be included in the S106 agreement and a draft nominations agreement to be included.   |                                      |

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

## **Committee Report**

**Committee Date:** 22 February 2017

**Item No:** 2

**Reference:** 2112/16

**Case Officer:** DYJO

---

**Description of Development:** Erection of 49 dwellings (including 17 affordable dwellings) and construction of new access.

**Location:** Land on east side of Green Road, Woolpit

**Parish:** Woolpit

**Ward:** Woolpit

**Ward Member/s:** Cllr Jane Storey

**Site Area:** 2.33

**Conservation Area:** Site is not within the Conservation Area, but off site highway works could potentially affect the Conservation Area.

**Listed Building:** All

**Received:** 05/05/2016

**Expiry Date:** 03/03/2017

---

**Application Type:** Full

**Development Type:** DWL

**Environmental Impact Assessment:** Not required

**Applicant:** Landex Ltd

**Agent:** Artisan PPS Ltd

---

## **DOCUMENTS SUBMITTED FOR CONSIDERATION**

### **LISTING OF APPROVED PLANS & DOCUMENTS**

The development hereby permitted shall be carried out in accordance with the following approved documents or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this [permission/consent]; or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard:

#### **Defined Red Line Plan:**

The defined Red Line Plan for this application is Drawing PA33 received on the 5th May 2016. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

### Approved Plans and Documents:

Drawing number PA01 - Proposed house and garage type received on the 5th May 2016  
Drawing number PA04 Rev A - Proposed house type received on the 5th May 2016  
Drawing number PA05 - Proposed house type received on the 5th May 2016  
Drawing number PA06 - Proposed house type received on the 5th May 2016  
Drawing number PA07 - Proposed house type received on the 5th May 2016  
Drawing number PA08 - Proposed house type received on the 5th May 2016  
Drawing number PA09 Rev A - Proposed house type received on the 5th May 2016  
Drawing number PA10 Rev A - Proposed garage received on the 5th May 2016  
Drawing number PA12 REV A - Proposed house type received on the 5th May 2016  
Drawing number PA13 - Proposed house type received on the 5th May 2016  
Drawing number PA14 - Proposed house type received on the 5th May 2016  
Drawing number PA15 - Proposed house type received on the 5th May 2016  
Drawing number PA16 - Proposed house type received on the 5th May 2016  
Drawing number PA17 - Proposed house type received on the 5th May 2016  
Drawing number PA18 rev A - Proposed cartlodge received on the 5th May 2016  
Drawing number PA19 - Proposed house type received on the 5th May 2016  
Drawing number PA20 - Proposed house type received on the 5th May 2016  
Drawing number PA21 - Proposed house type received on the 5th May 2016  
Drawing number PA22 - Proposed house type received on the 5th May 2016  
Drawing number PA23 - Proposed house type received on the 5th May 2016  
Drawing number PA24 - Proposed house type received on the 5th May 2016  
Drawing number PA28 - Proposed plot floor plan received on the 23<sup>rd</sup> January 2017  
Drawing number PA31 Rev G - Amended site /block plan received on 23<sup>rd</sup> January 2017  
Drawing number PA32 Rev C - Boundary and street scene plans received on the 23<sup>rd</sup> January 2017  
Drawing number PA34 - Typical elevations for the site received on the 5th May 2016  
Drawing number PA35 Rev A - Typical elevations for the site received on the 5th May 2016  
Drawing number 112/2015/01 - Off site highway improvement works received on 22nd November 2016  
Design and Access Statement received on the 5th May 2016  
Drainage report received on the 5th May 2016  
Flood Risk Assessment received on 5th May 2016  
Archaeology report received on 5th May 2016  
Contamination report received on the 5th May 2016  
Ecology report received on 5th May 2016  
Amended transport assessment received on the 31st May 2016

The application, plans and documents submitted by the Applicant can be viewed online at:  
<http://planningpages.midsuffolk.gov.uk/online-applications/simpleSearchResults.do;jsessionid=51FD5D76BFC3689778F686A9AF7F1BC5?action=firstPage>  
Alternatively, a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

### **SUMMARY**

1. The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Woolpit is a key service area and one of the more sustainable areas available to grow and take on the significant housing need the District has to address. The scheme is contrary to the adopted Mid Suffolk Core Strategy; however, the Council cannot demonstrate a 5 year supply of housing and the scheme falls to be considered under paragraph 14 of the NPPF where the adverse impacts of the scheme have to be balanced against the

benefits of the scheme to demonstrate that it constitutes sustainable development. Officers are recommending approval of this application as it is considered to be sustainable development as the significant public benefits that the scheme will deliver (contributions towards education, affordable housing and library facilities amongst others) are considered to outweigh the negative aspects of the proposal.

---

## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

---

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

- it is a “Major” application for a residential land allocation for 15 dwellings or over;
- the application is considered to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council / the extent and planning substance of comments received from third parties and the location, scale and nature of the application.

The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly in accordance with all established procedures and requirements.

---

## **PART TWO – APPLICATION BACKGROUND**

---

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

### **History**

2. There is no planning history relevant to the application site that is an agricultural field.

### **Details of Previous Committee / Resolutions**

3. None

### **Details of Member site visit**

4. None

### **Details of any Pre Application Advice**

5. Pre application advice has been given in respect of this application highlighting transport and landscape matters as issues to be carefully examined. Your planning officers were not involved with any wider engagement with Suffolk County Council or other external organisations in respect of this application

---

## PART THREE – ASSESSMENT OF APPLICATION

---

### Consultations

6.

#### **Woolpit Parish Council**

1. Traffic in Green Road - The narrow section of Green Road (just to the north of the junction with Drinkstone Road to past the junction with Mill Lane) will be required to take an unacceptable level of traffic. The road is narrow and dangerous at this point and is effectively one-way only unless passing vehicles mount the footpath, which is what occurs now, creating a dangerous point on the road. An increase in traffic at this narrow position, as will result from the proposal, is totally unacceptable. 76% of correspondents making comments to the Parish Council raised this issue.

The proposed highway changes at this pinch point in the road are unacceptable as they will worsen the current traffic problems and create delays and hazards particularly with the lorries, buses, emergency vehicles and large agricultural vehicles which pass through this section of road with listed buildings next to the highway. Such a scheme is totally inappropriate in a Conservation Area. The scheme is contrary to policies GP1, H7, H15, T3, T10, cor5, cor6, csfr-fc1, csfr-fc1.1, NPPF.

2. Parking in the village centre - The proposed changes to parking are unacceptable. They will lead to a reduction of parking spaces in an area which is very often full and affect trade at shops and businesses. The proposed kerb arrangements will make parking in the area more difficult and residents will have problems with deliveries. Woolpit is a busy village which has a shortage of parking already. With additional houses already approved elsewhere in the village increasing parking pressure, the last thing Woolpit needs is a reduction in on-street parking.

The road markings associated with the parking plan would be totally out of keeping in the Conservation Area. The scheme is contrary to policies HB1, HB8, HB12, H16, cor5, cor6, NPPF, csfr –fc1, csfr-fc1.1.

3. Traffic in the Conservation Area and impact on listed buildings - Increased traffic from the development will result in even more congestion in The Street, a road which is at the heart of the conservation area and contains many listed buildings which will be harmed by the additional traffic. The Street is already frequently blocked by commercial vehicles, buses, through traffic and shoppers' cars, and is unable to accept the additional vehicles this proposal will create.

The adverse impacts on the character and setting of historic buildings and highway safety do not constitute sustainable development and it is not considered that any benefit to housing provision would outweigh the harmful impacts described. The scheme is contrary to policies HB1, HB8, GP1, H15, H16, T10, cor5, cor6, csfr-fc1, csfr-fc1.1, NPPF.

4. Wildlife Habitats - Insufficient study has been made of wildlife habitat and the loss that will result. The ecological report states that there is no pond on site whereas in fact a linear pond runs along the edge of the site next to Green Road. This has produced frog spawn in the past and could be a habitat for newts. Skylarks have recently been seen over the site but no reference is made to this in the survey. Only blackbirds and pigeons were reported as being on site whereas the boundary hedges during the nesting season contain birds of many species. A colony of Pipistrelle bats has recently been identified in the roof of Priory

Cottage (a Listed Building) which is in Green Road opposite the site. Consideration needs to be given to the effect of the development on the bat population. A more detailed ecological survey is required. The scheme is contrary to policy CL8 and cor5.

5. Access from the Site into Green Road - The positioning of the proposed new road access from Green Road into the site is unsuitable. Green Road has high recorded speeds of traffic, the junction is on a dangerous bend and the vehicular access and exit to Priory Cottage will be made hazardous. If the application is approved, the junction needs to be reinstated to the position proposed in the original application and improvements carried out to Green Road as required in the SCC Highways consultee report of 30 June 2016. An emergency exit from the site also needs to be considered. The scheme is contrary to policies GP1, cor5, NPPF, csfcr-fc1 and csfr-fc1.1.

6. Loss of valuable agricultural land - There would be a loss of valuable agricultural land. The site is outside the existing settlement boundary and this development would be an encroachment of the village on the hamlet at Woolpit Green. Contrary to policies H7, CL11 and cor5.

7. Traffic survey figures quoted by the applicant are surprising and hard to believe. Woolpit Parish Council invites MSDC to examine these in detail.

8. In its Planning Statement, Artisan says that 'it is considered that there is support locally for the proposed development and that the full extent of it will become clear during the application's formal determination'. The applicant does not have significant support locally. The comments made to the Parish Council by residents, with 34 letters objecting to the proposal and two supporting, show this to be the case. 107 residents attended the Parish Council meeting to discuss the original application in June and a further 81 for the revised application in December, with the overwhelming majority voicing their objections and concerns.

9. Woolpit Parish Council is concerned at the potential rate at which this and other possible developments could produce new housing in the village. The general infrastructure of Woolpit requires time to evolve and absorb new residents at a reasonable speed as development takes place. There is unease that new developments will result in Woolpit losing its 'village feel' and for it to become 'a town'. This application should not be considered in isolation but as one of several at the application or pre-application stage which together could add some 700 homes to the existing 900 in Woolpit.

10. Woolpit has a Neighbourhood Plan under preparation and it is becoming very apparent that residents consider that any development should take place on sites on the northern side of the village, enabling traffic to access the A14 without traversing the centre of our medieval village. Woolpit Parish Council believes MSDC should consider the information coming from the evolving Neighbourhood Plan before determining this application.

11. There is no doubt development pressure exists on nearby villages in the A14 corridor. MSDC should look at the needs of the wider area and spread new housing so as not to put excessive pressure on any particular village which might appeal to developers.

12. MSDC should take into account the recent East Bergholt High Court judgement which determined that the District Council should consider the housing needs of the core village and its local environs rather than the needs of the district as a whole.

## **Suffolk Constabulary - Police Architectural Liaison**

Object to the scheme on the following grounds:

- Raises concerns in terms of safety that the public open space area including the children's play area is to be sited close to an electricity substation;
- The play area is also to be sited too close to a public highway which also raises safety issues.
- The play area is lacking in natural surveillance as the houses that surround it do not directly face onto it.
- The footpath to the south and the east of the site needs to be illuminated to ensure that it does not provide criminal opportunities.

## **MSDC - Environmental Health - Land Contamination**

No objection

## **MSDC - Waste Manager (Summary)**

I have no objection to the planned proposal, consideration for bin presentation points are clear and straightforward for the dustcart to access.

## **Anglian Water (Summary)**

Confirms sewerage system at present has available capacity. They have requested that an informative be included on any planning permission that may be granted for the site bringing to the attention of the applicant that Anglian Water has assets in the locality which need to be considered in relation to this scheme.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided that the surface water hierarchy as detailed in building regulations part H has been followed such as infiltration test results and investigations in out discharging at a watercourse. We would therefore recommend that the applicant needs to consult with Anglian Water and the Lead Local Flood Authority (LLFA).

Accordingly recommends a condition that surface water drainage details shall be agreed.

## **Natural England**

No comment

## **Suffolk Wildlife Trust**

Raise concerns that the access point into the site may impact on any species which may inhabit the ditch that lies to the top of the western boundary of the site with Green Road and will result in the loss of part of the hedging and trees in this location which will provide habitat for birds. Ask if the access point can be moved elsewhere.

Also raise concerns that the hedging and trees on the western and eastern border of the site could be incorporated into the gardens of the dwellings and could be mismanaged by the new owners to the detriment of the bats that have been identified as currently living in this location.

They also raise concerns that suitable nesting locations for Skylarks will be lost as part of this application and that suitable compensation will be required.



### **MSDC - Tree Officer**

No objection

### **MSDC Heritage Officer**

Has reviewed the scheme and considers that the proposal will cause less than substantial harm to the setting of the listed buildings that are adjacent to the site. In terms of the highway mitigation works to the conservation area the Council's Heritage Officer considers that the impact of the works on the setting of the conservation area will be low and that the harm can be considered to be less than substantial harm.

### **Fire Service - County Fire Officer**

Recommends a condition for the installation of fire hydrants

### **MSDC - Strategic Housing (Summary)**

This is a development proposal for 50 residential dwellings and triggers an affordable housing provision requirement of 35% under altered policy H4 of the Mid Suffolk Local Plan (on development proposals of 5 units and over outside of Stowmarket and Needham Market) equating to 17 affordable housing units. It is noted that this application proposes 18 AH units which is welcomed.

The Council's Choice Based Lettings system currently has circa 1039 applicants registered for housing in Mid Suffolk, as at May 16. 31 applicants were registered as seeking accommodation in Woolpit, with 18 of those identified as having a local connection.

This site is a S106 planning obligation site therefore affordable housing will be to meet district wide need hence the 1039 applicants registered is important in this case.

Based upon the housing needs and choice based lettings information above the following mix is recommended:

Affordable Rent Tenancy:

6 x 1 bed flats @ 50sqm

6 x 2 bed 4p house @ 79sqm

1 x 3 bed 5p house @ 93sqm

Shared Ownership:

3 x 2 bed 4p house @ 79sqm

2 x 3 bed 5p house @ 93sqm

The scheme has been amended by the applicant so that the dwellings proposed meet the specific requirements of the Council's Strategic Housing Team.

### **NHS/Primary Care Trust (Summary)**

The proposed development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the application site. The GP practice does not have capacity for the additional growth resulting from this development.

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

A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £16,460. This would potentially be part of a CIL bid by NHS for the Council's Infrastructure Team to consider.

### **SCC - Obligations Manager (Summary)**

The local catchment schools are Woolpit Primary Academy and Thurston Community College. There is sufficient capacity at the local catchment primary school to accommodate the demand arising from this development; however, funding is required for all 10 secondary school places arising from this development, at a total cost of £186,654.00. Suffolk County Council will bid for CIL funding to provide for these additional places.

Therefore no contribution is required for Early Years for this development as in this area there is one provider with 24 places available.

In terms of public transport, a financial contribution will be required for the extension of footway down Green Road to provide a suitable walking route to the existing Post Office bus stops. Funding will also be required for improving these bus stops with raised kerbs. This will be at a total cost of £5,000.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is £10,800. This would be spent at the local catchment library in Stowmarket (Milton Road) and allows for improvements and enhancements to be made to library services and facilities.

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. For this development that would be a capital contribution of £2,550.

The total contribution for the above matters would be £205,004.00 and would potentially be part of a CIL bid by the Suffolk County Council for the Council's Infrastructure Team to consider.

### **SCC Senior Landscape Officer (On Behalf of MSDC) (Summary)**

Although the site is adjacent to the existing built environment it will create a new built boundary with the surrounding countryside. It is also notable that development of the site will create a new 'gateway' to the village of Woolpit. Therefore the creation of robust boundary planting and relation of existing vegetation, where it exists, are important to integrate the development into the wider landscape.

The indicative scheme of landscaping appears, in general, to be appropriate. I note that applicant has identified the southern boundary as broadly in line with the former location of an historic field and proposes to reinstate this to provide landscape, ecological and access benefits.

This approach is very welcome subject to an appropriate and effective scheme of management for this area, which will be outside the domestic curtilage of any dwellings. I also note that planting is proposed as part of the SuDs design within the development. This is very welcome, as modified tree pits with cell systems can be an effective part of the SuDs train. The details however are matters for the relevant consultees. Given the importance of this strategic planting to the design of the scheme, I suggest final details are secured by a separate condition from that for the plot planting.

Recommends that the proposal is acceptable in landscape terms subject to conditions.

### **Flood and water management (Summary)**

SCC Position: SCC have reviewed the FRA by GH Bullard (ref 112/2015/FRA and dated April 2016) and subsequent documents including the GI Report by Notts Group. Overall the proposed surface water system is acceptable to SCC however we require further information before approval can be granted.

Officer Note: SCC has not objected to the scheme and it is considered on this basis there is not sufficient cause to warrant a refusal subject to the addition information being secured via condition.

### **SCC Highways**

Highways conditions in relation to the site are recommended and improvements to Green Lane as shown on plan are sought to be secured.

### **Representations**

7. This is a summary of the representations received.

### **Objections to the Original proposal**

#### **Highway matters**

- Would increase traffic congestion in the area and would be detrimental to highway safety (areas including north end of Green Road/Mill Lane, junction in centre of village, new access itself to Green Lane).
- Green Road not capable to take development as its a small country lane.
- Narrow lanes unsuitable, references make to various pinch points.
- Fails to include Woolpit Green and Monkey Puzzle House area in transport assessment.
- Notes Elmswell railway station in cycling distance, but assessment fails to note A14 junction in between.
- Should be more than one access road.
- Should have direct vehicular access to Steeles Close and Road to better disperse traffic.
- Limited bus service.
- Need double yellow lines in village centre to ensure flow of traffic.

#### **Heritage matters**

- Fails to maintain character and setting of the Conservation Area (views towards and increased traffic within).
- Adversely affects Listed Building Priory Cottage (affects rural setting).
- Adversely affects setting of historic Vine Cottage (not listed).
- Increased traffic would have detrimental impact on setting, appearance and character of Listed Buildings and Conservation Area.

#### Biodiversity issues

- Adverse impact on wildlife (notes skylarks and others not found by assessment, but residents' state they are there).
- Loss of wildlife pond (linear dry ditch that fills at various points during a year).

#### Character and appearance

- Negative affect on village and hamlet distinctiveness (extending towards Woolpit Green).
- Cramped urban style development.
- Scale and density inappropriate.
- Loss of agricultural land.
- Development on rising land would have overbearing impact and harmful landscape impact.

#### Local facilities

- Lack of open public recreational space within the development and notes policy consideration for on-site provision.
- No job creation, just residential.
- Significant impact on school and health centre which will not be able to cope.
- Affordable housing welcome, but unlikely to be type needed by village.

#### Environmental (including impact on amenities)

- Light pollution and water run problems likely.
- Overlooking by new housing onto properties in Green Road, Steeles Close and Road.
- Concern at how site can be developed in terms of construction traffic, routing without damage.

#### Other issues

- Makes Woolpit a town and not village, it will increase too much in size.
- Contrary to policies H3, HB1, CS2, CS5 and NPPF.
- Site is least suitable option to develop for housing in Woolpit.
- Need for new villages and not ruining old ones.
- Woolpit's ability to absorb the development should be understood.

#### **Support for the Original Proposal**

- Would support as might be able to afford to return to village.
- Need for younger generation and families in the village.
- Support for homes that may be available for employees of Woolpit Business park.

#### **Objections to the original amended plans:-**

- Support reduction of housing, but other objections remain.
- Highway proposals underline severe traffic and highway safety issues.
- Highways improvements would result in loss of parking and further highway issues.
- Highway improvements would be detrimental to Conservation Area.
- Repeat of comments for original scheme.
- Play area proposed compromised by sub-station and not supervised enough.
- Support for some development in Woolpit, not this site.
- Consider reports submitted to be inadequate.
- Local plan is not out of date.
- Alternative sites being proposed should be considered first.
  - Should be no more than ten units.
- Loss of views.

## **Objections to the 23<sup>rd</sup> January 2017 amended plans**

- Four additional letters have been received but none of these raise any specific issues to the changes suggested in the amended plans and only reconfirm their original objections to the scheme.

### **The Site and Surroundings**

8. The site is located to the south side of Woolpit. Woolpit is a designated as a Key Service Area 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 open agricultural field that is classified as part 2, part 3a and part 3b under the agricultural land classification system.

**South Boundary:** This is an open boundary with the continuation of the field beyond. Looking at old maps this proposed boundary is located very closely to what was once a field boundary and is clearly shown on maps of 1884. This historic boundary disappears in maps around 1975, but when it was removed is not known.

**East Boundary:** A straight line boundary of trees/hedge beyond which is residential properties, some recent in respect of a recent expansion of adjacent residential development southward. Between the site and existing development is a public footpath running along the length of the site linking Steeles Road across fields, pass 'The Grange' (Listed Building) and reaching the Hamlet of Woolpit Green.

**North Boundary:** Essentially this boundary involves three elements. Located to the eastern end the boundary forms a garden boundary of mature trees and hedge to the rear gardens of No 94 and 96 Steeles Road. The middle section of the northern boundary is again hedgerow and trees, but serves to landscape Steeles Road itself. It is at this point potentially a pedestrian link between the development and Steeles Road could be created. Finally towards the western end of the north boundary it forms part of the curtilage boundary for Vine Cottage fronting Green Road.

**West Boundary:** This boundary fronts Green Road and would be the location for the main vehicular access. For the most part this is enclosed by mature trees and hedgerow. A drainage ditch also runs along this boundary almost for the full extent of the site. Green Road is a main road, but not very wide and twists and turns. It has no footpaths along the part that would serve the boundary of the site. The footpath starts in front of Vine Cottage adjacent to the north west corner of the site. On the opposite side of Green Road at the north west end of the site is Priory Cottage, a 1 1/2 storey Listed cottage within a generous plot. Priory Cottage stands as currently as the first dwelling as you approach the village using Green Road. Opposite the site to the west and southwest the fields are very open.

Woolpit Green and 'The Grange' (Listed) lie southwards beyond Woolpit and the site. They are however linked to Woolpit by virtue of the fact that you follow Green Road to reach them. The footpath from Woolpit adjacent and to the east of the site also provides a connection to both 'The Grange' and Woolpit Green.

### **The Proposal**

9. Please note details of the proposed development including plans and application documents can be found online.

This is a full planning application for the erection of 49 dwellings of which, 17 are affordable properties (35%). The dwellings are broken down as follows: 3 no. 1 bedroom ground floor flats; 3 no. first floor flats; 5 no two bedroom bungalows; 6 no. three bedroom bungalows; 11 no two bed houses (which are all affordable properties); 16 no. 3 bedroom houses and 5 no. four bedroom houses. Vehicular access into the site will be from Green Road via a new access point which has been relocated by the applicant from its originally proposed location to the northern end of the site. Pedestrian access will be provided from the estate roads to the public footpath to the east and also onto Green Road via access points in the most northern and southern part of the site. These access ways form a landscaped path that runs along the edge of Green Road in a north/south orientation and then link into a greenway that runs west/east at the most southern part of the site. This then provides a link into the existing public footpath that runs to the eastern of the site.

The houses on the southern part of the site are laid out in a north/south orientation with the exception of three which face onto Green Lane in an east/west orientation. The remainder of the houses are proposed to be sited in four separate rectangular blocks within the site to provide an attractive public environment whilst also facilitating links into the village. A further link is provided off the estate road between plots 24 and 48 onto Steeles Road to provide more direct pedestrian access into and out of the site. The applicant has amended the layout of the site in early January 2017 to meet the affordable housing specification of the Council's Affordable Housing Officer and he has also re-orientated the houses facing the open space area so that natural surveillance of this area will occur to help prevent the occurrence of crime and antisocial behaviour.

## **NATIONAL PLANNING POLICY FRAMEWORK**

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

The following parts of the NPPF are considered to be applicable to this scheme:

Para 6: Achieving sustainable development

Para 7: Three dimensions to sustainable development

Para 11 – 15: The presumption in favour of sustainable development

Para 17: Core planning principles

Para 32 and 34: Transport movements

Para 47: Delivering a wide choice of high quality homes (including the need to have a 5 year deliverable supply of housing)

Para 49: All housing proposals should be considered in the context of the presumption in favour of sustainable development.

Paragraph 55: To promote sustainable development in rural areas.

Para 56 & 60: Requiring good design

Para 64: Development of poor design must not be supported.

Para 69: Promoting healthy communities

Para 70: Delivery of social, recreational and cultural facilities that the community needs.

Para 72: Provision of school places.

Para 73: Access to high quality open space.

Para 75: Protection and enhancement of public rights of way.

Para 100: Development and flood risk

Para 103: Development and increasing flood risk elsewhere

Para 109: Planning system should contribute to and enhance the natural and local environment.

Para 112 & 117–119: Development affecting protected wildlife

Para 123: Planning and noise.

Para 125: Planning and darker skies.

Para 128 & 129: Describing the significance of a designated heritage asset.

Para 131: Determining planning applications that affect heritage assets.

Para 132: Significance of heritage assets.

Para 134: Development and less than substantial harm

Para 186: Approaching decision taking in a positive way.

Para 187: Local Planning Authorities should find solutions rather than problems in decision taking.

Para 196: Plan led planning system.

Para 197: Assessing and determining application applying the presumption in favour of sustainable development.

P203 -206 – Planning conditions and obligations.

Para 211 - 212: Using development plans and the NPPF in decision making.

Para 214 – 215: The weight attached to development plan policies having regards to their consistency with the NPPF.

Para 216 – Weight given to policies in emerging plans

## **CORE STRATEGY**

### **11. Core Strategy Focused Review**

FC1 – Presumption in favour of sustainable development.

FC1.1 – Mid Suffolk's approach to delivering sustainable development

FC2 – Provision and distribution of housing.

#### **Core Strategy**

CS1 – Settlement hierarchy

CS2 – Development in the countryside & countryside villages

CS4 – Adapting to climate change.

CS5 – Mid Suffolk's environment

CS6 – Services and infrastructure

CS9 – Density and mix

## **NEIGHBOURHOOD PLAN / SUPPLEMENTARY PLANNING DOCUMENTS / AREA ACTION PLAN**

12. A Neighbourhood Plan designation was conferred on 4th May 2016 and covers the Parish of Woolpit. At the time of the consideration of this proposal there are no policies associated with the plan and the comments made by the parish about giving its evidence base weight is noted. However, having regards to the contents of paragraph 216 of the NPPF it is considered that given the early stage of plan preparation that little material weight can be given to the Neighbourhood Plan. Usually Neighbourhood Plans are given greater weight where they have received their examination or have been through the local referendum which is not the case in this instance.

## **SAVED POLICIES IN THE LOCAL PLAN**

13. GP1 – Design and layout of new developments  
HB1 – Protection of historic buildings  
HB13 – Protecting ancient monuments  
HB14 – Ensuring that Archaeological remains are not destroyed  
H3 – Housing developments in villages  
H13 – Design and layout of development  
H15 – Development to reflect local characteristics.  
H16 – Protecting existing residential amenity  
H17 – Keeping new development away from pollution  
CL8 – Protecting wildlife  
CL11 – Retaining high quality agricultural land  
T9 – Parking standards  
T10 – Highway consideration in developments  
RT4 – Amenity open space and play areas within residential development  
RT12 – Footpaths and bridleways  
SB3 – Retaining visually important landscapes

## **Main Considerations**

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

## **The Principle Of Development**

16. 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.”*

Objections to the scheme have been received stating that the Local Plan is not out of date and that the Council should give its housing delivery policies significant weight. However, it is clear on reviewing the guidance in the NPPF that housing delivery 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 in line with the guidance in the NPPF.

### **Sustainability Assessment of Proposal**

17. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development: economic, social and environmental.

Paragraph 14 of the NPPF refers to a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision making, the NPPF states that this means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate that development should be restricted.

Policy FC1 of the Mid Suffolk District Core Strategy Focused Review states that it takes a positive approach to sustainable development and like in the NPPF, the Council will work proactively with developers to resolve issues that improve the economic, social and environmental conditions in the area. Related policy FC1.1 makes it clear that for development to be considered sustainable it must be demonstrated against the principles of sustainable development. The policy goes on to say that proposals for development must conserve and enhance the local character of the different parts of the district and how it addresses the key issues of the district.

The settlement of Woolpit offers a wide range of local services and local infrastructure. Woolpit has a primary school, a doctor's surgery, shops and pubs and a business park together with a number of other local facilities which act as a service to the inhabitants of the village as well as providing employment opportunities. As part of this application, the applicant is proposing to put links in through from the site to Steeles Road to ensure that the residents have access to the local services listed above as well as to public transport to access services elsewhere.

In relation to paragraph 7 of the NPPF, the proposals would contribute to building a strong, responsive and competitive economy through the creation of construction and related jobs and the on-going contribution to the local economy from the creation of up to 175 additional households in the area. The proposals would also contribute towards providing the supply of housing required to meet the needs of present and future generations and by having the potential to create a high quality built environment, as well as contributions towards affordable housing and other social infrastructure (public open space, education and health care) through a CIL contribution, or where appropriate, a section 106 agreement.

It must also be remembered that paragraph 49 of the NPPF makes it clear that housing applications should be considered in the context of sustainable development. The applicant is proposing up to 49 dwellings in this instance and they have confirmed that it is their intention if they get planning permission to commence with work on site as soon as possible following the granting of this full planning application. To speed this up, they have agreed to have a shorter period than is usual to commence with work on site (2 rather than 3 years) which helps to justify that as a developer, they are serious about delivering the houses and the necessary infrastructure on site which all contribute to the sustainability of the scheme.

On balance, therefore, the proposals are considered to constitute sustainable development, having regard to the contents of policies FC1 and FC1.2 of the Adopted Core Strategy Focused Review and the contents of the NPPF.

### **Site Access, Parking And Highway Safety Considerations**

18. The site is located to the south west of the village and as a consequence to reach the A14 junction north of the village will likely result in traffic going through the village retail and residential centre. Alternative routes are available, but given the routing available and the nature of these routes it has been concluded that the additional traffic will result in a burden to the area. Working with SCC Highways the applicant has designed a road improvement scheme to mitigate the burden of development and improve the road network in terms of safety. This includes the expansion of footpaths and introduction of a priority scheme to part of Green Road (please see the Conservation area part of this report for specific details of the works proposed). In turn this will remove/discourage parking of cars that may obstruct the free flow of traffic and those that have previously illegally parked across junctions. It is recognised that this will remove some on road parking provision for central area of the village and while this could have the potential to have an impact on retail trade, there is a balance in respect of additional households to improve the viability of retail uses as well as other facilities in the area.

As part of the amended plans, the applicant has improved pedestrian connectivity throughout the site by providing a pedestrian link that runs west to east and also north to south through the site which link into Green Road, Steeles Road and also the existing public footpath that lies to the east of the site. This meets the requirements of part 32 of the NPPF which requires all schemes to provide safe and suitable access for all people.

Woolpit Parish Council has objected to this scheme on the grounds that the proposal will significantly increase traffic levels at the junction of Green Road with Drinkstone Road and that the works proposed in the centre of the village to ease traffic flow will negatively impact on parking provision. They also comment that the access point into the site from Green Road as proposed in the amended plans is unacceptable and they question whether the traffic survey information as submitted is a reflection of reality.

Similar comments to those received from the parish council have also been received from the objectors to this scheme.

SCC Highways has examined the traffic data provided and do not consider that the proposal will have a severe impact on the highway network as referred to in paragraph 32 of the NPPF and agree that the impacts of the scheme can successfully be controlled by the imposition of planning conditions to provide the road improvements that the applicant has proposed. The Highways Authority have not raised any objections to the scheme in relation to highway safety and neither have they objected to the scheme on the grounds that car parking will be lost in the centre of the village or that the submitted transport and traffic data is inaccurate or unrealistic or that a second vehicular access point is needed into the site as raised by the Parish Council and the objectors. Matters in relation to the provision of traffic regulations in the centre of the village (e.g. yellow lines) to control parking is not a matter that can be considered under this planning application as these are matters that are controlled by Highway Legislation and not via the Planning Acts.

Having regards to the above, it is considered that the proposal complies with the requirements of paragraph 32 of the NPPF in that safe and suitable access for all people can be achieved and that improvements can be undertaken to the transport network that cost effectively limits the significant impacts of the development. Concerns by the objectors to the scheme in terms of the impact of construction traffic on the surrounding highways network can be controlled by the imposition of a suitable condition on any planning permission that may be granted.

#### **Design And Layout [Impact On Street Scene]**

19. Section 7 of the NPPF refers to design. Specifically, paragraph 56 states 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 echoes the provision of the NPPF.

Objections have been received stating that the scale and density of the proposal is inappropriate and that it constitutes a cramped urban style development that would have a negative effect on the village of Woolpit and the hamlet of Woolpit Green. The Police have also objected to the scheme on the grounds that the layout does not provide adequate natural surveillance for the play area and that the footpath to the south and east could provide opportunities for crime and should be illuminated.

The comment of the objectors are not shared as it is considered to constitute good design in line with the requirements of the NPPF and local policy CS5 as it proposes a form of development that reflects the character and appearance of the surrounding streetscape. The edges of the site on all elevations are to be planted with landscaping in the form of trees and hedging which will help to soften the built edge of the proposal,

and help to integrate it into the surrounding open countryside. Therefore, the comments of the Police in terms of illuminating the path is not agreed to as this would have a negative impact on the soft edge of the site and the surrounding dark open countryside. In terms of the design of the dwellings, it is considered that what is proposed is in keeping with the various styles and types of dwellings which exist in the surrounding area and the applicant has re-orientated the dwellings adjacent to the public open space area in his January 2017 amended plans so that they overlook it and provide natural surveillance to help prevent the occurrence of crime and anti-social behaviour. This has therefore overcome the Police's objection to that aspect of the scheme.

Having regards to the above, the proposal is considered to constitute good design and is in line with the requirements of the NPPF in section 7.

### **Landscape Impact**

20. Paragraph 58 of the NPPF states that proposals should provide appropriate landscaping to ensure that they integrate well into the surrounding locality. This requirement is repeated in one of the requirements of policy H13 of the Mid Suffolk District Local Plan. It is proposed to retain the trees and hedging along the northern part of Green Road and supplant these with new hedging and trees from this point to the southern boundary. The applicant is proposing to reinstate the former field boundary to the southern part of the site which will include a mixture of trees and hedging and a landscaped greenway directly to the north of it which will form part of the pedestrian links throughout the site. The existing trees and hedging along the northern and eastern boundaries of the site are to be retained with some new planting proposed along the most southern part of the eastern boundary. Within the site itself, trees and hedging are proposed between the dwellings and the public spaces to provide an attractive soft environment.

Having regards to the requirements of policy H13 of the MSDC Local Plan and paragraph 58 of the NPPF, it is considered that the scheme provides substantial landscaping both within and on the boundaries of the site to ensure that it assimilates well into the rural edge of Woolpit and provides an attractive environment both for the new residents of the site and those living in the surrounding locality.

### **Environmental Impacts – Flood Risk**

21. Paragraph 100 of the NPPF makes it clear that inappropriate development in areas of flood risk should be avoided by directing development away from areas of highest risk. The contents of policy CS4 of the Mid Suffolk Core Strategy is in line with the requirements of the NPPF in terms of flood risk and carries significant weight in the determination of this application. In terms of flooding from rivers, the site complies with local and national policy as it lies in a flood zone 1 area which is land at least risk of flooding.

Objections have been received in relation to the impact of the scheme on surface water drainage and flooding in the locality. Anglian Water and the County SuDs Team have been consulted on this proposal and both organisations have advised that they do not object to the scheme subject to the imposition of a condition requiring additional technical details relating to the submitted drainage strategy.

Having regards to the above, it is considered in terms of flood risk that the scheme can be made acceptable subject to the imposition of a suitably worded condition to meet the requirements of paragraph 100 of the NPPF and policy CS4 of the Mid Suffolk Core Strategy.

### **Heritage Issues - The Impact of Offsite Works On The Character And Appearance Of The Conservation Area**

22. Woolpit has a Conservation Area and an up to date appraisal. This site itself is not within the Conservation Area or within sight of it. However, the offsite road improvements between the junction of Drinkstone Road and where Green Road joins up with 'The Street' will affect the Conservation Area that covers the centre of Woolpit and objections to the scheme have been made on this ground.

For the sake of clarity, the offsite works involve the following:

- Creation of a priority system by the use of a pavement which will reduce the highway running along Green Road on its eastern site from outside Jasmine Cottage up to the junction with Mill Lane. Signs and road markings will be in place to notify drivers of this change.
- To the north of Mill Lane and into the point where the triangular centre of Green Road starts it is proposed to build out the footway to prevent cars parking dangerously on the junction point (which occurs currently). While line markings are to be extended directly opposite this point to emphasise the change.
- Directly outside Palmers Bakery but on the opposite side of the road (adjacent to the triangular parcel of land that splits the road in two) and up to the junction point where Green Road joins up with 'The Street', parking bays are to be created. These will be demarked by hatched road markings.
- When turning from 'The Street' into the short one way street part of Green Road (heading south) an overrun kerb area is to be provided either side of the junction to replace the current white line arrangement to prevent cars from parking on the junction edges. Parking bays are shown on either side of the one way street (in the same locations as existing).

In relation to the impacts upon the Conservation Area, the changes outlined above are considered to be limited to the potential increase in the amount of vehicles and associated noise, pollution and disturbance in the locality, thereby affecting the appreciation of the Conservation Area, and a potential increase in people accessing the area. The Council's Heritage Officer has been consulted on these changes and he has advised that the highway improvement works will cause less than substantial harm to the conservation area with the impact being low. In line with the guidance contained in paragraph 134 of the NPPF, it is considered that the public benefits of the proposal, including the delivery of housing, affordable housing and employment, outweigh any harm to the Conservation Area.

## **Heritage Issues - Impact On The Setting Of Neighbouring Listed Buildings**

23. Policy HB1 (Protection of Historic Buildings) places a high priority on the protection of the character and appearance of historic buildings, particularly the setting of Listed Buildings.

*In paragraph 17 of the NPPF it makes it clear that 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 state 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.”*

Objections have been received to this scheme on the basis that the proposal is harmful to the setting of listed buildings in the vicinity and other local buildings that the objectors consider to be historically important.

*Priory Cottage* to the west and opposite the site is Grade II Listed. To the south of the site and beyond the site within open countryside, but within visual range is *The Grange* which is also Grade II Listed. *Priory Cottage* is a rendered 1 1/2 storey cottage of a reasonable size on a large plot. Mature planting surrounds the site, but it is more open in winter months. Currently the Listed Building represents the gateway to Woolpit as the first building on the Green Road approach to the village. It has a strong rural setting that will be affected by building development opposite. However, the Listed Building maintains open fields to the south and west that will continue to frame the view of this building without influence of new development opposite given the route of the road. Having regards to the contents of part 7 of the NPPF, it is not considered that the harm to the setting of *Priory Cottage* can be considered to be substantial as the cottage itself is not affected by the proposal. However, it is considered under the requirements of paragraph 134 of the NPPF that the harm to the setting of *Priory Cottage* as a Grade II Listed Building is considered to constitute less than substantial harm where the harm needs to be considered and weighed against the wider public benefits of the scheme.

It is considered that as the Council does not have a 5 year supply of housing as required by paragraph 47 of the NPPF (the current supply is 3.3 years) that the proposal will help to contribute towards this deficit by providing 49 new dwellings. The scheme will also deliver 35% of the dwellings as affordable houses to help to meet the need in the locality and a further £205,004 in contributions which cover matters such as an improvement to: library facilities; waste facilities; bus stops; road improvements and secondary school places. It is considered in this situation, that the package of benefits that are to be provided to the wider community outweigh the harm to the setting of *Priory Cottage*.

*The Grange* is over 250m to the south of the site. Views from this building will be impacted by the development, but given the distance seen in context with the rear of

Woolpit and its built form the impact will be minimal. However, in line with the NPPF, the impact on 'The Grange' is considered to constitute less than substantial harm in line with the requirements of paragraph 134 and the package of wider benefits as outlined above would be considered to outweigh this harm. The same argument would be the case in relation to the impact on the other 'non designated heritage assets' in the village.

In relation to the impacts upon the Listed Buildings within the centre of the village these are considered to be limited to the potential increase in the amount of vehicles and associated noise, pollution and disturbance in the locality, thereby affecting the appreciation of the Listed Buildings, and a potential increase in people accessing the area. In this regard, the proposal is considered to cause less than substantial harm, whereby the public benefits as outlined above would outweigh any harm that would occur to the settings of the Listed Buildings.

### **Impact On Residential Amenity**

24. Policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. This requirement is emphasised in the NPPF Core Values in paragraph 17 where it states that all schemes should seek a good standard of amenity for all existing and future occupants of land and buildings.

Objections have been received to this scheme on the basis that the dwellings as proposed will overlook the existing dwellings on Green Road and Steeles Road to the detriment of the living conditions of the occupiers.

It is considered that this proposal does not give rise to any concerns of loss of neighbour amenity by reason of form, design, the distance between the dwellings and the substantial landscaping that is proposed along the periphery of the site and as such the proposal meets the relevant NPPF core value in paragraph 17.

### **Biodiversity And Protected Species**

25. Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." In order for a Local Planning Authority to comply with regulation 9(5) it must "engage" with the provisions of the Habitats Directive. Woolley v Morge determined that in order to discharge its regulation 9(5) duty a Local Planning Authority must consider in relation to an application (full, outline or listed building) the following:-

(i) whether any criminal offence under the 2010 Regulations against any European Protected Species is likely to be committed; and

(ii) if one or more such offences are likely to be committed, whether the LPA can be satisfied that the three Habitats Directive ""derogation tests"" are met. Only if the LPA is satisfied that all three tests are met may planning permission be granted.

These three tests are:

1. the development must be for one of the reasons listed in regulation 53(2) of the 2010 Regulations. As follows

- (a) scientific or educational purposes;
- (b) ringing or marking, or examining any ring or mark on, wild animals;
- (c) conserving wild animals or wild plants or introducing them to particular areas;
- (d) protecting any zoological or botanical collection;
- (e) preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- (f) preventing the spread of disease; or
- (g) preventing serious damage to livestock, foodstuffs for livestock, crops, vegetables, fruit, growing timber or any other form of property or to fisheries.

2. there must be no satisfactory alternative, and

3. favourable conservation status of the European Protected Species in their natural range must be maintained – this is the test that drives the need for the developer to provide replacement habitat.

Whilst a number of local residents and the Parish Council have objected to the scheme on biodiversity grounds, and the Suffolk Wildlife Trust has raised concerns about the scheme, there are no recordings of protected species or their habitats in the immediate area. It is highly unlikely that any protected species would be found within this site as the land is farmland with the majority of the trees, hedges and the ditches which could potentially contain protected species still being retained along its periphery with the majority of them being outside the garden boundaries of the new dwellings. Furthermore, the substantial new planting that is proposed along the western and southern boundaries of the site will provide additional habitat for the Skylarks as requested by the Wildlife Trust and will improve the biodiversity offer of the site.

## **Other issues**

**26. Local Bus Service** - Comments have been made that the local bus service is poor that it will not be adequate to accommodate the needs of the new residents.

On examining the local timetables, buses 384 and 385 operate in the locality offering services to Bury St Edmunds and Stowmarket. The first bus of the day (Monday to Friday) going through Woolpit to get to Bury is 6:50am with the last bus at 18:20 with regular services running throughout the day at approximately 1 hour intervals. On Saturdays, the service runs on an approximate hourly basis from 07:45 to 16:30, but with no services on Sundays.

The service between Woolpit and Stowmarket commences at 8:04am during the working week with the buses running at approximately 1 1/2 hourly interval throughout the day to 18:49. Saturday services commence at 8:04am and again run at 1 1/2 hourly interval until 18:19. Again, no service runs on a Sunday.

For a rural location and in the current economic climate the bus service appears to be reasonably adequate compared to some other rural locations elsewhere. It can also be argued that by granting permission for additional dwellings in the locality, there will be more residents and hence more potential customers for the local bus service which



could act as a catalyst in the future for an improvement to the local bus service to meet a potential increase in demand.

Loss of agricultural land - Objections have been received to this scheme on the basis that the development of the land with houses will result in the loss of agricultural land. According to the Council's maps, the application site is partly classified as Grade 2 (this is a small parcel adjacent to the field drain on the western side of the site) with the remainder being Grade 3. The applicant has confirmed that the part that is classified as grade 3b which is not land of best and most versatile agricultural quality. For the sake of clarity, Grades 1 - 3a are classified as the best and most versatile agricultural land with grades 3b to 5 being classified as land of poorer quality that is not the best and most versatile.

Paragraph 112 of the NPPF makes it clear that in the consideration of planning applications where the best and most versatile agricultural land (Grades 1 to 3a) is to be lost for significant amounts of development this has to be demonstrated to be necessary and consideration should be given to the development of poorer agricultural land in preference. It is clear on reviewing the Natural England maps for the district that the majority of the land in Mid Suffolk is grade 3 (whether it is 3a or 3b is not defined) with the remainder being higher quality grade 2 land. There is very little land in the district in the lower categories (4 - 5) and as such it is considered that the loss of the small part of grade 2 land will not have a demonstrable economic impact on agriculture and overall food production in the locality. In terms of paragraph 112 of the NPPF, development on Grade 3b (or lower category) land can proceed without justification as it is not considered to be the best and most versatile land and is not worthy of protection.

Local support for the scheme - The parish has commented in their supporting statement that the applicant has misrepresented in his supporting statement the amount of local support that has been shown for this scheme. Whilst the parish and the applicant may have different opinions in terms of the level of support for the scheme, this on its own is not a material consideration in the determination of this application.

Cumulative impact - Comments have been made that this application is one of many that have been submitted for Woolpit and the other villages along the A14 corridor and that the Council needs to consider the cumulative impact of all of these schemes before granting planning permission. The British planning system requires each submitted planning application to be considered on its individual merits, but the Council is working with other colleagues within the Council and in the County Council to understand the impacts of all of the separate applications on the infrastructure of the affected parts of the district. This is to understand what is required to mitigate the impacts of the proposals (such as funding for school places or doctors surgeries etc.) and where mitigation is not possible, what grounds could be used to refuse planning permission for some of the schemes.

Lack of public open space in the development - Comments have been made that the proposal is deficient in public open space. Following discussion with the case officer, the applicant has amended the scheme and an open space area is to be provided between plots 24 and 48 with links through to Steeles Road which also includes a 355m<sup>2</sup> equipped play area which meets the Council's policy requirements.

Makes Woolpit a Town rather than a village - This is an individual's observation/opinion on the scheme and is not a material consideration in the determination of this application.

No Jobs, just residential - This is again an individual's opinion of the scheme. There are no national or local policy requirements for the applicant to provide a commercial element with this scheme. Whilst the proposal is for residential development it will result in the creation of jobs for the construction phase of the site.

### **Planning Obligations / CIL**

27. Objections have been received in relation to this scheme on the grounds that the local schools and the health care provision will not be able to cope with the requirements of the scheme.

The Council has now implemented CIL which accordingly takes on board requirements such as open space contribution, NHS and education contributions. Recent development resolved to be approved adjacent to the Woolpit Health Centre includes additional car parking to serve the Health centre and that in turn provides future capacity for the expansion of the Health Centre for the area and the NHS Trust have asked for £16,460 towards this.

Affordable Housing is not part of CIL and members should note that policy to seek up to a 35% provision remains in effect. Affordable Housing of 35% is proposed and recommended to be secured for this proposal. The applicant has amended the layout of the site in January 2017 to meet the requirements of the Council's Affordable Housing Officer in terms of the types and sizes of properties that are required.

In response to the objectors comments, it must be made clear that this scheme will deliver £205,004 in contributions which cover matters such as an improvement to library facilities; waste facilities; bus stops; road improvements (both on-site and off-site) and secondary school places so that the impacts of the proposal on the local infrastructure can be mitigated against.

28. In accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured by way of a planning obligation deed are (a) necessary to make the Development acceptable in planning terms (b) directly related to the Development and (c) fairly and reasonably relate in scale and kind to the Development.

### **Details Of Financial Benefits / Implications (S155 Housing and Planning Act 2016)**

29. Council Tax payments from the dwellings when built  
Planning Delivery Grant from Central Government for delivering the dwellings  
35% of the scheme delivered as affordable housing

S106 Agreement:

- £5000 for highway improvement works in the centre of Woolpit.

CIL:

- £186,654 towards primary school places
- £10,800 contribution for local library provision.
- £2550 for improvement to waste facilities
- £16,460 towards improvements at the Woolpit Health Centre.

---

## **PART FOUR – CONCLUSION**

---

### **Planning Balance**

30. Woolpit is a key service area 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 grow to serve the need and current gap in housing supply in the district.

The lack of a 5 year housing supply means little weight can be given to local policies that prevent housing on the outside of settlement boundaries, especially when dealing with a sustainable centre such as Woolpit. Paragraph 14 of the NPPF makes it clear that where a development plan is out of date, planning permission should be approved without delay unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits when assessed against the policies in the framework taken as a whole or any specific policies in the framework that indicates that development should be restricted. Therefore, new housing should not be poorly designed, harm the landscape, cause traffic issues that cannot be mitigated, impact on flood risk or have a negative impact on designated heritage assets or have other demonstrable adverse material impact.

Woolpit is a sustainable settlement with the site being on the edge of the settlement with residential dwellings to the north and east and partly to the west. Due to this, the residents of the site will be within a reasonable distance of the village centre to enjoy its facilities and it will be possible to access these by walking due to the enhanced pedestrian links proposed. The site is very much a part of the village and its development is not considered likely to cause detriment to the character of Woolpit and its history or its conservation area. In terms of design, the dwellings are considered to be in keeping with the style and design of the properties within the surrounding area and substantial new landscaping is proposed to enhance the existing trees and hedgerow that exists on site so that the proposal is softened and to help it assimilate into the surrounding countryside. Traffic will increase in the area as a result of this development, but not to the extent that it could be considered to be severe and the applicant is proposing mitigation in the centre of the village to help ease traffic flow.

While the development is not considered to cause harm on its own merits, it does provide additional benefit to the local community by the provision of 35% affordable housing and £221,464 in contributions which cover matters such as an improvement to health facilities, library facilities; waste facilities; bus stops; road improvements and secondary school places. Therefore, it is considered that the proposal meets the three strands for sustainable development as outlined in paragraph 7 of the NPPF and in line with the requirement of paragraph 14, planning permission should be approved as the benefits that the scheme bring are considered to outweigh the adverse impacts of doing so.

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

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

32. In this case the planning authority has worked with the applicant to resolve issues with the impact of the proposal on the local highway network, the types of affordable housing proposed, the location of the electricity substation and overlooking of the playground area by the houses.

### **Identification of any Legal Implications of the decision**

33. There are no known legal implications derived from the determination of this application.
34. The application has been considered in respect of the current development plan policies and relevant planning legalisation. Other legislation including the following have been considered in respect of the proposed development.
- Human Rights Act 1998
  - The Equalities Act 2012
  - Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
  - Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
  - The Conservation of Habitats and Species Regulations 2010
  - Localism Act
  - Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

### **RECOMMENDATION**

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
- Off site Highway works in village centre (these can't be done via a condition.

#### **Conditions**

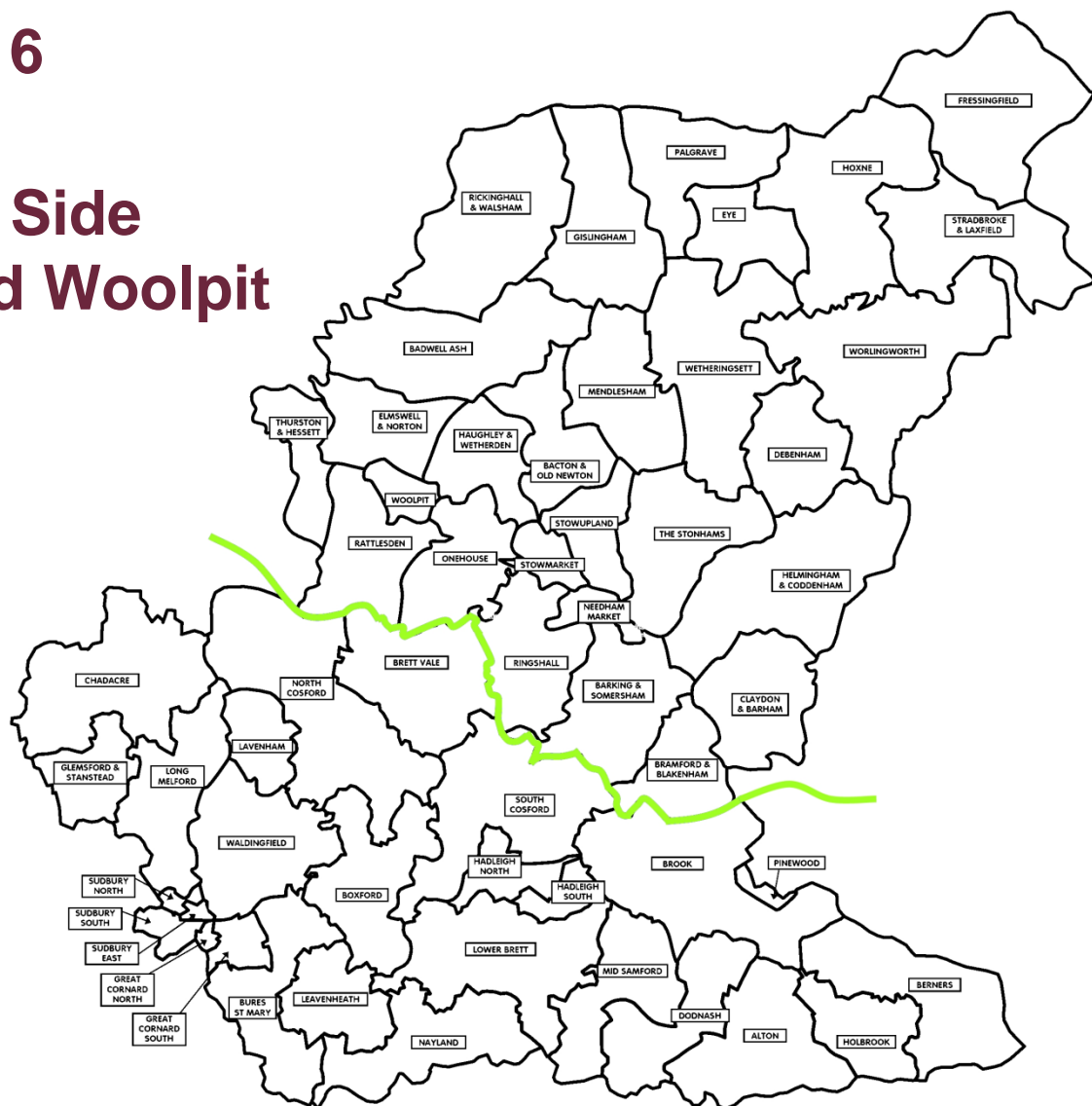
1. Standard Time
2. Approved Plans
3. Fire Hydrants number and location to be agreed
4. No drainage works shall commence until a surface water and drainage management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water and drainage strategy so approved unless otherwise agreed in writing by the Local Planning Authority.
5. Landscape Officer Condition Recommendations (Prior to commencement: strategic planting and landscaping, Prior contraction of any building above slab level: soft landscaping, Prior contraction of any building above slab level: hard landscaping, Prior contraction of any building above slab level: external lighting and Prior to commencement: tree protection).

6. Highways conditions as recommended by SCC (except No 8 as it fails the required tests of conditions and the proposed development is below the threshold for travel plans).
7. Site construction traffic condition.

This page is intentionally left blank

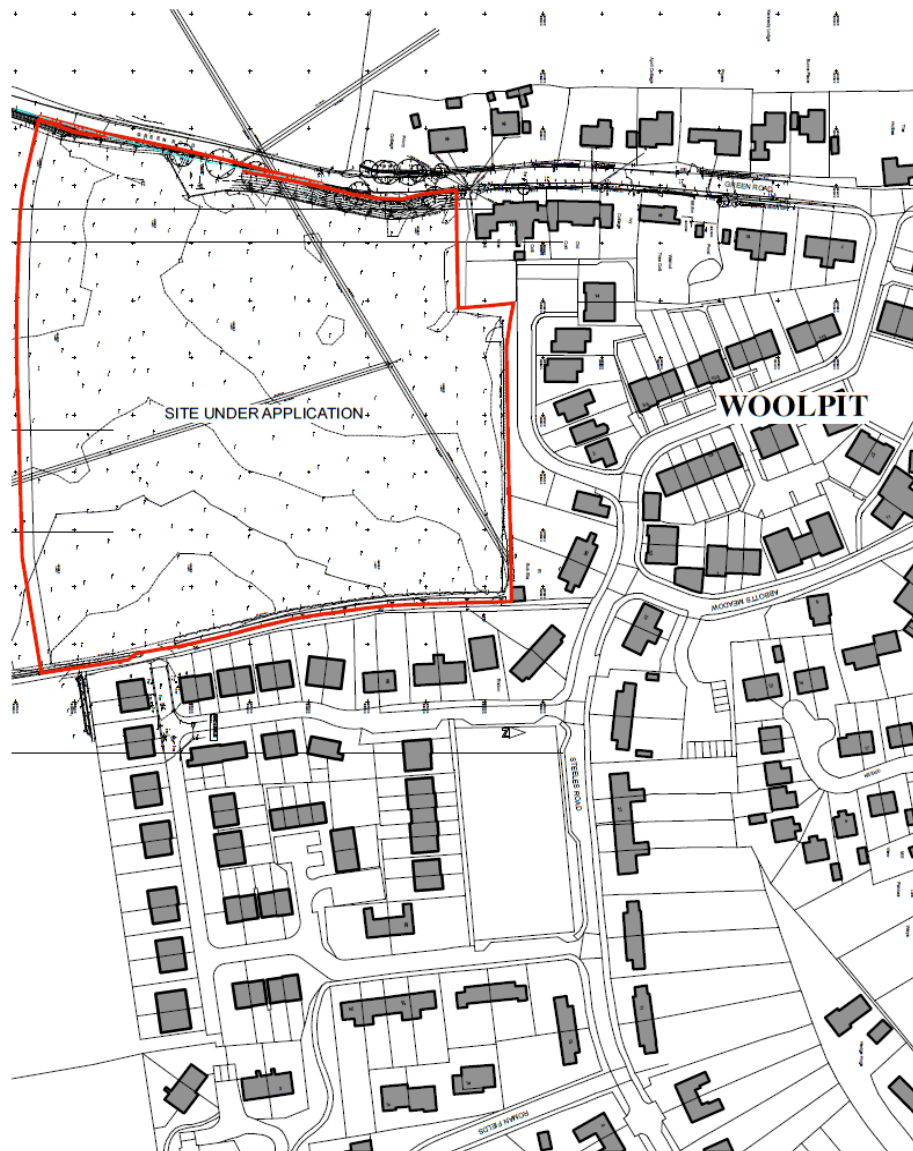
**Application No: 2112/16**

**Address: Land on East Side  
Green Road Woolpit**



## Site Location Plan

Slide 2





## Constraints Map

Slide 3

Conservation  
Area

SCC Footpaths

Listed Buildings

Site  
Area

Title: Constraints  
Reference: 2112/16  
Site:

## Aerial Map





[illegible]



STREET ELEVATION TO GREEN ROAD



ELEVATION TO SOUTHERN BOUNDARY

age 114



COMPARATIVE WEST ELEVATION OF HOUSES TO GREEN ROAD  
TO SHOW THE COMPARISON OF PROPOSED STREET ELEVATION IN RELATION TO THE EXISTING PROPOSAL



INTERNAL STREET ELEVATION (NEW ACCESS BUILDING NORTH TO SOUTH)  
WEST ELEVATION OF DWELLINGS FACING ACCESS

# Boundary and Street Elevation

Page 115

To show the comparison of massing and elevation in relation to the new proposals





## Extract of Elevation to Southern Boundary



EXTRACT OF STREET ELEVATION TO GREEN ROAD



2 Bedroom House  
"Suffolk white"

2 Bedroom Houses  
"Suffolk white"



3 Bedroom House  
"Suffolk white"



3 Bedroom House  
"Red Brick"



2 Bedroom House  
"Suffolk white"



4 Bedroom House  
"Suffolk white"

### TYPICAL ELEVATIONS AND VARIATIONS

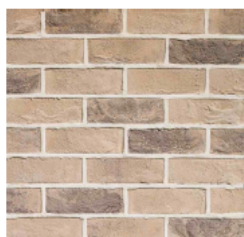
#### MAIN FACING MATERIALS

Traditional, Simple Forms, Traditional Spans, Traditional Pitches  
Contemporary Fenestration, Traditional Shades and Colouring, Variety of Dwelling  
Types and allocation of materials across the scheme.

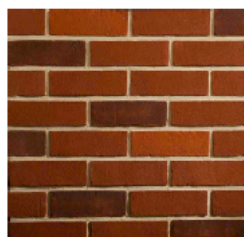


ROOF MATERIALS  
Semi-Flat TLE Interlocking Concrete Roof Slate  
Far Left: Colour: Rustic  
Left: Slate Grey

WINDOWS, FASCIAS AND SOFFITS  
Colour matched to RAL 7038



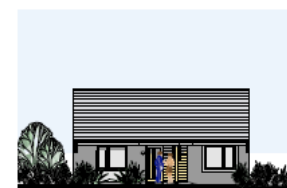
MATERIALS  
Refer to detailed schedule for materials applicable to each plot. A  
mix of Red Mull and "Suffolk White" bricks are proposed  
generally.  
Roof finish will be either Rustic (terracotta) finish or slate grey.



WALL MATERIALS  
Above Left: White Brickwork  
Above: Red multi Brickwork



3 Bedroom Bungalow  
"Suffolk white"



2 Bedroom Bungalow  
"Suffolk white"



2 Bedroom Bungalow  
"Suffolk white"



### EXTRACT OF ELEVATION TO SOUTHERN BOUNDARY

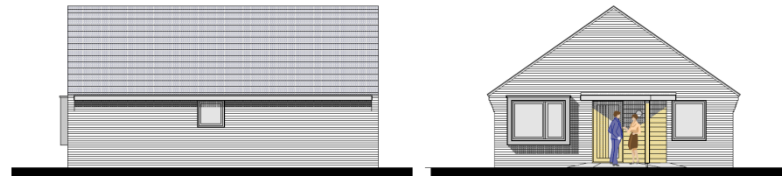
Illustrating softening of boundary treatment by incorporation of 20m soft  
landscaped zone along southern edge.



# House Type 1 2 Bed Bungalow Elevations

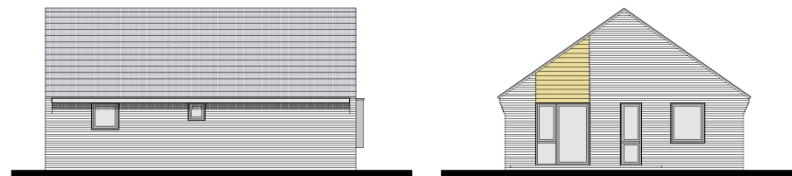
Slide 10

## House Type 1: 2 Bedroom Bungalow



SIDE ELEVATION



FRONT ELEVATION

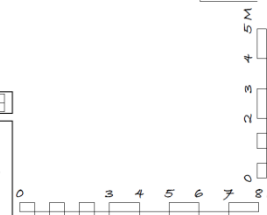


SIDE ELEVATION

REAR ELEVATION



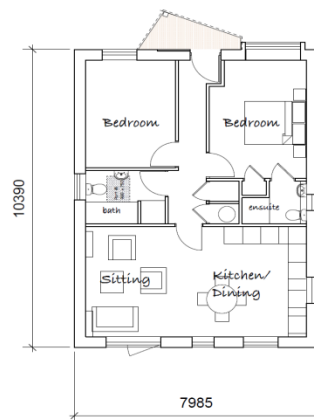
| REVISIONS |  | DESCRIPTION          |                                 | DATE   |          | BY                  |          | CHECK    |          |
|-----------|--|----------------------|---------------------------------|--|----------|---------------------|----------|----------|----------|
| DATE      | 01/10/16                                 | 01/10/16             | 01/10/16                        | 01/10/16   | 01/10/16 | 01/10/16            | 01/10/16 | 01/10/16 | 01/10/16 |
| STATUS    | PRELIMINARY                              | PLANNING APPLICATION | BUILDING REGULATION APPLICATION | CONSTRUCTION   | TENDER   | RECORD / "AS BUILT" | OTHER    |          |          |
| NO        | PROPOSED HOUSE TYPE                      | SCALE                | 1:100                           |  <b>WINCEER KIEVENAAR</b><br>Chartered Architects<br>MARKET PLACE HARROGATE WYKENS SUFFOLK IP7 3JN 01473 827992<br>Enquiries@winkeerarchitects.co.uk |          |                     |          |          |          |
| PROJECT   | PROPOSED NEW HOUSING DEVELOPMENT WOODLEY | DATE                 | 12/10/16                        | <b>RIBA</b> <br>Chartered Practice  |          |                     |          |          |          |
| CLIENT    | LANDEX                                   | REVISION             | 001                             | Copyright © Winceer Kievenaar Architects Ltd.<br>Do not scale from drawings, work to figured dimensions only.  |          |                     |          |          |          |



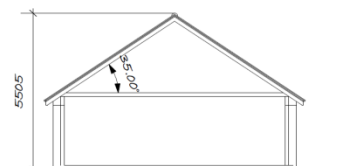
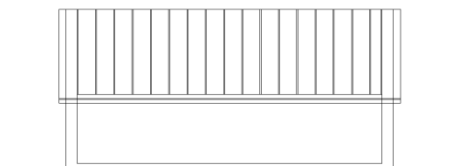


# House Type 1 2 Bedroom Bungalow Floor Plan and Section

## House Type 1: 2 Bedroom Bungalow



FLOOR PLAN  
GIA 750sqft




TYPICAL SECTION


| STAGE / DESCRIPTION  |                                 | DATE | STATUS |
|----------------------|---------------------------------|------|--------|
| STAGE                | DESCRIPTION                     | DATE | STATUS |
| PRELIMINARY          | FEASIBILITY / SKETCH            |      |        |
| PLANNING APPLICATION | BUILDING REGULATION APPLICATION |      |        |
| CONSTRUCTION         | TENDER                          |      |        |
| RECORD / "AS BUILT"  |                                 |      |        |

|         |  |                  |                  |
|---------|--|------------------|------------------|
| TYPE    | PROPOSED HOUSE TYPE                      | DATE<br>10/10/18 | PROJECT<br>10/01 |
| PROJECT | PROPOSED NEW HOUSING DEVELOPMENT WOODFIT | DATE<br>10/01    | PROJECT<br>10/01 |
| CLIENT  | LANDEX                                   | DATE<br>10/01    | PROJECT<br>10/01 |



**WINCOR KIEVENAAR**  
Chartered Architects  
MARKET PLACE HAZELTON HOUSE, SUDBURY SP20 1JH 01473 827902  
enquiries@wincorarchitects.co.uk

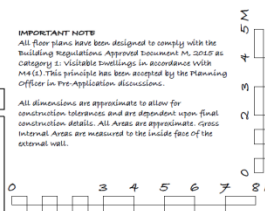


**RIBA**  
Chartered Practice

Copyright © Wincor Kievenaar Architects Ltd.

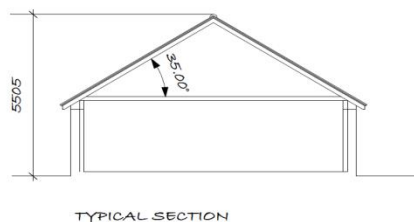
**IMPORTANT NOTE**  
All floor plans have been designed to comply with the Building Regulations Approved Document M, 2015 as Category 1: Suitable dwellings in accordance with M4(1). This principle has been accepted by the Planning Officer in Pre-Application discussions.


All dimensions are approximate to allow for construction tolerances and are dependent upon final construction details. All Areas are approximate - areas internal Areas are measured to the inside face of the external walls.



Do not scale from drawings, work to figured dimensions only.

### House Type 2: 2 Bedroom Bungalow



|                                    |   |                            |  |       |                        |  |                           |  |  |
|------------------------------------|---|----------------------------|--|-------|------------------------|--|---------------------------|--|--|
| A Kitchen dining and living handed |   |                            |  |       |                        |  |                           |  |  |
| SECTION                            | SECTION                                   | DATE                       | REVISION   | INDEX |                        |  |                           |  |  |
| DRAWING STATUS                     | PRELIMINARY<br>FEASIBILITY / SKETCH       |                            | PLANNING APPLICATION<br>BUILDING REGULATION APPLICATION  |       | CONSTRUCTION<br>TENDER |  | RECORD / "AS BUILT" OTHER |  |  |
| FILE                               | PROPOSED HOUSE TYPE                       | 10.01.18<br>10.01.18 rev A | <br><b>WINGER KIEVENAAR</b><br>Chartered Architects<br>MARKET PLACE HADESBRIEF IPSWICH SUFFOLK IP7 5DN 01473 624722<br>Email:enquiries@wingerkievenaar.co.uk |       |                        |  |                           |  |  |
| PROJECT                            | PROPOSED NEW HOUSING DEVELOPMENT WOOLPIET | 10.01.18<br>02.20.16       |  |       |                        |  |                           |  |  |
| CURVEY                             | LANDEX                                    | 10.01.18                   |  |       |                        |  |                           |  |  |
|                                    |   |                            |  |       |                        |  |                           |  |  |
|                                    |   |                            | <br><b>RIBA</b> Chartered Practice  |       |                        |  |                           |  |  |

**IMPORTANT NOTE**  
All floor plans have been designed in accordance with the Building Regulations Approved Category 2: Visitable Dwellings (M4(1)). This principle has been discussed with the Planning Officer in Pre-Application discussions.

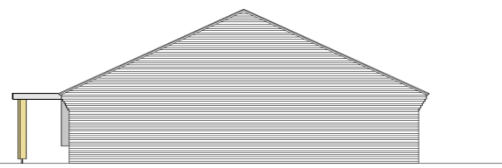
All dimensions are approximate to construction tolerances and are not to be used for construction details. All Areas and Internal Areas are measured to the external wall.

0 3

## House Type 2: 2 Bedroom Bungalow



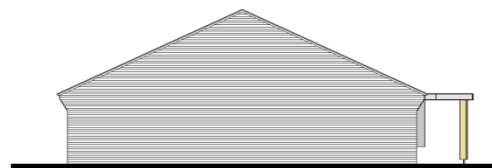
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

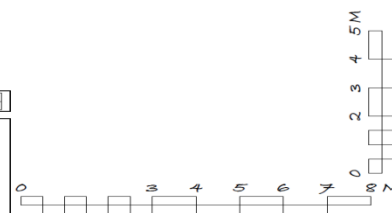
| REVISION       | DESCRIPTION                              | DATE         | BY | CHKD |
|----------------|--|--------------|----|------|
| DRAWING STATUS | PRELIMINARY                              |              |    |      |
|                | FEASIBILITY / SKETCH                     |              |    |      |
|                | PLANNING APPLICATION                     |              |    |      |
|                | BUILDING REGULATION APPLICATION          |              |    |      |
|                | CONSTRUCTION TENDER                      |              |    |      |
|                | RECORD / "AS BUILT"                      |              |    |      |
|                | OTHER                                    |              |    |      |
| TITLE          | PROPOSED HOUSE TYPE                      | 2/3 10/18    |    |      |
| PROJECT        | PROPOSED NEW HOUSING DEVELOPMENT WOOLPIT | SCALE 1:100  |    |      |
| CLIENT         | LANDEX                                   | DATE 02.2016 |    |      |
|                |  | DESIGN NRC   |    |      |



MARKET PLACE HADDERGH IPSWICH SUFFOLK IP7 5DN T:01473 827992 E:enquiries@wincerkievenaar.co.uk

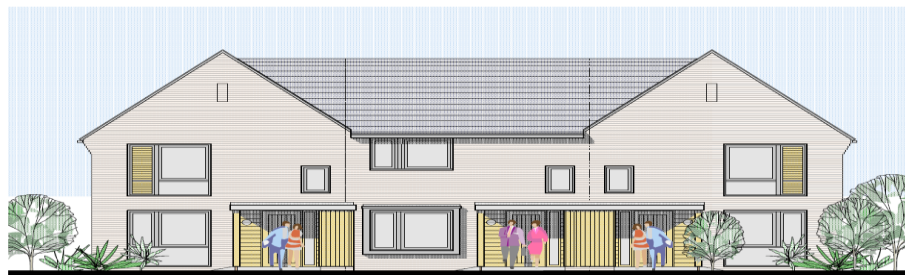


Chartered Practice

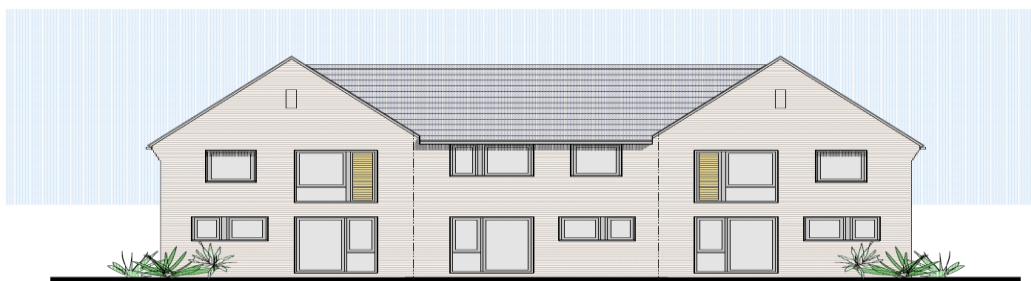


# House Type 3 – 2 Bedroom Affordable House Terrace – Front & Rear Elevations

Slide 14



FRONT (WEST) ELEVATION




REAR (EAST) ELEVATION



SIDE ELEVATION  
TYPE 3/2

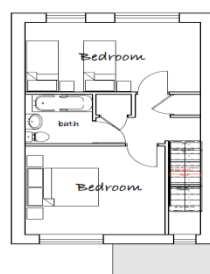
**House Type 3:  
2 Bedroom Affordable  
Houses terrace.**

| REVISION         | DESCRIPTION   | DATE             | BY  | CHECK |
|------------------|---|------------------|---|-------|
| DRAWING<br>NO. 1 | PRELIMINARY<br>FEASIBILITY / SKETCH                     |                  |   |       |
|                  | PLANNING APPLICATION<br>BUILDING REGULATION APPLICATION |                  |   |       |
|                  | CONSTRUCTION<br>TENDER                                  |                  |   |       |
|                  | RECORD / "AS BUILT"                                     |                  |   |       |
| TITLE            | PROPOSED HOUSE TYPE                                     | JOB NO.<br>10010 |  |       |
|                  |   | SCALE            |   |       |

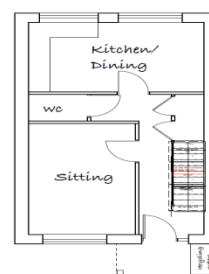
1  
2  
3  
4  
5 M

# House Type 3 – 2 Bedroom Affordable House – First Second Floor Layout, Type 2/2 2/1 Section

## House Type 3: 2 Bedroom Affordable House

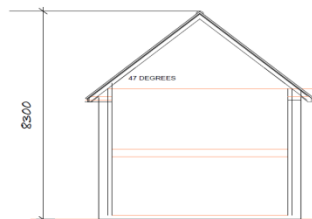


FIRST FLOOR  
1155SQFT GIA  
TOTAL GIA 890sqft

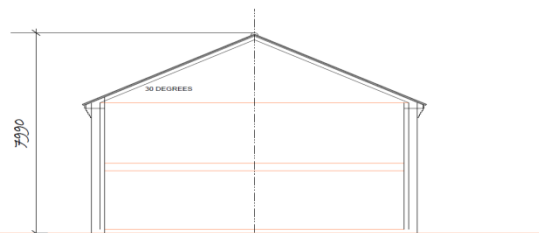


GROUND FLOOR  
1155SQFT GIA

Window configuration varies dependent upon house location, refer to street / multiple elevations



TYPE 3/2 SECTION



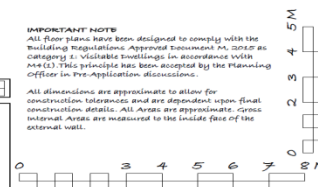
TYPE 3/1 SECTION

|                  |   |   |                        |                              |
|------------------|---|---|------------------------|------------------------------|
| REVISION         | SECTION                                       | DATE  | BY                     | CHECK                        |
| DESIGNED<br>DATE | PRELIMINARY<br>FEASIBILITY / SKETCH           | PLANNING APPLICATION<br>BUILDING REGULATION APPLICATION | CONSTRUCTION<br>TENDER | RECORD / "AS BUILT"<br>OTHER |
| 1016             | PROPOSED HOUSE TYPE                           | 1016<br>1017  | 1016<br>1017           | 1016<br>1017                 |
| 1016             | PROPOSED NEW HOUSING<br>DEVELOPMENT<br>WOOLPT | 1016<br>1017  | 1016<br>1017           | 1016<br>1017                 |
| 1016             | LANDEX  | 1016<br>1017  | 1016<br>1017           | 1016<br>1017                 |

WINCER KIEVENAAR  
Chartered Architects  
MARKET PLACE HARBOROUGH SOUTH SUFFOLK IP7 5DN T: 01473 827992  
E: enquiries@wincerkievenaar.co.uk

RIBA 中  
Chartered Practice

**IMPORTANT NOTE**  
All floor plans have been designed to comply with the Building Regulations Approved Document M, 2015 as Category 1: Suitable dwellings in accordance with M4(5). This principle has been accepted by the Planning Officer in Pre-Application discussions.  
All dimensions are approximate to allow for construction tolerances and are dependent upon final construction details. All Areas are approximate. Areas external Areas are measured to the inside face of the external wall.



# House Type 3 – 2 Bedroom Affordable House Elevations

## House Type 3: 2 Bedroom Affordable House



| REVISION | DESCRIPTION  | DATE | BY | CHECK |
|----------|--|------|----|-------|
| 1        | PRELIMINARY FEASIBILITY / SKETCH                     |      |    |       |
| 2        | PLANNING APPLICATION BUILDING REGULATION APPLICATION |      |    |       |
| 3        | CONSTRUCTION TENDER                                  |      |    |       |
| 4        | RECORD / "AS BUILT"                                  |      |    |       |

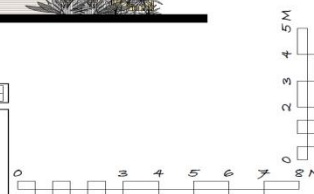
  

|                     |                                  |         |        |
|---------------------|----------------------------------|---------|--------|
| PROPOSED HOUSE TYPE | PROPOSED NEW HOUSING DEVELOPMENT | WOLCOTT | LANDEX |
| DATE                | 1.1.20                           | 1.1.20  | 1.1.20 |
| CLIENT              | LANDEX                           | WOLCOTT | LANDEX |

|   |                              |
|---|------------------------------|
| WINCER KIEVENAAR<br>Chartered Architects<br>MARKET PLACE RADLEIGH SPINNEY SUFFOLK IP1 3JN 01473 827992<br>Enquiries@winkeraar.co.uk | RIBA #<br>Chartered Practice |
|---|------------------------------|

Copyright © Wincer Kievenaar Architects Ltd.





## House Type 3 – 2 Bedroom Affordable House Terrace – Front (south) Rear (north Elevations



FRONT (SOUTH) ELEVATION



REAR (NORTH) ELEVATION

**House Type 3:**  
**2 Bedroom Affordable Houses terrace.**

*Training configuration amended, 3 unit block moved to page*

|           |                                 |      |    |      |
|-----------|---------------------------------|------|----|------|
| REVISIONS | DESCRIPTION                     | DATE | BY | CHKD |
| 1         | REVISIONARY                     |      |    |      |
| 2         | FEASIBILITY / SKETCH            |      |    |      |
| 3         | BUILDING REGULATION APPLICATION |      |    |      |
| 4         | PLANNING APPLICATION            |      |    |      |
| 5         | CONSTRUCTION                    |      |    |      |
| 6         | RECORD / AS BUILT               |      |    |      |

PROPOSED HOUSE TYPE

PROPOSED NEW HOUSING DEVELOPMENT

WOOLHIT

LANDEX

WINCER KIEVENAAR  
Chartered Architects  
MARKET PLACE  
WOLVERHAMPTON WV10 1JY  
01902 837995  
wincerkievenaar.co.uk

RIBA #

Chartered Practitioner

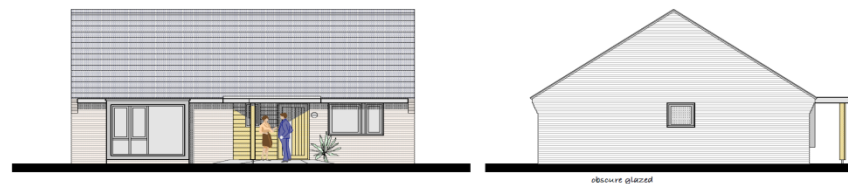
Do not scale from drawings, work to figured dimensions only.

Copyright © Wincer Kievenaar Architects Ltd.

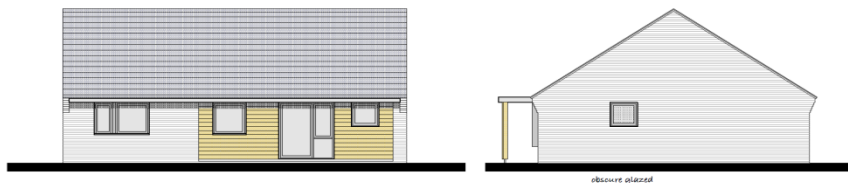
# House Type 4 – 3 Bedroom Bungalow Alternative Front Elevations

Slide 18

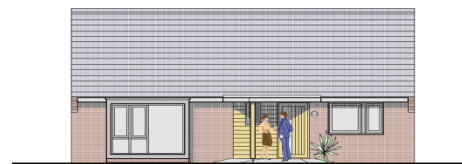
## House Type 4: 3 Bedroom Bungalow



obscure glazed



obscure glazed



Alternative Front Elevations Indicating  
Material Changes

Refer To Materials Schedule For Plot  
Allocations

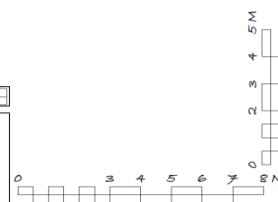
| REVISION | DESCRIPTION                              | DATE     | BY  |
|----------|--|----------|-----|
| 1        | PROPOSED HOUSE TYPE                      | 10/10/18 | WKL |
| 2        | PROPOSED NEW HOUSING DEVELOPMENT WOOLPIT | 11/10/18 | WKL |
| 3        | LANDEX                                   | 12/10/18 | WKL |

|  |          |     |
|--|----------|-----|
| PROPOSED HOUSE TYPE                      | 10/10/18 | WKL |
| PROPOSED NEW HOUSING DEVELOPMENT WOOLPIT | 11/10/18 | WKL |
| LANDEX                                   | 12/10/18 | WKL |

|  |                     |                    |
|--|---------------------|--------------------|
| WKL  | WINCEE KIEVENAAR    | RIBA               |
| WINCEE KIEVENAAR                             | Chartered Architect | Chartered Practice |
| MARKET PLACE HADSPEN PSWICH SUFFOLK IP14 7DZ | 01473 827993        |                    |
| winceekievenaar.co.uk                        |                     |                    |





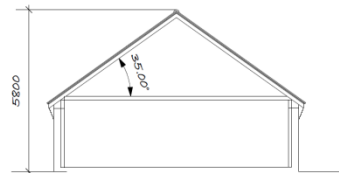
# House Type 4 – 3 Bedroom Bungalow Floor Plan and Section

Slide 19

## House Type 4: 3 Bedroom Bungalow



FLOOR PLAN  
GIA 910sqft



TYPICAL SECTION

A: Dimension adjusted - Building width.

| REVISION | REVISION                         | DATE     | BY  | DATE     | BY  |
|----------|----------------------------------|----------|-----|----------|-----|
| 1        | PRELIMINARY                      | 15/10/16 | WKA | 15/10/16 | WKA |
| 2        | PLANNING APPLICATION             | 15/10/16 | WKA | 15/10/16 | WKA |
| 3        | BUILDING REGULATION APPLICATION  | 15/10/16 | WKA | 15/10/16 | WKA |
| 4        | CONSTRUCTION                     | 15/10/16 | WKA | 15/10/16 | WKA |
| 5        | TENDER                           | 15/10/16 | WKA | 15/10/16 | WKA |
| 6        | RECORD / "AS BUILT"              | 15/10/16 | WKA | 15/10/16 | WKA |
| 7        | FINAL                            | 15/10/16 | WKA | 15/10/16 | WKA |
| 8        | PROPOSED HOUSE TYPE              | 15/10/16 | WKA | 15/10/16 | WKA |
| 9        | PROPOSED NEW HOUSING DEVELOPMENT | 15/10/16 | WKA | 15/10/16 | WKA |
| 10       | WOOLPT                           | 15/10/16 | WKA | 15/10/16 | WKA |
| 11       | LANDSCAPE                        | 15/10/16 | WKA | 15/10/16 | WKA |

Copyright © Wincer Kieveaar Architects Ltd.

Do not scale from drawings, work to figured dimensions only.

### IMPORTANT NOTE

All floor plans have been designed to comply with the Building Regulations Approved Document M, 2015 as category 2, visitable dwellings in accordance with M4(2). This principle has been accepted by the Planning Officer in pre-application discussions.

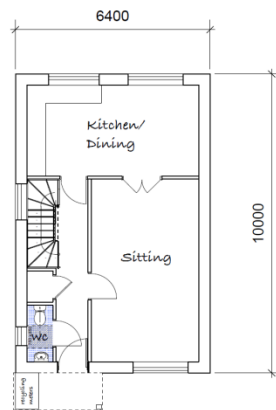
All dimensions are approximate to allow for construction tolerances and are dependent upon final construction details. All Areas are approximate. Areas internal Areas are measured to the inside face of the external wall.



# House Type 5 – 3 Bedroom House Ground & First Floor Plan

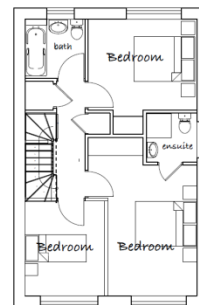
Slide 20

## House Type 5: 3 Bedroom House

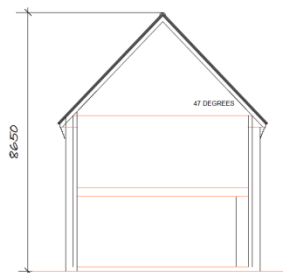


GROUND FLOOR PLAN



TOTAL GIA 1110sqft



FIRST FLOOR PLAN



TYPICAL SECTION

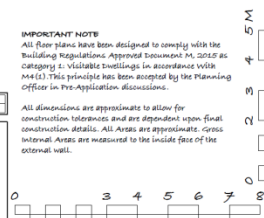
| REVISION | DESCRIPTION   | DATE   | BY | CHECK |
|----------|---|--|----|-------|
| 1        | PRELIMINARY<br>FEASIBILITY / SKETCH                     |  |    |       |
| 2        | PLANNING APPLICATION<br>BUILDING REGULATION APPLICATION |  |    |       |
| 3        | CONSTRUCTION<br>TENDER                                  |  |    |       |
| 4        | RECORD / "AS BUILT"                                     |  |    |       |
| 5        | OTHER   |  |    |       |
| DATE     | PROPOSED HOUSE TYPE                                     | 2010<br>01/10<br>PA 13   |    |       |
| PROJECT  | PROPOSED NEW HOUSING<br>DEVELOPMENT<br>WOULFITT         | C-100<br>10/100<br>10/2016   |    |       |
| CLIENT   | LANDEX  | 10/2016<br>MRC   |    |       |
|          |   |  <b>WINCOR KIEVENAAR</b><br>Chartered Architects<br>MARKET PLACE HADSDEN SPINNEY SURFORD STY DON 10147 82792<br>E: enquiries@wincorarchitects.co.uk |    |       |
|          |   |  <b>RIBA</b> #<br>Chartered Practice  |    |       |

Copyright © Wincor Kievenaar Architects Ltd.

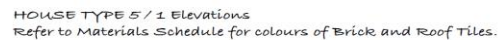
Do not scale from drawings; work to figured dimensions only.

**IMPORTANT NOTE**  
All floor plans have been designed to comply with the Building Regulations Approved Document M 2015 as category 2, suitable dwellings in accordance with M4(2). This principle has been accepted by the Planning Officer in Pre-Application discussions.

All dimensions are approximate to allow for construction tolerances and are dependent upon final construction details. All Areas are approximate. Gross Internal Areas are measured to the inside face of the external wall.



### House Type 5: 3 Bedroom House

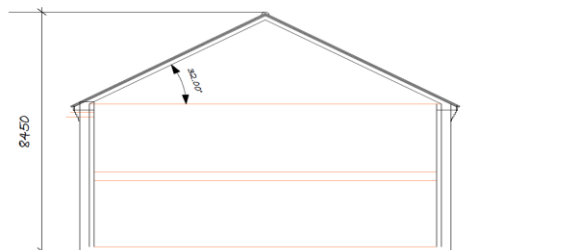


## House Type 5 – 3 Bedroom House, Variation

### House Type 5: 3 Bedroom House, variation



Elevation only where this gable is exposed

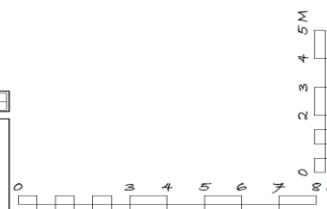


HOUSE TYPE 5 / 2 Elevations  
Refer to Materials Schedule for  
colours of Brick and Roof Tiles.

| REVISION | DESCRIPTION   | DATE | STATUS | CHECK |
|----------|---|------|--------|-------|
| 1        | PRELIMINARY<br>FEASIBILITY / SKETCH                     |      |        |       |
| 2        | PLANNING APPLICATION<br>BUILDING REGULATION APPLICATION |      |        |       |
| 3        | CONSTRUCTION<br>TENDER                                  |      |        |       |
| 4        | RECORD / "AS BUILT"                                     |      |        |       |
| 5        |   |      |        |       |
| 6        |   |      |        |       |
| 7        |   |      |        |       |
| 8        |   |      |        |       |
| 9        |   |      |        |       |
| 10       |   |      |        |       |
| 11       |   |      |        |       |
| 12       |   |      |        |       |
| 13       |   |      |        |       |
| 14       |   |      |        |       |
| 15       |   |      |        |       |
| 16       |   |      |        |       |
| 17       |   |      |        |       |
| 18       |   |      |        |       |
| 19       |   |      |        |       |
| 20       |   |      |        |       |
| 21       |   |      |        |       |
| 22       |   |      |        |       |
| 23       |   |      |        |       |
| 24       |   |      |        |       |
| 25       |   |      |        |       |
| 26       |   |      |        |       |
| 27       |   |      |        |       |
| 28       |   |      |        |       |
| 29       |   |      |        |       |
| 30       |   |      |        |       |
| 31       |   |      |        |       |
| 32       |   |      |        |       |
| 33       |   |      |        |       |
| 34       |   |      |        |       |
| 35       |   |      |        |       |
| 36       |   |      |        |       |
| 37       |   |      |        |       |
| 38       |   |      |        |       |
| 39       |   |      |        |       |
| 40       |   |      |        |       |
| 41       |   |      |        |       |
| 42       |   |      |        |       |
| 43       |   |      |        |       |
| 44       |   |      |        |       |
| 45       |   |      |        |       |
| 46       |   |      |        |       |
| 47       |   |      |        |       |
| 48       |   |      |        |       |
| 49       |   |      |        |       |
| 50       |   |      |        |       |
| 51       |   |      |        |       |
| 52       |   |      |        |       |
| 53       |   |      |        |       |
| 54       |   |      |        |       |
| 55       |   |      |        |       |
| 56       |   |      |        |       |
| 57       |   |      |        |       |
| 58       |   |      |        |       |
| 59       |   |      |        |       |
| 60       |   |      |        |       |
| 61       |   |      |        |       |
| 62       |   |      |        |       |
| 63       |   |      |        |       |
| 64       |   |      |        |       |
| 65       |   |      |        |       |
| 66       |   |      |        |       |
| 67       |   |      |        |       |
| 68       |   |      |        |       |
| 69       |   |      |        |       |
| 70       |   |      |        |       |
| 71       |   |      |        |       |
| 72       |   |      |        |       |
| 73       |   |      |        |       |
| 74       |   |      |        |       |
| 75       |   |      |        |       |
| 76       |   |      |        |       |
| 77       |   |      |        |       |
| 78       |   |      |        |       |
| 79       |   |      |        |       |
| 80       |   |      |        |       |
| 81       |   |      |        |       |
| 82       |   |      |        |       |
| 83       |   |      |        |       |
| 84       |   |      |        |       |
| 85       |   |      |        |       |
| 86       |   |      |        |       |
| 87       |   |      |        |       |
| 88       |   |      |        |       |
| 89       |   |      |        |       |
| 90       |   |      |        |       |
| 91       |   |      |        |       |
| 92       |   |      |        |       |
| 93       |   |      |        |       |
| 94       |   |      |        |       |
| 95       |   |      |        |       |
| 96       |   |      |        |       |
| 97       |   |      |        |       |
| 98       |   |      |        |       |
| 99       |   |      |        |       |
| 100      |   |      |        |       |

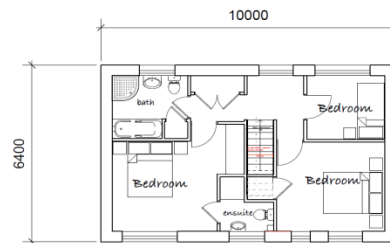
Copyright © Wincer Kievanaar Architects Ltd.

Do not scale from drawings; work to figured dimensions only.

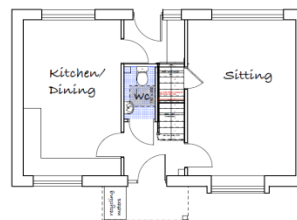


## House Type 6 – 3 Bedroom House First and Ground Floor Plans

### House Type 6: 3 Bedroom House



FIRST FLOOR PLAN



GROUND FLOOR PLAN

GIA 1110sqft

### OVERALL FOOTPRINT, SECTION AND DIMENSIONS FOR TYPE 6 HOUSE MATCH TYPE 5

| REVISION | DESCRIPTION  | DATE     | BY  | CHKD |
|----------|--|----------|-----|------|
| 1        | PRELIMINARY FEASIBILITY / SKETCH                     | 15/10/18 | WKA | WKA  |
| 2        | PLANNING APPLICATION BUILDING REGULATION APPLICATION | 15/10/18 | WKA | WKA  |
| 3        | CONSTRUCTION TENDER                                  | 15/10/18 | WKA | WKA  |
| 4        | RECORD / "AS BUILT"                                  | 15/10/18 | WKA | WKA  |
| 5        | PROPOSED HOUSE TYPE                                  | 15/10/18 | WKA | WKA  |
| 6        | PROPOSED NEW HOUSING DEVELOPMENT WOOLPIT             | 15/10/18 | WKA | WKA  |
| 7        | LANDEX   | 15/10/18 | WKA | WKA  |

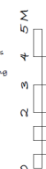
Copyright © Wincor Kiewit Architects Ltd.

**WINCOR KIEWIT**  
Chartered Architects  
MARKET PLACE HADERSHAM IPSWICH SUFFOLK IP1 1AT 01473 827792  
Email: info@wincor-kiewit.co.uk

**RIBA**   
Chartered Practice

**IMPORTANT NOTE**  
All floor plans have been designed to comply with the Building Regulations Approved Document M, 2015 as amended in 2018. This principle has been accepted by the Planning Officer in Pre-Application discussions.

All dimensions are approximate to allow for construction tolerances and are dependent upon final construction details. All Areas are approximate. Gross internal Areas are measured to the inside face of the external walls.



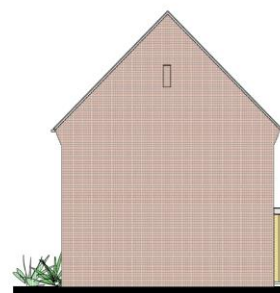
# House Type 6 – 3 Bedroom House – Elevations

Slide 24

## House Type 6: 3 Bedroom House



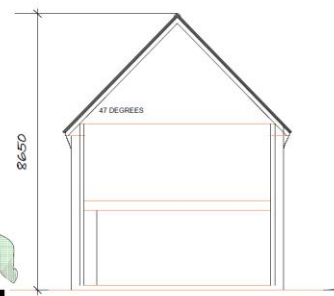
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SECTION

POF  
OPF  
ELE



HOUSE TYPE 6  
Refer to Materials Schedule for colours of Brick and Roof Tiles.

| REVISION                  | DESCRIPTION   | DATE                 | BY | CHKD |
|---------------------------|---|----------------------|----|------|
| DRAWING<br>DATE<br>STATUS | PRELIMINARY<br>FEASIBILITY / SKETCH                     |                      |    |      |
|                           | PLANNING APPLICATION<br>BUILDING REGULATION APPLICATION |                      |    |      |
|                           | CONSTRUCTION<br>TENDER                                  |                      |    |      |
|                           | RECORD / "AS BUILT"                                     |                      |    |      |
| TITLE                     | PROPOSED HOUSE TYPE                                     | 10/10/16<br>10/10/17 |    |      |



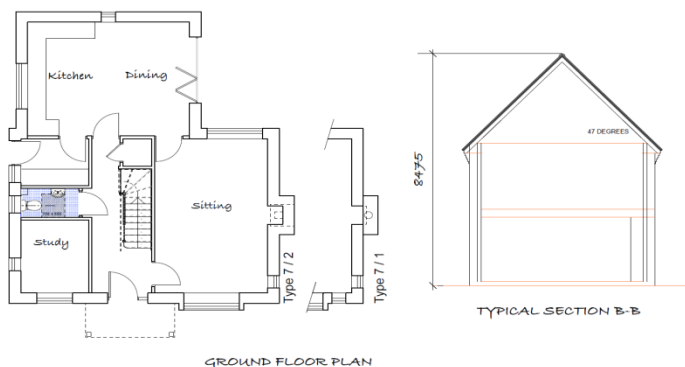
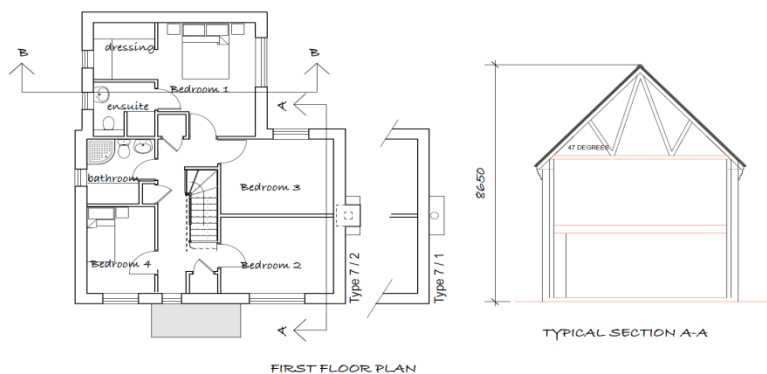
## Page 133



|              |      |  |  |                                     |  |   |  |  |  |
|--------------|------|--|--|-------------------------------------|--|---|--|--|--|
| DRAWING      |      | DESCRIPTION                                      |  | DATE                                |  | BY  |  | CHECK  |  |
| REVISION NO. | DATE | PRELIMINARY<br>FEASIBILITY / SKETCH              |  | BUILDING REGULATION APPLICATION     |  | CONSTRUCTION<br>TENDER  |  | RECORD / "AS BUILT"<br>OTHER   |  |
| TITLE        |      | PROPOSED HOUSING TYPE                            |  | 1/20<br>1/15<br>1/10<br>1/5<br>1/20 |  |    |  |  |  |
| PROJECT      |      | PROPOSED NEW HOUSING DEVELOPMENT WOOLPIET LANDEX |  | 1/20<br>1/15<br>1/10<br>1/5<br>1/20 |  | WINNER KIEVENAAR<br>CHARTERED ARCHITECTS<br>MARKET PLACE HANSHURST SPINNEY SPUR, RD 1001 101475 RPT272<br>WIMBORNE, DORSET BH20 1LA |  | RIBA 甲<br>Chartered Practitioner   |  |
| OWNER        |      | Winger Kievenaar Architects Ltd                  |  | 22/06/2016                          |  |   |  |  |  |
| COPYRIGHT    |      | Copyright © Winger Kievenaar Architects Ltd      |  |                                     |  |   |  |  |  |

# House Type 7 – 4 Bedroom House First, Ground Floor Plans & Section

## House Type 7: 4 Bedroom House



TOTAL GIA 1442sqft

|          |                                 |          |    |       |
|----------|---------------------------------|----------|----|-------|
| REVISION | DESCRIPTION                     | DATE     | BY | CHECK |
| 01       | PRELIMINARY                     | 02/10/19 | WJ | WJ    |
| 02       | FEASIBILITY / SKETCH            | 02/10/19 | WJ | WJ    |
| 03       | PLANNING APPLICATION            | 02/10/19 | WJ | WJ    |
| 04       | BUILDING REGULATION APPLICATION | 02/10/19 | WJ | WJ    |
| 05       | CONSTRUCTION                    | 02/10/19 | WJ | WJ    |
| 06       | TENDER                          | 02/10/19 | WJ | WJ    |
| 07       | RECORD / "AS BUILT"             | 02/10/19 | WJ | WJ    |
| 08       | OTHER                           | 02/10/19 | WJ | WJ    |

|         |  |          |    |
|---------|--|----------|----|
| DATE    | PROPOSED HOUSE TYPE                      | 02/10/19 | WJ |
| PROJECT | PROPOSED NEW HOUSING DEVELOPMENT WOOLPIT | 02/10/19 | WJ |
| CLIENT  | LANDEX                                   | 02/10/19 | WJ |

**WJ**

WINCE KIEVENAAR

Chartered Architects

MARKET PLACE HADBERG, IPSWICH, SUFFOLK IP7 5DH. 01473 827792

Wincen@wjkarchitects.co.uk

**RIBA**

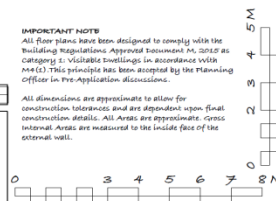
Chartered Practice

Copyright © Wincer Kievenaar Architects Ltd.

Do not scale from drawings; work to figured dimensions only.

**IMPORTANT NOTE**  
All floor plans have been designed to comply with the Building Regulations Approved Document M, 2015 as Category 1: Visible Installations in accordance with Part L1. This principle has been accepted by the Planning Officer in Pre-Application discussions.

All dimensions are approximate to allow for construction tolerances and are dependent upon final construction details. All Areas are approximate. Gross internal Areas are measured to the inside face of the external walls.





# House Type 7 – 4 Bedroom House - Elevations

Slide 27

## House Type 7: 4 Bedroom House



FRONT ELEVATION

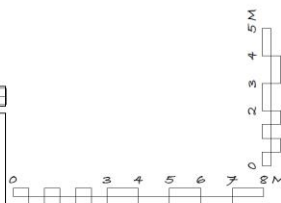
SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

HOUSE TYPE 7 / 1  
Refer to Materials Schedule for colours of Brick and Roof Tiles.  
Flue and Sitting Room Window Configuration varies for type 7 / 2

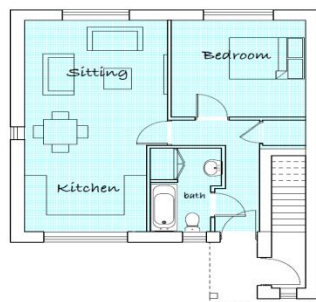
| REVISION | DESCRIPTION                       | DATE | BY | CHKD |
|----------|-----------------------------------|------|----|------|
| 01       | PRELIMINARY                       |      |    |      |
| 02       | REASURTY / SURETY                 |      |    |      |
| 03       | BUILDING REGISTRATION APPLICATION |      |    |      |
| 04       | PLANNING APPLICATION              |      |    |      |
| 05       | CONSTRUCTION TENDER               |      |    |      |
| 06       | RECORD / 'AS BUILT'               |      |    |      |
| 07       | 08                                |      |    |      |
| 09       | 10                                |      |    |      |
| 11       | 12                                |      |    |      |
| 13       | 14                                |      |    |      |
| 15       | 16                                |      |    |      |
| 17       | 18                                |      |    |      |
| 19       | 20                                |      |    |      |
| 21       | 22                                |      |    |      |
| 23       | 24                                |      |    |      |
| 25       | 26                                |      |    |      |
| 27       | 28                                |      |    |      |
| 29       | 30                                |      |    |      |
| 31       | 32                                |      |    |      |
| 33       | 34                                |      |    |      |
| 35       | 36                                |      |    |      |
| 37       | 38                                |      |    |      |
| 39       | 40                                |      |    |      |
| 41       | 42                                |      |    |      |
| 43       | 44                                |      |    |      |
| 45       | 46                                |      |    |      |
| 47       | 48                                |      |    |      |
| 49       | 50                                |      |    |      |
| 51       | 52                                |      |    |      |
| 53       | 54                                |      |    |      |
| 55       | 56                                |      |    |      |
| 57       | 58                                |      |    |      |
| 59       | 60                                |      |    |      |
| 61       | 62                                |      |    |      |
| 63       | 64                                |      |    |      |
| 65       | 66                                |      |    |      |
| 67       | 68                                |      |    |      |
| 69       | 70                                |      |    |      |
| 71       | 72                                |      |    |      |
| 73       | 74                                |      |    |      |
| 75       | 76                                |      |    |      |
| 77       | 78                                |      |    |      |
| 79       | 80                                |      |    |      |
| 81       | 82                                |      |    |      |
| 83       | 84                                |      |    |      |
| 85       | 86                                |      |    |      |
| 87       | 88                                |      |    |      |
| 89       | 90                                |      |    |      |
| 91       | 92                                |      |    |      |
| 93       | 94                                |      |    |      |
| 95       | 96                                |      |    |      |
| 97       | 98                                |      |    |      |
| 99       | 100                               |      |    |      |



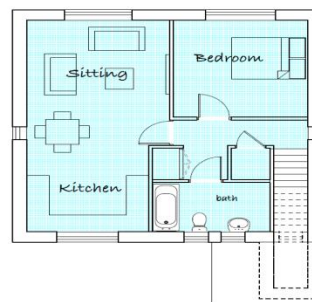
## House Type 8 – 1 Bedroom Flats

### Ground and First Floor Flats

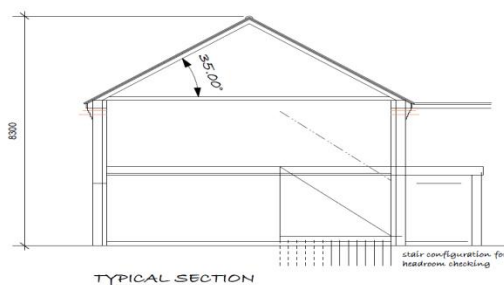
#### House Type 8: 1 Bedroom Flats



Type 8/1 Ground Floor 1 Bedroom Flat  
GIA 578sqft, 53sqm



Type 8/2 First Floor 1 Bedroom Flat  
GIA 585sqft, 54sqm



A: Window removed from GFL store cup'd and height added

| REVISION   | DESCRIPTION                              | DATE       | STATUS | CHECK |
|------------|--|------------|--------|-------|
| 1          | PRELIMINARY                              |            |        |       |
| 2          | FEASIBILITY / SKETCH                     |            |        |       |
| 3          | PLANNING APPLICATION                     |            |        |       |
| 4          | BUILDING REGULATION APPLICATION          |            |        |       |
| 5          | CONSTRUCTION                             |            |        |       |
| 6          | TENDER                                   |            |        |       |
| 7          | RECORD / "AS BUILT"                      |            |        |       |
| 8          | OTHER                                    |            |        |       |
| DATE       | DESCRIPTION                              | DATE       | STATUS | CHECK |
| 01/10/2015 | PROPOSED HOUSE TYPE                      | 01/10/2015 | rev A  |       |
| 02/20/15   | PROPOSED NEW HOUSING DEVELOPMENT WOOLPIT | 02/20/15   | rev A  |       |
| 02/20/15   | LANDEX                                   | 02/20/15   | rev A  |       |
| 02/20/15   | LANDEX                                   | 02/20/15   | rev A  |       |

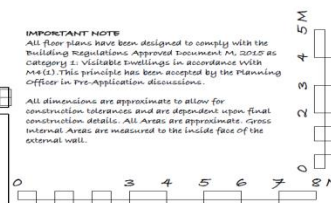
Copyright © Wincer Kievenaar Architects Ltd.

**WINCE KIEVENAAR**  
Chartered Architects  
MARKET PLACE HADLEIGH IPSWICH SUFFOLK IP7 3DN T:01473 827492  
Kievenaar@wincerkievenaar.co.uk

**RIBA** 皇  
Chartered Practice

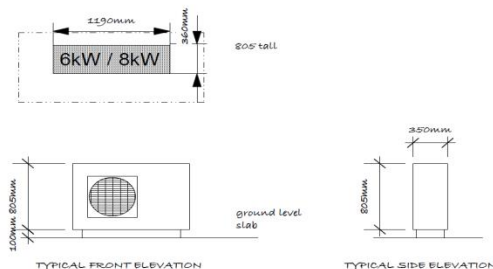
**IMPORTANT NOTE**  
All floor plans have been designed to comply with the Building Regulations Approved Document M, 2015 as Category 1: Visitable dwellings in accordance with M4(1). This principle has been accepted by the Planning Officer in Pre-Application discussions.

All dimensions are approximate to allow for construction tolerances and are dependent upon final construction details. All Areas are approximate. Gross Internal Areas are measured to the inside face of the external walls.



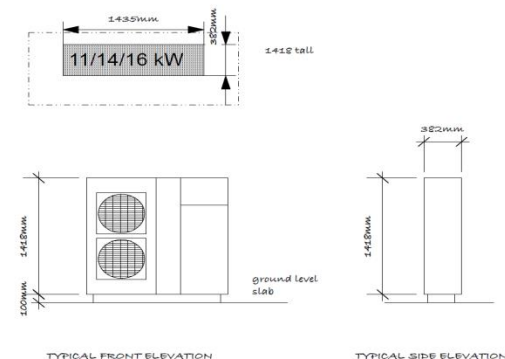
# Proposed ASHP Unit Sizes

Slide 29



## 6kW / 8kW Small Monobloc

6kW / 8kW Small Monobloc  
 Dimensions 805mm x 1190mm x 360mm  
 Output @ -3°C Ambient 35°C Flow = 4.75 kW  
 Sound Power = 48/61 or 49/62 dBA  
 COP = 4.26/2.00 or 4.00/2.05  
 Compressor Type Swing Inverter (Internal Buffer Tanks not required)  
 Operating Range - 15°C ~ 25°C  
 Warranty 3 Years



## 11/14/16 kW Large Monobloc.

11W Large Monobloc  
 Dimensions 1418mm x 1435mm x 382mm  
 Output @ -3°C Ambient 35°C Flow = 7.11 kW  
 Sound Power = 64 dBA  
 COP = 4.38  
 Compressor Type Swing Inverter  
 Operating Range - 15°C ~ 35°C  
 Warranty 3 Years

14W Large Monobloc  
 Output @ -3°C Ambient 35°C Flow = 8.64 kW  
 Sound Power = 65 dBA  
 COP = 4.25  
 Compressor Type Swing Inverter  
 Operating Range - 15°C ~ 35°C  
 Warranty 3 Years

16W Large Monobloc  
 Output @ -3°C Ambient 35°C Flow = 9.53 kW  
 Sound Power = 66 dBA  
 COP = 4.12  
 Compressor Type Swing Inverter  
 Operating Range - 15°C ~ 35°C  
 Warranty 3 Years

ALL UNITS ARE GROUND MOUNTED, WITH MIN CLEARANCE TO GROUND SLAB FOR DRAINAGE IN ACCORDANCE WITH MANUFACTURER'S DATA.  
 REFER TO WINCER KIEVNAAR DRAWING PA 10\_05 FOR LOCATION OF ALL ASHP UNITS.

Air Source Heat Pumps to be Daikin Altherma or equivalent

|        |        |      |          |      |
|--------|--------|------|----------|------|
| Type 1 | 70sqm  | 3bed | Altherma | 8kW  |
| Type 2 | 70sqm  | 2bed | Altherma | 8kW  |
| Type 3 | 83sqm  | 2bed | Altherma | 8kW  |
| Type 4 | 85sqm  | 3bed | Altherma | 8kW  |
| Type 5 | 103sqm | 3bed | Altherma | 11kW |
| Type 6 | 103sqm | 3bed | Altherma | 11kW |
| Type 7 | 135sqm | 4bed | Altherma | 16kW |
| Type 8 | 54sqm  | 1bed | Altherma | 6kW  |

| REVISION  | DESCRIPTION  | DRAWN              | CHECK |
|---|--|--------------------|-------|
| TITLE   | PROPOSED ASHP UNIT SIZES                               | JOB NO.<br>5012    |       |
|   |  | DWG NO.<br>PA 36   |       |
| PROJECT   | PROPOSED RESIDENTIAL DEVELOPMENT, GREEN SCAB, WOOLPIT. | SCALE<br>1:50 @ A4 |       |
| CLIENT  | LANDEX LIMITED   | DATE<br>APRIL 2016 |       |
|   |  | DRAWN<br>NIRC      |       |
| <div>  <b>WINCER KIEVNAAR</b><br/>           Chartered Architects<br/>           MARKET PLACE HADLEIGH IPSWICH SUFFOLK IP7 5DN T:01473 827992<br/> <a href="mailto:Enquiries@wkparchitects.co.uk">Enquiries@wkparchitects.co.uk</a> </div> <div>  <b>RIBA</b><br/>           Chartered Practice         </div> |  |                    |       |

# House Type 8 – 1 Bedroom Flats Elevations

Slide 30

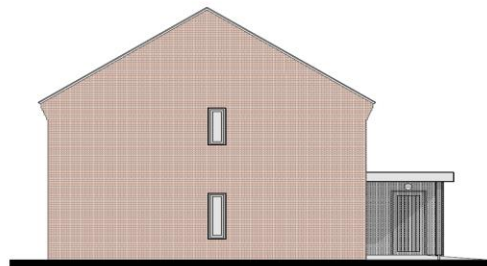
## House Type 8: 1 Bedroom Flats



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



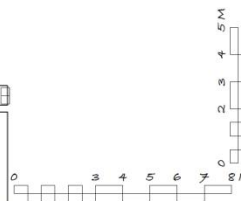
SIDE ELEVATION

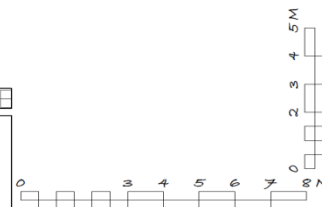
| REVISION | DESCRIPTION          | DATE | BY | CHKD |
|----------|----------------------|------|----|------|
| 000001   | PROPOSED HOUSE TYPE  | 5018 |    |      |
| 000002   | PROPOSED NEW HOUSING | 5018 |    |      |
| 000003   | PROPOSED NEW HOUSING | 5018 |    |      |
| 000004   | PROPOSED NEW HOUSING | 5018 |    |      |
| 000005   | PROPOSED NEW HOUSING | 5018 |    |      |
| 000006   | PROPOSED NEW HOUSING | 5018 |    |      |
| 000007   | PROPOSED NEW HOUSING | 5018 |    |      |
| 000008   | PROPOSED NEW HOUSING | 5018 |    |      |
| 000009   | PROPOSED NEW HOUSING | 5018 |    |      |
| 000010   | PROPOSED NEW HOUSING | 5018 |    |      |



RIBA



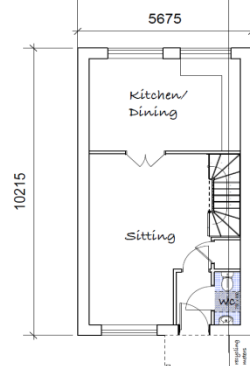
[illegible]



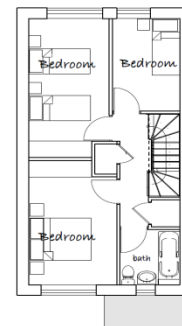


# House Type 9 – 3 Bedroom Affordable Ground First Floor Plans

## House Type 9: 3 Bedroom Affordable Housing

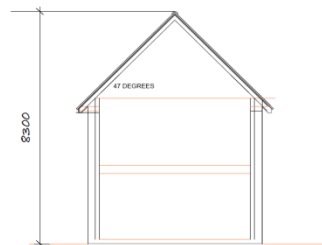


FIRST FLOOR  
501SQFT (46.5sqm) GIA



GROUND FLOOR  
501SQFT (46.5sqm) GIA

TOTAL GIA 1002SQFT (93sqm)

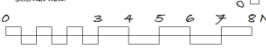


TYPE 9 SECTION

| REVISION | DESCRIPTION                     | DATE | BY | CHKD |
|----------|---------------------------------|------|----|------|
| 01       | PRELIMINARY                     |      |    |      |
| 02       | FEASIBILITY / SKETCH            |      |    |      |
| 03       | PLANNING APPLICATION            |      |    |      |
| 04       | BUILDING REGULATION APPLICATION |      |    |      |
| 05       | CONSTRUCTION                    |      |    |      |
| 06       | RECORD / "AS BUILT"             |      |    |      |
| 07       |                                 |      |    |      |
| 08       |                                 |      |    |      |
| 09       |                                 |      |    |      |
| 10       |                                 |      |    |      |
| 11       |                                 |      |    |      |
| 12       |                                 |      |    |      |
| 13       |                                 |      |    |      |
| 14       |                                 |      |    |      |
| 15       |                                 |      |    |      |
| 16       |                                 |      |    |      |
| 17       |                                 |      |    |      |
| 18       |                                 |      |    |      |
| 19       |                                 |      |    |      |
| 20       |                                 |      |    |      |
| 21       |                                 |      |    |      |
| 22       |                                 |      |    |      |
| 23       |                                 |      |    |      |
| 24       |                                 |      |    |      |
| 25       |                                 |      |    |      |
| 26       |                                 |      |    |      |
| 27       |                                 |      |    |      |
| 28       |                                 |      |    |      |
| 29       |                                 |      |    |      |
| 30       |                                 |      |    |      |
| 31       |                                 |      |    |      |
| 32       |                                 |      |    |      |
| 33       |                                 |      |    |      |
| 34       |                                 |      |    |      |
| 35       |                                 |      |    |      |
| 36       |                                 |      |    |      |
| 37       |                                 |      |    |      |
| 38       |                                 |      |    |      |
| 39       |                                 |      |    |      |
| 40       |                                 |      |    |      |
| 41       |                                 |      |    |      |
| 42       |                                 |      |    |      |
| 43       |                                 |      |    |      |
| 44       |                                 |      |    |      |
| 45       |                                 |      |    |      |
| 46       |                                 |      |    |      |
| 47       |                                 |      |    |      |
| 48       |                                 |      |    |      |
| 49       |                                 |      |    |      |
| 50       |                                 |      |    |      |
| 51       |                                 |      |    |      |
| 52       |                                 |      |    |      |
| 53       |                                 |      |    |      |
| 54       |                                 |      |    |      |
| 55       |                                 |      |    |      |
| 56       |                                 |      |    |      |
| 57       |                                 |      |    |      |
| 58       |                                 |      |    |      |
| 59       |                                 |      |    |      |
| 60       |                                 |      |    |      |
| 61       |                                 |      |    |      |
| 62       |                                 |      |    |      |
| 63       |                                 |      |    |      |
| 64       |                                 |      |    |      |
| 65       |                                 |      |    |      |
| 66       |                                 |      |    |      |
| 67       |                                 |      |    |      |
| 68       |                                 |      |    |      |
| 69       |                                 |      |    |      |
| 70       |                                 |      |    |      |
| 71       |                                 |      |    |      |
| 72       |                                 |      |    |      |
| 73       |                                 |      |    |      |
| 74       |                                 |      |    |      |
| 75       |                                 |      |    |      |
| 76       |                                 |      |    |      |
| 77       |                                 |      |    |      |
| 78       |                                 |      |    |      |
| 79       |                                 |      |    |      |
| 80       |                                 |      |    |      |
| 81       |                                 |      |    |      |
| 82       |                                 |      |    |      |
| 83       |                                 |      |    |      |
| 84       |                                 |      |    |      |
| 85       |                                 |      |    |      |
| 86       |                                 |      |    |      |
| 87       |                                 |      |    |      |
| 88       |                                 |      |    |      |
| 89       |                                 |      |    |      |
| 90       |                                 |      |    |      |
| 91       |                                 |      |    |      |
| 92       |                                 |      |    |      |
| 93       |                                 |      |    |      |
| 94       |                                 |      |    |      |
| 95       |                                 |      |    |      |
| 96       |                                 |      |    |      |
| 97       |                                 |      |    |      |
| 98       |                                 |      |    |      |
| 99       |                                 |      |    |      |
| 100      |                                 |      |    |      |

**IMPORTANT NOTE**  
All floor plans have been designed to comply with the Building Regulations Approved Document M, 2015 as category 1: visitable dwellings in accordance with M4(1). This principle has been accepted by the Planning Officer in Pre-Application discussions.

All dimensions are approximate to allow for construction tolerances and are dependent upon final construction details. All Areas are approximate - Gross Internal Areas are measured to the inside face of the external wall.



Copyright © Wincor Kiewit Architects Ltd.

Do not scale from drawings; work to figured dimensions only.

# House Types 3/1 & 9 2 & 3 Bed Affordable East / West Elevations Plots 39, 40 & 41

Slide 34



FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION



SIDE ELEVATION TYPE 9: NORTH ELEVATION  
South Elevation mirrored

**Elevation  
House Types 3/1 & 9:  
2 & 3 Bedroom Affordable  
Houses terraced.  
Plots 39, 40 & 41**

| REVISION |                      | DESCRIPTION                     |  | DATE |  |
|----------|----------------------|---------------------------------|--|------|--|
| 1        | PRELIMINARY          | FEASIBILITY / SKETCH            |  |      |  |
| 2        | PLANNING APPLICATION | BUILDING REGULATION APPLICATION |  |      |  |
| 3        | CONSTRUCTION         | TENDER                          |  |      |  |
| 4        | RECORD / "AS BUILT"  | CHARTER                         |  |      |  |

|     |  |          |
|-----|--|----------|
| 101 | PROPOSED HOUSE TYPE                      | TYPE 3/1 |
| 102 | PROPOSED NEW HOUSING DEVELOPMENT WOOLPIT | TYPE 9/1 |

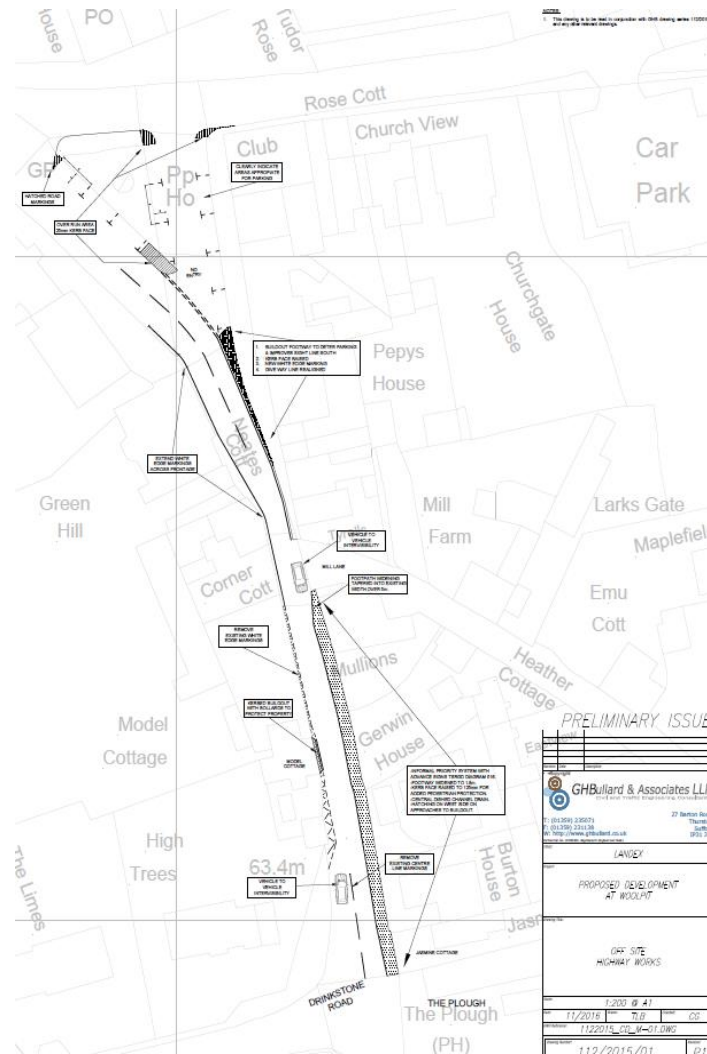
|   |                    |
|---|--------------------|
| WINCE KIEVENAAR                             | RIBA #             |
| Chartered Architects                        | Chartered Practice |
| MARLEY PLACE HADSPUR WIMBORNE DORSET DT99PE |                    |
| 01258 424244                                |                    |

0 1 2 3 4 5 6 7 8 M

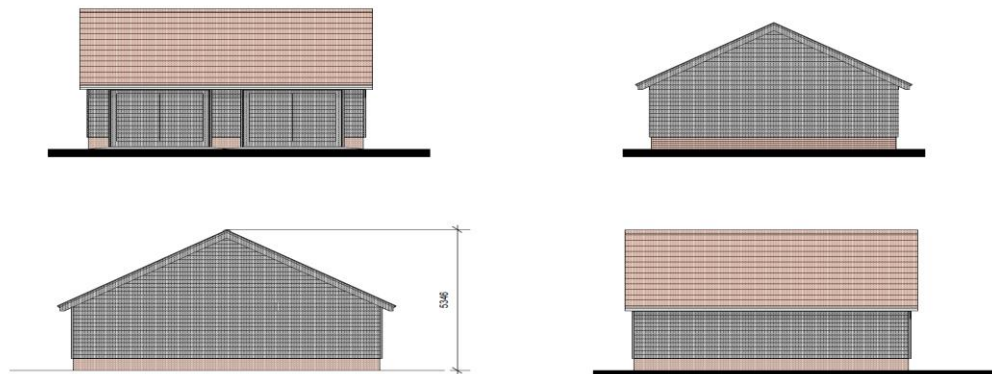


# Off Site Highway Works

Slide 35




## Adjacent Single Garages



minimum clear space inside  
garage 2.0m x 2.0m in  
accordance with SCC standards

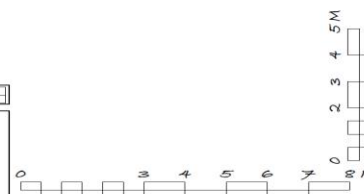


A: dimension added to section.

| REVISION            | DESCRIPTION                                    | DATE                       | DESIGN  | ENGINEER                            |
|---------------------|--|----------------------------|---|-------------------------------------|
| REASONING<br>STATUS | PRELIMINARY<br>FEASIBILITY / SKETCH            | <input type="checkbox"/>   | PLANNING APPLICATION<br>BUILDING REGULATION APPLICATION   | <input checked="" type="checkbox"/> |
|                     |  |                            | CONSTRUCTION<br>TENDER  | <input type="checkbox"/>            |
|                     |  |                            | RECORD / "AS BUILT"   | <input type="checkbox"/>            |
| DATE                | PROPOSED HOUSE TYPE                            | 10/11/18<br>10/12/18 rev A | <br><b>WINCE KIEVENAAR</b><br>Chartered Architects<br>MARKET PLACE HADLEIGH SPENCER SUDBURY, IP7 5DN 1 01473 827792<br>Enquiries@wkiparchitects.co.uk |                                     |
| PROJECT             | PROPOSED NEW HOUSING<br>DEVELOPMENT<br>WOOLFIT | 11/10/18<br>02/2016        |   |                                     |
| CLIENT              | LANDEX   | REASON<br>NPD              |   |                                     |
|                     |  |                            |   |                                     |

Copyright © Wincer Kievenaar Architects Ltd.

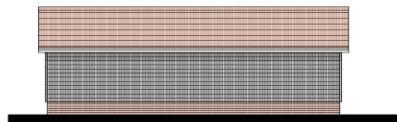
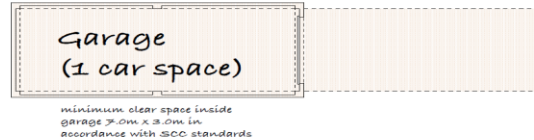
Do not scale from drawings; work to figured dimensions only.



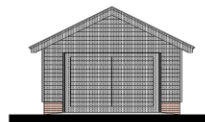
# Single Garage - Elevations

Slide 37

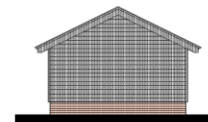
## Single Garage



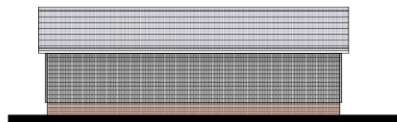
SIDE ELEVATION



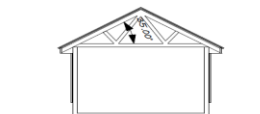
FRONT ELEVATION



REAR ELEVATION



ALTERNATIVE SIDE ELEVATION



TYPICAL SECTION



SINGLE GARAGE ADJACENT TO  
CARTLODGE CONFIGURATION

| DESCRIPTION                                    | DATE       | REVISION | CHECK |
|--|------------|----------|-------|
| PRELIMINARY<br>FEASIBILITY / SKETCH            |            |          |       |
| PROPOSED HOUSE TYPE                            | 2018/01/18 |          |       |
| PROPOSED NEW HOUSING<br>DEVELOPMENT<br>WOOLPIT | 11/10/18   |          |       |
| LANDSEX  | 02/10/18   |          |       |
|  | 02/10/18   |          |       |
|  | NRIC       |          |       |

|                      |                                 |                        |                     |
|----------------------|---------------------------------|------------------------|---------------------|
| PLANNING APPLICATION | BUILDING REGULATION APPLICATION | CONSTRUCTION<br>TENDER | RECORD / "AS BUILT" |
|                      |                                 |                        |                     |



WINCER KIEVENAAR  
Chartered Architects  
MARKET PLACE HARBOROUGH SOUTH SUFFOLK IP11 2BN  
01473 827992  
E: enquiries@wincerkievenaar.co.uk

RIBA  
Chartered Practice



Do not scale from drawings; work to figured dimensions only.

This page is intentionally left blank

# **Consultee Comments for application 2112/16**

## **Application Summary**

Application Number: 2112/16

Address: Land on east side of Green Road, Woolpit

Proposal: Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access.

Case Officer: John Pateman-Gee

## **Consultee Details**

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket IP14 3HJ

Email: peggy.woolpitpc@btinternet.com

On Behalf Of: Woolpit Parish Clerk

## **Comments**

Councillors object to the proposal.

### **1. Traffic in Green Road**

The narrow section of Green Road (just to the north of the junction with Drinkstone Road to past the junction with Mill Lane) will be required to take an unacceptable level of traffic. The road is narrow and dangerous at this point already and is effectively one-way unless passing vehicles mount the footpath, which is what occurs now, creating a dangerous point on the road. An increase in traffic at this narrow position, as will result from the proposal, is totally unacceptable. 76% of correspondents making comments to WPC raised this issue.

Contrary to policies GP1, H7, H15, T3, T10, cor5, cor6, csfr-fc1, csfr-fec1.1, nppf.

### **2. Traffic in the Conservation Area and Impact on listed buildings**

Increased traffic from the development will result in even more congestion in The Street, a road which is at the heart of the conservation area and contains many listed buildings. The Street is already frequently blocked by commercial vehicles, buses, through traffic and shoppers cars and is unable to accept the additional vehicles this proposal will create.

Contrary to policies HB1, HB8, GP1, H15, H16, T10, cor5, cor6, csfr-fc1, csfr-fec1.1, nppf.

### **3. Play Space on the Development**

There is no on-site play space provision. Mid Suffolks own open space, sport and recreation policies requires an area for play on developments of this size. An offer to contribute to improvements of the existing childrens play equipment in the village centre does not relieve the developer of an obligation to provide a local area for play on the site.

Contrary to policies GP1, RT4, cor6.

#### 4. Wildlife Habitats

Insufficient study has been made of wildlife habitat and the loss that will result.

The ecological report states that there is no pond on site whereas in fact a linear pond runs along the edge of the site next to Green Road. This has produced frog spawn in the past and could be a habitat for newts.

Skylarks have recently been seen over the site but no reference is made to this in the survey.

Only blackbirds and pigeons were reported as being on site whereas the boundary hedges at this time of year contain nesting birds of many species.

A colony of Pipistrelle bats has recently been identified in the roof of Priory Cottage (a Listed Building) which is in Green Road opposite the site. Consideration needs to be given to the effect of the development on the bat population.

A more detailed ecological survey is required.

Contrary to policy CL8, cor5

#### 5. Access from the Site into Green Road

With the high recorded speed of traffic along Green Road and the proximity of the bend at Priory Cottage, the junction of the site access road into Green Road is dangerous. The junction needs to be redesigned. An emergency exit from the site needs to be considered.

Contrary to policies GP1, cor5, nppf, csfr-fc1, csfr-fc1.1.

#### 6. Loss of valuable agricultural land

There would be a loss of valuable agricultural land. The site is outside the existing settlement boundary and this development would be an encroachment of the village on the hamlet at Woolpit Green.

Contrary to policies H7, CL11, cor5.

#### Additional Comments

##### Comment 1

Woolpit Parish Council is concerned at the potential rate at which this and other possible developments could produce new housing in the village. The general infrastructure of Woolpit requires time to evolve and absorb new residents at a reasonable speed as development takes place. There is unease that new developments will result in Woolpit losing its village feel and for it to become a town.

Woolpit PC asks that MSDC seriously considers this when it makes its planning decisions.

##### Comment 2

There is no doubt development pressure on nearby villages in the A14 corridor. MSDC should look at the needs of the area as a whole and spread new housing so as not to put excessive pressure on any particular village that might appeal to developers.

##### Comment 3

Woolpit Parish Council believes that there is a need for additional houses within Woolpit but that it should not be necessary for traffic created to pass through the core conservation area of the village in order to reach the A14.

#### Comment 4

In its Planning Statement Artisan says that: It is considered that there is support locally for the proposed development and that the full extent of it will become clear during the applications formal determination.

The applicant does not have significant support locally. The comments made to the Parish Council by residents, with 20 letters objecting to the proposal and one supporting, show this to be the case.

107 residents attended the Parish Council meeting to discuss this application with the large majority voicing their objections and concerns during the public comment section.

#### Comment 5

Traffic survey figures quoted by the applicant are surprising and hard to believe. Woolpit Parish Council invites MSDC to examine these in detail.

#### Comment 6

The proportion of accommodation provided under so call affordable housing is disappointingly low.

**RECONSULTATION 2112/16 Erection of 49 dwellings (including 17 affordable dwellings) and construction of new access. Land east of Green Road, Woolpit**

1. **Traffic in Green Road.** The narrow section of Green Road (just to the north of the junction with Drinkstone Road to past the junction with Mill Lane) will be required to take an unacceptable level of traffic. The road is narrow and dangerous at this point and is effectively one-way unless passing vehicles mount the footpath, which is what occurs now, creating a dangerous point on the road. An increase in traffic at this narrow position, as will result from the proposal, is totally unacceptable. 76% of correspondents making comments to WPC raised this issue. The proposed highway changes at this pinch point in the road are unacceptable as they will worsen the current traffic problems and create delays and hazards particularly with the lorries, buses, emergency vehicles and large agricultural vehicles which pass through this section of road with listed buildings next to the highway. Such a scheme is totally inappropriate in a Conservation Area. Contrary to policies GP1, H7, H15, T3, T10, cor5, cor6, csfr-fc1, csfr-fc1.1, nppf.
2. **Parking in the village centre.** The proposed changes to parking are unacceptable. They will lead to a reduction of parking spaces in an area which is very often full and affect trade at shops and businesses. The proposed kerb arrangements will make parking in the area more difficult and residents will have problems with deliveries. Woolpit is a busy village which has a shortage of parking already. With additional houses already approved elsewhere in the village increasing parking pressure, the last thing Woolpit needs is a reduction in on-street parking. The road markings associated with the parking plan would be totally out of keeping in the conservation area. Contrary to policies HB1, HB8, HB12, H16, cor5, cor6, nppf, csfr-fc1, csfr-fc1.1.
3. **Traffic in the Conservation Area and impact on listed buildings.** Increased traffic from the development will result in even more congestion in The Street, a road which is at the heart of the conservation area and contains many listed buildings which will be harmed by the additional traffic. The Street is already frequently blocked by commercial vehicles, buses, through traffic and shoppers' cars and is unable to accept the additional vehicles this proposal will create. The adverse impacts on the character and setting of historic buildings and highway safety do not constitute sustainable development and it is not considered that any benefit to housing provision would outweigh the harmful impacts described. Contrary to policies HB1, HB8, GP1, H15, H16, T10, cor5, cor6, csfr-fc1, csfr-fc1.1, nppf.
4. **Wildlife Habitats.** Insufficient study has been made of wildlife habitat and the loss that will result. The ecological report states that there is no pond on site whereas in fact a linear pond runs along the edge of the site next to Green Road. This has produced frog spawn in the past and could be a habitat for newts. Skylarks have recently been seen over the site but no reference is made to this in the survey. Only blackbirds and pigeons were reported as being on site whereas the boundary hedges during the nesting season contain birds of many species. A colony of Pipistrelle bats has recently been identified in the roof of Priory Cottage (a Listed Building) which is in Green Road opposite the site. Consideration needs to be given to the effect of the development on the bat population. A more detailed ecological survey is required. Contrary to policy CL8, cor5
5. **Access from the Site into Green Road.** The positioning of the proposed new road access from Green Road into the site is unsuitable. Green Road has high recorded speeds of traffic, the junction is on a dangerous bend and the vehicular access and exit to Priory Cottage will be made hazardous. If the application is approved, the junction needs to be reinstated to the position proposed in the original application and improvements carried out to Green Road as required in the SCC Highways consultee report of 30 June 2016. An emergency exit from the site also needs to be considered. Contrary to policies GP1, cor5, nppf, csfr-fc1, csfr-fc1.1.



6. **Loss of valuable agricultural land.** There would be a loss of valuable agricultural land. The site is outside the existing settlement boundary and this development would be an encroachment of the village on the hamlet at Woolpit Green. Contrary to policies H7, CL11, cor5.
7. Traffic survey figures quoted by the applicant are surprising and hard to believe. Woolpit Parish Council invites MSDC to examine these in detail.
8. In its Planning Statement Artisan says that 'it is considered that there is support locally for the proposed development and that the full extent of it will become clear during the application's formal determination'. The applicant does not have significant support locally. The comments made to the Parish Council by residents, with 34 letters objecting to the proposal and two supporting, show this to be the case. 107 residents attended the Parish Council meeting to discuss the original application in June and a further 81 for the revised application in December, with the overwhelming majority voicing their objections and concerns.
9. Woolpit Parish Council is concerned at the potential rate at which this and other possible developments could produce new housing in the village. The general infrastructure of Woolpit requires time to evolve and absorb new residents at a reasonable speed as development takes place. There is unease that new developments will result in Woolpit losing its 'village feel' and for it to become 'a town'. This application should not be considered in isolation but as one of several at the application or pre-application stage which together could add some 700 homes to the existing 900 in Woolpit.
10. Woolpit has a Neighbourhood Plan under preparation and it is becoming very apparent that residents consider that any development should take place on sites on the northern side of the village, enabling traffic to access the A14 without traversing the centre of our medieval village. Woolpit Parish Council believes MSDC should consider the information coming from the evolving Neighbourhood Plan before determining this application.
11. There is no doubt development pressure exists on nearby villages in the A14 corridor. MSDC should look at the needs of the wider area and spread new housing so as not to put excessive pressure on any particular village which might appeal to developers.
12. MSDC should take into account the recent East Bergholt High Court judgement which determined that the District Council should consider the housing needs of the core village and its local environs rather than the needs of the district as a whole.

**From:** David Pizzey  
**Sent:** 10 June 2016 11:29  
**To:** John Pateman-Gee  
**Cc:** Planning Admin  
**Subject:** 2112/16 Land on east side of Green Road, Woolpit.

John

The trees and hedgerows potentially affected by this proposal are located around the perimeter of the site and therefore are readily incorporated as part of the layout design. If you are minded to recommend approval of the scheme they will have an important role to play in helping integrate the development within the local landscape. Consequently we will require details regarding appropriate measures for their protection, ideally submitted as part of the application. I also note possible close proximity between the garage for plot 38 and adjacent tree that will require assessment.

Regards

David

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

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [<mailto:planningadmin@midsuffolk.gov.uk>]  
**Sent:** 26 May 2016 12:00  
**To:** David Pizzey  
**Subject:** Consultation on Planning Application 2112/16

Correspondence from MSDC Planning Services.

Location: Land on east side of Green Road, Woolpit

Proposal: Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access.

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

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

**From:** Philippa Stroud  
**Sent:** 20 December 2016 11:52  
**To:** Planning Admin  
**Cc:** Sarah Scott  
**Subject:** 4800/16/FUL Plancheway, Hollow Lane, Thurston - Land Contamination

WK/187978

**Ref:** 4800/16/FUL EH – Land Contamination  
**Location:** Plancheway, Hollow Lane, Thurston IP31 3RG  
**Proposal:** Erection of a replacement 1.5 storey dwelling following demolition of existing bedroom bungalow and outbuildings

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

I have no objection to the proposed development from the perspective of land contamination. I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

Regards,

Philippa Stroud  
Senior Environmental Protection Officer  
**Babergh and Mid Suffolk District Councils - Working Together**

Telephone: 01449 724724

Email: [Philippa.Stroud@baberghmidsuffolk.gov.uk](mailto:Philippa.Stroud@baberghmidsuffolk.gov.uk)  
Websites: [www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Your Ref: MS/2112/16  
Our Ref: 570\CON\1725\16  
Date: 30<sup>th</sup> June 2016  
Highways Enquiries to: martin.egan@suffolk.gov.uk

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

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

**For the Attention of:** John Pateman-Gee

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990**  
**CONSULTATION RETURN MS/2112/16**

**PROPOSAL:** Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access  
**LOCATION:** Land on east side of, Green Road, Woolpit, Bury St Edmunds, Suffolk  
**ROAD CLASS:**

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

In highway terms there are various issues associated with this application which I list below:

1. Green Road across the site frontage has a variable road width but is narrow in parts, being only approx. 4.1 metres at its narrowest point near the point of access with water filled ditches on both sides up against the road edge. At this width cars have difficulty passing each other safely and any larger vehicles could only pass a bicycle. With the increase in traffic, including service vehicles, and the turning movements into and from the development site, this width is considered substandard and will result in vehicles having difficulty passing each other safely. It will therefore be necessary to widen Green Road across the site frontage to a kerbed width of 5.5m. This width will match the proposed width of the roads within the development site and allows all vehicles to pass with sufficient tolerances. The improvements to Green Road will need to include kerbing both sides, highway drainage, improvements and extension of the street lighting and road resurfacing as appropriate. The existing ditches will need to be culverted.
2. North of the application site, between Drinkstone Road and just beyond Mill Lane, Green Road narrows significantly to 4.3 metres. On the western side there is no footway as the buildings and fences are hard against the edge of the road. On the eastern side there is a narrow footway

measuring less than a metre and only 0.85m in parts. This road width is insufficient for two vehicles to pass with pedestrians on the footway being vulnerable to being hit by vehicles. The footway at this width is insufficient to allow pedestrians to pass each other without stepping into the road. It is also too narrow for wheelchair users and pram use so the only alternative for many is to walk along the road. The "Inclusive Mobility" document recommends a minimum obstacle free footway width of 1.5 metres. This allows a wheelchair user and a pedestrian to pass each other. A pushchair and an accompanied child require 1.25m. The footway here is also vulnerable to being driven over by vehicles as the kerbed separation is too low to offer sufficient protection. The kerb upstand is between 20mm and 60mm - this does not prevent or deter vehicles from driving over the kerb onto the footway. The increase in vehicular traffic and pedestrians from the new development having to negotiate this pinch point will exacerbate highway dangers unless appropriate safety improvements can be made. With the main pedestrian route into the village being hazardous, residents will be more inclined to make use of private vehicles if alternative sustainable means of transport are not considered attractive or safe options.

3. It is not clear if the proposed footpath link to the existing footway on Green Road (north west corner of the site near plot 16 and outside Vine Cottage) can be provided as it appears to require land outside the application site boundary and land which is not highway land. Here the road width is 5.1m and the footway only 1.2m. Beyond this point there is only a verge width of 0.65m between the road and the telegraph pole and only 1.0m between the fence and the road edge. Evidence will need to be provided to demonstrate that this essential link can be delivered without narrowing the existing road.
4. With the existing bus stops being located some distance from the application site on The Street it is important that pedestrian routes are improved and made safer to encourage use of public transport by new residents.
5. The application proposes a pedestrian and footpath link from the site to Steeles Close. This link crosses land which is not included within the site outline and is not highway land. The applicant will therefore need to demonstrate that this important link can be delivered.
6. There are various layout issues with the proposed site layout as shown on submitted drawing number 5018/PA31:
  - Kerb radius at the junction with Green Road should be 10.67m.
  - There are too many dwellings served via the shared surface road at 33. 25 is generally recommended for a cul-de-sac.
  - The main shared surface road is very straight which is not conducive to low speed.
  - There should be appropriate ramps into shared surface roads with the footways extending beyond the ramps into the shared surface.
  - Based on the standing water in the existing ditches on Green Road it is likely that the proposed swale features will more likely become ponds as water soakage here will be poor.

Please inform the applicant of my comments and concerns. If these cannot be satisfactorily overcome then a formal recommendation for refusal can be issued.

Yours.faithfully

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

Your Ref: MS/2112/16  
Our Ref: 570\CON\4345\16  
Date: 19<sup>th</sup> December 2016  
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

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

**For the Attention of:** John Pateman-Gee

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/2112/16**

**PROPOSAL:** Erection of 49 dwellings (including 17 affordable dwellings) and construction of new access. Revised layout.

**LOCATION:** Land on east side of, Green Road, Woolpit, Bury St Edmunds, Suffolk

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

**1 D 1**

Condition: Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form. (See Note 6).

Reason: To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

**2 ER 1**

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

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

3 ER 2

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

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

4 ER 3

Condition: The new estate road junction with Green Road inclusive of cleared land within the sight splays to this junction must be formed prior to any other works commencing or delivery of any other materials.

Reason: To ensure a safe access to the site is provided before other works and to facilitate off street parking for site workers in the interests of highway safety.

5 P 1

Condition: The use shall not commence until the area(s) within the site shown on Drawing Number 5018/PA31 Revision F as submitted for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

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

6 V 1

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. 5018/PA31 Revision F as submitted and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

7

Condition: Before any of the hereby approved new dwellings are first occupied the highway improvements to Green Road shall be laid out and completed as shown on the submitted Drawing Numbers 112/2015/01 Revision P1 and 5018/PA31 Revision F and in accordance with construction details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that Green Road is improved sufficiently to accommodate the increase in vehicle and pedestrian movements associated with the development.

8

Condition: Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP). Not less than 3 months prior to the first occupation of any dwelling, the contents of the RTP shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority and shall include walking, cycling and bus maps, latest relevant bus and rail timetable information, car sharing information, personalised travel planning and a multi-modal travel voucher. The RTP shall be maintained and operated thereafter.

9 NOTE 02

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the



applicant's expense. The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

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

#### 10 NOTE 05

Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer. Those that appear to be affected are all utilities.

#### 11 NOTE 06

The proposal will require the piping of a ditch. As the proposal requires work affecting an ordinary watercourse, including a ditch, whether temporary or permanent, then consent will be required from Suffolk County Councils' Flood and Water Management team. Application forms are available from the SCC website:

<http://www.suffolk.gov.uk/environment-and-transport/planning-and-buildings/land-drainage>.  
Applications for consent may take up to 8 weeks to determine and will incur an additional fee.

#### 12 NOTE 07

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

#### 13 NOTE 12

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

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

#### 14 NOTE 15

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

#### 15 NOTE.

In respect of the recommended Travel Plan condition the following will apply:

It meets the six tests mentioned in Paragraph 203 of the NPPF below:

1. Necessary,
2. Relevant to planning,
3. To the development to be permitted - Links to NPPF paragraphs 32, 34 and 35 in maximising the existing sustainable transport options without the need for major infrastructure. It also supports Core Strategy Objectives SO3 and SO6 of the Mid Suffolk Core Strategy Development Plan Document (2008) and Core Strategy Focused Review (2012)
4. Enforceable - The wording of the condition will require the applicant to submit an example of the welcome pack to the LPA for the planning condition to be discharged.
5. Precise - The condition includes clear timescales for the applicant of what is required for them and when.
6. Reasonable in all other respects - The provision if a Residents Travel Pack takes into account the "Overarching principles on Travel Plans, Transport Assessments and Statements" section of the

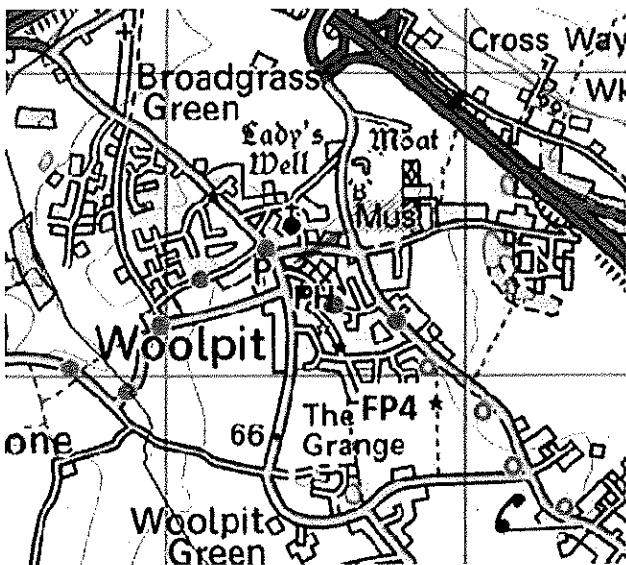
"Travel Plans, Transport Assessments and Statements in Decision Taking" section of the 2014 Planning Practice Guidance in being proportionate to the size and scope of the development. Based on the highway information provided the implementation of a full Travel Plan would be unreasonable for a development of this size.

#### PUBLIC RIGHTS of WAY SECTION 106 REQUIREMENT.

##### **Public Rights of Way Response**

The proposed development will have a direct impact on the local public rights of way (PROW) network, please refer to the map.

PROW are important for recreation, encouraging healthy lifestyles, providing green links, supporting the local economy and promoting local tourism.



The anticipated increased use of the PROW network of as a result of the development will require the following offsite improvement works:

Heavy clearance works on Woolpit Public Footpath 4 - 3 days @ £250/day = £750.00

The PROW provides walking opportunities to local services and out into the wider countryside.

The subtotal of these works is £750.00

Staff time (design & project management) @ 12% = £90.00

Contingency @ 10% = £75.00

**Total s106 funding requested from this development = £915.00**

The policy framework for these requirements is:

- The county council's rights of way improvement plan which, inter alia, highlights the importance of development in rural areas should give people the greatest opportunity to access the countryside by walking and cycling,

- The walking strategy, which seeks to ensure existing communities with a population over 500, and new developments over 10 dwellings have easy access to a one mile natural walk or 2ha of green space, within 500m of their home,
- The cycling strategy, which seeks to promote a transfer to cycling (and walking) for short distance trips, plan and design for the future with cycling in mind and create a safe and cycle friendly environment,
- The Joint Health and Wellbeing Strategy for Suffolk, outcome 2 of which states Suffolk residents should have access to a healthy environment and take responsibility for the own health and wellbeing,
- You will already be aware of course that, amongst other health and wellbeing objectives, policies set out under the NPPF; the following sections bear relevance to Public Rights of Way:

### **Section 3 - Supporting a prosperous rural economy**

**Para 28** - To promote a strong rural economy, local and neighbourhood plans should...support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

### **Section 4 - Promoting sustainable transport**

**Para 35** – refers to priority given to pedestrian and cycle movements, creating safe and secure routes to minimise conflicts between traffic and cyclists or pedestrians and to consider the needs of people with disabilities by all modes of transport.

### **Section 8 - Promoting healthy communities**

**Para 69** - Planning policies and decisions, in turn, should aim to achieve places which promote...safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

**Para 73** - Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.

**Para 75** - Planning policies should protect and enhance public rights of way and local authorities should seek opportunities to provide better facilities for users, for example by adding links to the rights of way network.

Yours faithfully

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

**From:** Consultations (NE) [mailto:consultations@naturalengland.org.uk]  
**Sent:** 01 June 2016 14:44  
**To:** Planning Admin  
**Subject:** Planning Consultation 2112/16 NE Response

Application ref: 2112/16  
Our ref: 187078

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

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

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

Yours faithfully

Dan Morris  
Consultations  
Natural England  
Hornbeam House, Electra Way  
Crewe Business Park  
Crewe, Cheshire CW1 6GJ

Tel 0300 060 3900  
email [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)

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

The planning policies that appear to be relevant to this case are GP1, HB1, H17, NPPF, RT12, CL8, H16, H13, H15, H4, H7, H14, CL11, T10, Cor1, Cor2, Cor5, Cor6, Cor9, CSFR-FC1.1, CSFR-FC1, which can

be found in detail in the Mid Suffolk Local Plan.

We look forward to receiving your comments.

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Mid Suffolk District Council shall be understood as neither given nor endorsed by Mid Suffolk District Council.



## Consultation Response Pro forma

|          |   |   |                               |
|----------|---|---|-------------------------------|
| <b>1</b> | <b>Application Number</b>   | 2112/16 – Land on East Side of Green Road, Woolpit  |                               |
| <b>2</b> | <b>Date of Response</b>   | 14 <sup>th</sup> June 2016  |                               |
| <b>3</b> | <b>Responding Officer</b>   | Name:   | Louise Barker                 |
|          |   | Job Title:  | Housing Enabling Officer      |
|          |   | Responding on behalf of...  | Community Planning & Heritage |
| <b>4</b> | <b>Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.   | No objection  |                               |
| <b>5</b> | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation.<br>Please refer to any guidance, policy or material considerations that have informed your recommendation. | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>This is a development proposal for 50 residential dwellings and triggers an affordable housing provision requirement of 35% under altered policy H4 of the Mid Suffolk Local Plan (on development proposals of 5 units and over outside of Stowmarket and Needham Market) equating to 17 affordable housing units. It is noted that this application proposes 18 AH units which is welcomed.</p> </div> <p><b>1. Housing Need Information:</b></p> <p><b>1.1</b> The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2012, confirms a continuing need for housing across all tenures and a growing need for affordable housing.</p> <p><b>1.2</b> The 2012 SHMA indicates that in Mid Suffolk there is a need for 229 new affordable homes per annum. The Survey also confirmed that an appropriate affordable housing tenure split for the District is 75% rented and 25% low cost</p> |                               |

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

|  |  |
|--|--|
|  | <p>home ownership tenure accommodation.</p> <p>1.3 Furthermore the 2014 Suffolk Housing Needs Survey shows that there is high demand for smaller homes, across all tenures, both for younger people, who may be newly forming households, and also for older people who are already in the property owning market and require different, appropriate housing, enabling them to downsize. Affordability issues are a key driver for this increased demand for smaller homes.</p> <p>1.4 With an aging population, both nationally and locally new homes should, wherever possible, be built to Lifetime-Homes standards and this can include houses, apartments and bungalows.</p> <p>1.5 The Suffolk Housing Needs Survey also confirms that there is strong demand for one and two bedroom flats/apartments and houses. Developers should consider flats/apartments that are well specified with good size rooms to encourage downsizing amongst older people, provided these are in the right location for easy access to facilities. There is also a demand for smaller terraced and semi-detached houses suitable for all age groups and with two or three bedrooms.</p> <p>1.6 Broadband and satellite facilities as part of the design for all tenures should be standard to support.</p> <p>1.7 All new properties need to have high levels of energy efficiency.</p> <p>1.8 Studio and bedsit style accommodation is not in high demand.</p> <p><b>2. Choice Based Lettings Information:</b></p> <p>2.1 The Council's Choice Based Lettings system currently has circa 1039 applicants registered for housing in Mid Suffolk, as at May 16, 31</p> |
|--|--|

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

|  |   |
|--|---|
|  | <p>applicants were registered as seeking accommodation in Woolpit, with 18 of those identified as having a local connection. This site is a S106 planning obligation site therefore affordable housing will be to meet district wide need hence the <b>1039</b> applicants registered is important in this case.</p> <p>2.2 The following is a breakdown of the registered tenure required (at May 16):</p> <ul style="list-style-type: none"> <li>• 1 bed property = 12</li> <li>• 2 bed property = 12</li> <li>• 3 bed property = 6</li> <li>• 4 bed property = 1</li> </ul> <p><b>3. Recommended Affordable Housing Mix:</b></p> <p>3.1 35% affordable housing on this proposal based on 50 units equates to 17 AH units. For this development 18 units are proposed. The AH units should be tenure blind. It is recommended that the units are integrated across the site which will afford a more cohesive development rather than the current siting proposals which appear in an isolated position.</p> <p>3.2 Based upon the housing needs and choice based lettings information above the following mix is recommended:</p> <p>Affordable Rent Tenancy:</p> <ul style="list-style-type: none"> <li>• 6 x 1 bed flats @ 50sqm</li> <li>• 6 x 2 bed 4p house @ 79sqm</li> <li>• 1 x 3 bed 5p house @ 93sqm</li> </ul> <p>Shared Ownership:</p> <ul style="list-style-type: none"> <li>• 3 x 2 bed 4p house @ 79sqm</li> <li>• 2 x 3 bed 5p house @ 93sqm</li> </ul> <p>(Sqm minimum sizes set by the nationally described space standards – DCLG March 2015)</p> |
|--|---|

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



|  |  |   |
|--|--|---|
|  |  | <p><b>4. Other requirements for affordable homes:</b></p> <ul style="list-style-type: none"> <li>• Properties must be built to current Homes and Communities Agency Design and Quality and Lifetime-Homes standards</li> <li>• The council is granted 100% nomination rights to all the affordable units in perpetuity</li> <li>• The Shared Ownership properties must have an 80% stair casing bar.</li> <li>• The Council will not support a bid for Homes &amp; Communities Agency grant funding on the affordable homes delivered as part of an open market development. Therefore the affordable units on that part of the site must be delivered grant free</li> <li>• The location and phasing of the affordable housing units must be agreed with the Council to ensure they are integrated within the proposed development according to current best practice</li> <li>• On larger sites the affordable housing should not be placed in groups of more than 15 units</li> <li>• Adequate parking provision is made for the affordable housing units</li> <li>• It is preferred that the affordable units are transferred to one of Mid Suffolk's partner Registered Providers – please see <a href="http://www.midsuffolk.gov.uk">www.midsuffolk.gov.uk</a> under Housing and Affordable Housing for full details.</li> </ul> <p><b>5. Open Market Homes Mix:</b></p> <ul style="list-style-type: none"> <li>• It is recommended that consideration be given to reviewing the open market mix creating a more balanced split of 2 and 3 bedroom units. This is to reflect the need for smaller homes,</li> </ul> |
|--|--|---|

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

|   |  |   |
|---|--|---|
|   |  | as detailed in the above housing needs information. |
| 6 | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate |   |
| 7 | <b>Recommended conditions</b>  |   |

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

Midlands and East (East)  
Swift House  
Hedgerows Business Park  
Colchester Road  
Chelmsford  
Essex CM2 5PF  
Tel: 0113 824 9111  
Email: kerryharding@nhs.net

Our Ref: NHSE/MIDS/16/2112/KH

Your Ref: 2112/16

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

15 June 2016

Dear Sir / Madam

**Erection of 50 dwellings (including 18 (36%) affordable dwellings) and  
construction of new access.  
Land on East side of Green 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).

**2.0 Existing Healthcare Position Proximate to the Planning Application Site**

- 2.1 The proposed development is likely to have an impact on the services of 1 GP practice operating within the vicinity of the application site. 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 application does not appear to include a Health Impact Assessment (HIA) or propose any mitigation of the healthcare impacts arising from the proposed development.
- 3.2 A Healthcare Impact Assessment (HIA) has been prepared by NHS England to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.

#### 4.0 **Assessment of Development Impact on Existing Healthcare Provision**

- 4.1 The existing GP practice does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 120 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 <sup>1</sup> | NIA (m <sup>2</sup> ) <sup>2</sup> | Capacity <sup>3</sup> | Spare Capacity (NIA m <sup>2</sup> ) <sup>4</sup> |
|-----------------------|---------------------------------|------------------------------------|-----------------------|---|
| Woolpit Health Centre | 14,111                          | 645.87                             | 9,419                 | -321.74   |
| <b>Total</b>          | <b>14,111</b>                   | <b>645.87</b>                      | <b>9,419</b>          | <b>-321.74</b>                                    |

**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 intention of NHS England is to promote Primary Healthcare Hubs with co-ordinated mixed professionals. This is encapsulated in the strategy document: The NHS Five Year Forward View.
- 5.2 The development would give rise to a need for improvements to capacity by way of reconfiguration and extension at Woolpit Health Centre; a proportion of the cost of which would need to be met by the developer. NHS England has recently received and is reviewing a proposal from Woolpit Health Centre to extend their premises.
- 5.3 Table 2 provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.

**Table 2: Capital Cost calculation of additional primary healthcare services arising from the development proposal**

| Premises              | Additional Population Growth (50 dwellings) <sup>5</sup> | Additional floorspace required to meet growth (m <sup>2</sup> ) <sup>□</sup> | Spare Capacity (NIA) <sup>□</sup> | Capital required to create additional floor space (£) <sup>□</sup> |
|-----------------------|--|--|-----------------------------------|--|
| Woolpit Health Centre | 120  | 8.23   | -321.74                           | 16,460   |

|              |            |             |                |                |
|--------------|------------|-------------|----------------|----------------|
| <b>Total</b> | <b>120</b> | <b>8.23</b> | <b>-321.74</b> | <b>£16,460</b> |
|--------------|------------|-------------|----------------|----------------|

**Notes:**

1. Calculated using the Mid Suffolk District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
  2. Based on 120m<sup>2</sup> per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
  3. Existing capacity within premises as shown in Table 1
  4. Based on standard m<sup>2</sup> cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m<sup>2</sup>), rounded to nearest £.
- 5.4 A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be **£16,460**. Payment should be made before the development commences.
- 5.5 NHS England therefore requests that this sum be secured through Community Infrastructure Levy (CIL) linked to any grant of planning permission.

**6.0 Conclusions**

- 6.1 In its capacity as the primary healthcare commissioner, 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 The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.
- 6.3 Assuming the above is considered in conjunction with the current application process, NHS England would not wish to raise an objection to the proposed development. Otherwise the Local Planning Authority may wish to review the development's sustainability if such impacts are not satisfactorily mitigated.
- 6.4 The terms set out above are those that NHS England deem appropriate having regard to the formulated needs arising from the development.
- 6.5 NHS England is satisfied that the basis and value of the developer contribution sought is consistent with the policy and tests for imposing planning obligations set out in the NPPF.
- 6.6 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

**Kerry Harding**  
Estates Advisor

## Consultation Response Pro forma

|          |   |  |                          |
|----------|---|--|--------------------------|
| <b>1</b> | <b>Application Number</b>   | 2112/16  |                          |
| <b>2</b> | <b>Date of Response</b>   | 15/06/2016   |                          |
| <b>3</b> | <b>Responding Officer</b>   | Name:  | Hannah Bridges           |
|          |   | Job Title:   | Waste Management Officer |
|          |   | Responding on behalf of...   | Waste Services           |
| <b>4</b> | <b>Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | No objection   |                          |
| <b>5</b> | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.  | I have no objection to the planned proposal, consideration for bin presentation points are clear and straightforward for the dustcart to access. |                          |
| <b>6</b> | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate      |  |                          |
| <b>7</b> | <b>Recommended conditions</b>   | We recommend that block paving is not used as the shared surface access as this is not suitable for dustcarts to drive and turn on.              |                          |

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

Date: 20/06/2016

Ref: 14.618

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

15 De Grey Square  
De Grey Road  
Colchester  
Essex  
CO4 5YQ

T: 01206 769 018  
F: 01206 564 746

colchester@boyerplanning.co.uk  
boyerplanning.co.uk

Dear John,

**Developer Contributions Requirements – Ref. 2112/16 – Land on east side of Green Road, Woolpit**

I am writing on behalf of Suffolk County Council in relation to the above planning application for 50 dwellings in Woolpit. Boyer has been instructed to assist in providing an assessment of the infrastructure requirements for this application on behalf of Suffolk County Council.

Given that the Mid Suffolk Charging Schedule was formally adopted on the 21st of January 2015, with planning permissions which fall within the CIL charging threshold liable for being charged from 11th of April, 2016, the following off-site infrastructure formally charged through planning obligations will now be sought by CIL funding:

- Public transport improvements;
- Provision of library facilities;
- Provision of additional pre-school places at existing establishments;
- Provision of primary school places at existing schools;
- Provision of secondary, sixth form and further education places;
- Provision of health facilities;
- Provision of leisure and community facilities;
- Provision of 'off site' open space;
- Strategic green infrastructure (excluding suitable alternative natural greenspace);
- Maintenance of new and existing open space and strategic green infrastructure;
- Strategic flooding;
- Provision of waste infrastructure.

If residential is successfully promoted on the site, the requirements being sought in this case and as set out in this letter by Suffolk County Council are to be requested through CIL, with the exception of Highways and PROW contributions. As a result, it is anticipated that the above infrastructure and its associated costs, will form the basis of Suffolk County Council's contributions that will be sought through Mid Suffolk District Council's CIL.

It is foreseen that the District Council will continue to be responsible for monitoring infrastructure contributions being sought.

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

Without the following contributions being agreed between the applicant and the Local Authority, the development cannot be considered to accord with policies to provide the necessary infrastructure requirements.

### **Relevant Policy**

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

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

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

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

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

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

The details of specific contribution requirements related to the proposed scheme are set out below:



## 1. Education

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

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

We would anticipate the following minimum pupil yields from a development of 50 dwellings (taking into account dwelling type and mix):

- Primary school age range, 5-11: 11 pupils. Cost per place is £12,181 (2015/16 costs)
- Secondary school age range, 11-16: 8 pupils. Cost per place is £18,355 (2015/16 costs)
- Secondary school age range, 16+: 2 pupils. Cost per place is £19,907 (2015/16 costs)

The local catchment schools are Woolpit Primary Academy and Thurston Community College. There is sufficient capacity at the local catchment primary school to accommodate the demand arising from this development; however, funding is required for all 10 secondary school places arising from this development, at a total cost of **£186,654**. Suffolk County Council will bid for CIL funding to provide for these additional places.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2016/17 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times. SCC has a 10 year period from date of completion of the development to spend the contribution on local education provision.

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

## 2. Pre-school provision

It is the responsibility of SCC to ensure that there is sufficient provision under the Childcare Act 2006 and that this relates to section 8 of the NPPF. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of

the year for all 3 and 4 year olds. The Government have also recently signalled the introduction of 30 hours free entitlement a week from September 2017. The Education Act (2011) introduced the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds.

In this area there is one provider with 24 places available. Therefore no contribution is required for Early Years for this development.

### **3. Play space provision**

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

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

### **4. Transport**

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

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

In terms of public transport, a financial contribution will be required for the extension of footway down Green Road to provide a suitable walking route to the existing Post Office bus stops. Funding will also be required for improving these bus stops with raised kerbs. This will be at a total cost of **£5,000**.

## 5. Rights of Way

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

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

## 6. Libraries

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

Suffolk County Council requires a minimum standard of 30sqm of new library space per 1,000 population. Construction and initial fit-out cost of £3,000 per sqm for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of (30 x 3,000) £90,000 per 1,000 people or £90 per person for library space. Assuming an average of 2.4 persons per dwelling the requirement is  $2.4 \times 90 = £216$  per dwelling.

On the basis of an average of 2.4 persons per dwelling, the capital contribution towards the development of library services arising from this scheme is  $216 \times 50 = £10,800$ . This would be spent at the local catchment library in Stowmarket (Milton Road) and allows for improvements and enhancements to be made to library services and facilities.

## 7. Waste

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

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

Strategic waste disposal is dealt with by the County Council, which includes disposal of household waste and recycling centres. A contribution of £51 per dwelling is sought for improvement, expansion or new provision of waste disposal facilities. For this development that would be a capital contribution of **£2,550**.

## 8. Supported Housing

Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Supported Housing provision, including Extra Care/Very Sheltered Housing providing accommodation for those in need of care, including the elderly and people with learning disabilities, may

need to be considered as part of the overall affordable housing requirement. We would encourage all homes to be built to the 'Lifetime Homes' standard.

## **9. Sustainable Drainage Systems**

Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development (of 10 dwellings or more), sustainable drainage systems should be provided unless demonstrated to be inappropriate.

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

## **10. Fire Service**

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

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

## **11. Superfast broadband**

Section 5 of the NPPF supports high quality communications infrastructure and highlights at paragraph 42 that high speed broadband plays a vital role in enhancing the provision of local community facilities and services. SCC would recommend that all development is equipped with superfast broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion. Direct access from a new development to the nearest BT exchange is required (not just tacking new provision on the end of the nearest line). This will bring the fibre optic closer to the home which will enable faster broadband speed.

## **12. Legal costs**

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

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

#### 14. Summary Table

| Service Requirement    | Contribution per dwelling | Capital Contribution |
|------------------------|---------------------------|----------------------|
| Education - Primary    | £0                        | £0                   |
| Education – Secondary  | £2,936.80                 | £146,840             |
| Education – Sixth Form | £796.28                   | £39,814              |
| Pre-School Provision   | £0                        | £0                   |
| Transport              | £100                      | £5,000               |
| Rights of Way          | £0                        | £0                   |
| Libraries              | £216                      | £10,800              |
| Waste                  | £51                       | £2,550               |
| <b>Total</b>           | <b>£4,100.08</b>          | <b>£205,004</b>      |

Table 1.1: Summary of Infrastructure Requirements

As noted in the beginning of this response, given that the Mid Suffolk's CIL Charging Schedule has been adopted, if residential development is successfully promoted on the site, it is anticipated that the above infrastructure requirements and its associated costs, will form the basis of Suffolk County Council's contribution from the associated CIL payments.

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

Yours sincerely

Bethan Roscoe  
**Boyer Planning Ltd**

Tel: 01206 769018

Email: [bethanroscoe@boyerplanning.co.uk](mailto:bethanroscoe@boyerplanning.co.uk)

cc. Neil McManus, Suffolk County Council

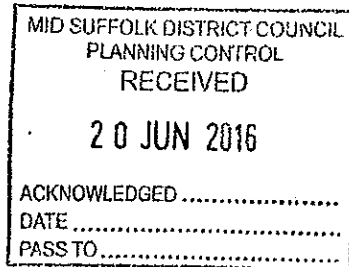
**Suffolk Fire and Rescue Service**

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

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

Your Ref: 2112/16  
Our Ref: FS/F310951  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: [Fire.BusinessSupport@suffolk.gov.uk](mailto:Fire.BusinessSupport@suffolk.gov.uk)  
Web Address: <http://www.suffolk.gov.uk>

Date: 15/06/2016



Dear Sirs

**Land to the east side of Green Road, Woolpit**  
**Planning Application No: 2112/16**

I refer to the above application.

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

**Access and Fire Fighting Facilities**

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

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

**Water Supplies**

Suffolk Fire and Rescue Authority recommends that fire hydrants be installed within this development. However, it is not possible, at this time, to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued/

OFFICIAL

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

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

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

Yours faithfully

Mrs A Kempen  
Water Officer

Enc: PDL1

Copy: Mr L Short, Artisan PPS Ltd, Berwick House, Baylham, Ipswich IP6 8RF

[Adrian.buxton@suffolk.gov.uk](mailto:Adrian.buxton@suffolk.gov.uk)

**From:** RM PROW Planning  
**Sent:** 21 June 2016 13:42  
**To:** Planning Admin  
**Cc:** leslie@artisan-pps.co.uk; Francesca Clarke; Martin Egan  
**Subject:** RE: Consultation on Planning Application 2112/16

**Our Ref:** W574/004/ROW333/16

**For The Attention of:** John Pateman-Gee

**Public Rights of Way Response**

Thank you for your consultation concerning the above application.

Public Footpath 4 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 may be seeking a contribution for improvements to the network. These requirements will be submitted with Highways Development Management response in due course.

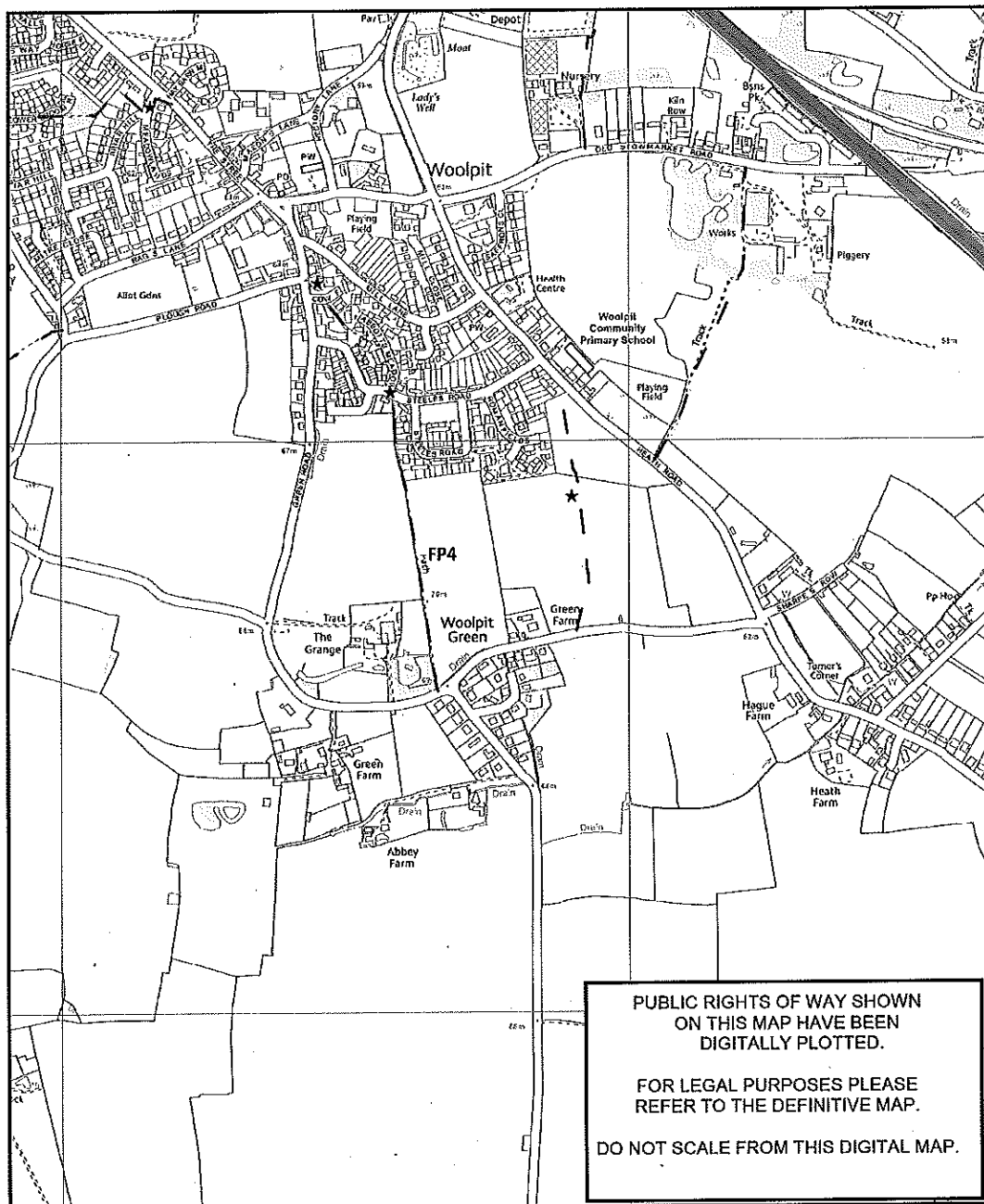
Regards

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.discoversuffolk.org.uk](http://www.discoversuffolk.org.uk)

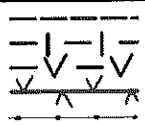




**2112/16 Land on east side of Green Road, Woolpit  
Public Footpath 4**



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



Public Footpath  
Bridleway  
Restricted Byway  
Byway  
Definitive Map Parish Boundary

**Scale 1:2500**

**Ordnance Survey MasterMap**

© Crown Copyright. All rights reserved.  
Suffolk County Council Licence No. 100023395 2016

**Date: 21/06/2016**

## Consultation Response Pro forma

|   |   |  |                          |
|---|---|--|--------------------------|
| 1 | <b>Application Number</b>   | 2112/16  |                          |
| 2 | <b>Date of Response</b>   | 15/06/2016   |                          |
| 3 | <b>Responding Officer</b>   | Name:  | Hannah Bridges           |
|   |   | Job Title:   | Waste Management Officer |
|   |   | Responding on behalf of...   | Waste Services           |
| 4 | <b>Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.   | No objection   |                          |
| 5 | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation.<br>Please refer to any guidance, policy or material considerations that have informed your recommendation. | I have no objection to the planned proposal, consideration for bin presentation points are clear and straightforward for the dustcart to access. |                          |
| 6 | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate        |  |                          |
| 7 | <b>Recommended conditions</b>   | We recommend that block paving is not used as the shared surface access as this is not suitable for dustcarts to drive and turn on.              |                          |

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

**From:** RM Floods Planning  
**Sent:** 23 June 2016 12:56  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 2112/16

FAO John Pateman-Gee

Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access.  
Land on east side of Green Road, Woolpit

Please see SCC comments on the above application regarding dispose of surface water and all other surface water drainage implications.

#### SCC Position

SCC have reviewed the FRA by GH Bullard (ref 112/2015/FRA and dated April 2016) and subsequent documents including the GI Report by Notts Group. Overall the proposed surface water system is acceptable to SCC however we require further information before approval can be granted.

#### Specific Points

Overall the strategy is to discharge the proposed site via infiltration using private soakaways, permeable paving and an infiltration trench. The information in the GI Report supports this, however SCC do raise the following concerns:-

- Confirmation is required of the design standard for the infiltration devices -- in the main report reference is made to a 1 in 10yr standard for devices however Appendix K which outlines calculations for soakaway sizing shows that the private soakaways have been sized to 1 in 100 +40% CC . Please confirm which is true?

If the standard is 1 in 10 this will have to be increased to 1 in 30 as a minimum to meet national and local standards

- Modelling is required of main conveyance system (pipes, swales and infiltration trench) to show that it will contain the 1 in 30yr event and that there is no flooding on site or flows off the site. Are proposed swales to take any highway water?
- Modelling showing where volumes of water will flow in the 100yr+CC events, if the conveyance is not designed to contain the 1 in 100yr event.
- Section 6.5 -- Volume Control -- reference is made to new watercourse -- should this say infiltration trench?
- Indicative dimensions of swales will also be required -- including cross sections and long sections. Max water level in swales should be no more than 500mm with 1 in 4 side slopes.

Kind 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](mailto:steven.halls@suffolk.gov.uk)



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

|                           |  |
|---------------------------|--|
| AW Reference:             | 00013856                                 |
| Local Planning Authority: | Mid Suffolk District                     |
| Site:                     | Land on east side of Green Road, Woolpit |
| Proposal:                 | Creation of 50 x C3 Dwellings            |
| Planning Application:     | 2112/16                                  |

**Prepared by: Alex Thirtle**

**Date: 12 July 2016**

If you would like to discuss any of the points in this document please  
contact me on 0345 0265 458 or email  
[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## **ASSETS**

### **Section 1 – Assets Affected**

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

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

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

- 2.1 The foul drainage from this development is in the catchment of Elmswell Water Recycling Centre that will have available capacity for these flows.

### **Section 3 – Foul Sewerage Network**

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

### **Section 4 – Surface Water Disposal**

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

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

### **Section 5 – Trade Effluent**

- 5.1 Not applicable.

Phil Watson Senior Landscape Officer

Natural Environment Team

Endeavour House ( B2 F5 47)  
Russell Road  
IPSWICH

IP1 2BX  
Suffolk  
Tel: 01473 264777  
Fax: 01473 216889  
Email: phil.watson@suffolk.gov.uk

Web: <http://www.suffolk.gov.uk>

Your Ref: 2112/16  
Our Ref:  
Date: 22/06/2016

Mr John Pateman-Gee  
Planning Dept  
Mid Suffolk District Council  
131 High St  
Needham Market  
Suffolk  
IP6 8DL

Dear John,

**Proposal: Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access.**

**Location: Land on east side of Green Road, Woolpit**

Based on the information provided by the applicant and site visits carried out with the SCC Senior Ecologist Mrs Sue Hooton, on the 16<sup>th</sup> June I offer the following comments.

**The information provided by the applicant**

The applicant has provided an acceptable assessment of the likely landscape and visual impacts of the proposal

**The site and landscape**

Although the site is adjacent to the existing built environment it will create a new built boundary with the surrounding countryside. It is also notable that development of the site will create a new 'gateway' to the village of Woolpit. Therefore the creation of robust boundary planting and relation of existing vegetation, where it exists, are important to integrate the development into the wider landscape.

**The indicative planting and landscaping proposals**

The indicative scheme of landscaping appears, in general, to be appropriate. I note that applicant has identified the southern boundary as broadly in line with the former location of an historic field and proposes to reinstate this to provide of landscape ecological and access benefits.

This approach is very welcome subject to an appropriate and effective scheme of management for this area, which will be outside the domestic curtilage of any dwellings. I also note that planting is proposed as part of the SuDs design within the development. This is very welcome, as modified tree pits with cell systems can be an effective part of the SuDs train. The details however are matters for the relevant consultees.

Given the importance of this strategic planting to the design of the scheme, I suggest final details are secured by a separate condition from that for the plot planting (see proposed conditions below). I suggest final details are secured by a separate condition from that for the plot planting within the housing development, (see proposed conditions below).

## **Recommendations**

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

I suggest that the scheme of strategic landscape planting should be secured prior to commencement to ensure that the scheme is robust deliverable and acceptable. This is to ensure that the LPA can be confident that the detailed proposal is likely to successfully mitigate the wider landscape and visual effects of the development and that the associated ecological SuDs and access benefits, can in practice, be secured.

### **PRIOR TO COMMENCEMENT: STRATEGIC PLANTING AND LANDSCAPING**

A detailed scheme of strategic planting to include boundary vegetation and other key planting as set out on Page 15 of the Landscape Appraisal document *LSDP 11305 April 2016*, including implementation timescales and maintenance schedules covering a period of a minimum 10 years, drawn to a scale of not less than 1:200. The soft landscape details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/ densities, weed control, protection.

Any planting removed, dying or becoming seriously damaged or diseased within ten years of planting shall be replaced within the first available planting season thereafter ( on a 1:1 basis for the first five years and at the discretion of the LPA second five years) with planting of similar size and species unless the Local Planning Authority gives written consent for any variation will be agreed in writing with the local planning Authority within 3 months of the date of consent and will then be planted in the first available planting season

### **PRIOR CONTRACTION OF ANY BUILDING ABOVE SLAB LEVEL: SOFT LANDSCAPING**

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

thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

#### **PRIOR CONTRACTION OF ANY BUILDING ABOVE SLAB LEVEL: HARD LANDSCAPING**

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

#### **PRIOR CONTRACTION OF ANY BUILDING ABOVE SLAB LEVEL: EXTERNAL LIGHTING**

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

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

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

I suggest that the scheme of tree protection should be secured prior to commencement in order to protect trees and hedgerows to be retained prior the commencement of any site works.

#### **PRIOR TO COMMENCEMENT: TREE PROTECTION**

Any trees, shrubs and hedgerows within, or at the boundary of, the development area or phase, shall be protected in accordance with a scheme of tree protection, (BS5837:2012), to be agreed in writing with the Local Planning Authority prior to commencement. The



Local Planning Authority shall be advised in writing that the protective measures/fencing within a development area/phase have been provided before any equipment, machinery or materials are brought onto the site for the purposes of development and shall continue to be so protected during the period of construction and until all equipment, machinery and surplus materials have been removed.

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

### **Reasons**

I have made these recommendations in order to reasonably minimise the landscape and visual impacts of the proposal have particular regard for Policy CS5.

Yours sincerely

**Phil Watson**  
Senior Landscape Officer

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

Suffolk Wildlife Trust  
Brooke House  
Ashbocking  
Ipswich  
IP6 9JY

01473 890089  
info@suffolkwildlifetrust.org  
suffolkwildlifetrust.org

28/06/2016

Dear John,

**RE: 2112/16 Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access. Land on east side of Green Road, Woolpit**

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

We have read the ecological survey report (Mill House Ecology, Aug 2015) and we note the findings of the consultant.

The site is bordered on its western side by a hedge with trees and ditch, the Site Layout Plan (drawing ref. PA31) indicates that the vehicular access to the site will cross this area with the resulting loss of some of this habitat for the road and visibility splay. At the time of the ecological survey (August) the ditch was dry, although it is understood from local information that it holds water earlier and later in the year. It is therefore possible that it could provide suitable habitat for protected and/or Priority amphibian species, such as great crested newt and toad, at certain times of year. The proposed access would also require the removal of part of the western hedge/tree line which is likely to be of some value to nesting birds and foraging bats (we understand that a bat roost has recently been recorded in a nearby property). We query whether it is possible to reposition the access to avoid this habitat loss? If this is not possible, further consideration should be given to additional assessment and mitigation of the potential impacts of this part of the proposal.

The site is bounded on the northern; eastern and western sides by hedgerows with trees. As identified in the ecological survey report these offer nesting habitat for bird species and foraging and commuting habitat for bats species. From the site layout plan it is unclear whether it is intended for these boundary features to be incorporated into the gardens of the proposed properties? This could result in unsympathetic management of these features and the reduction in their ecological value. We therefore request that either they are kept outside of the domestic curtilages or that a mechanism is found to enable their ecological value to be maintained.

Although no skylarks were recorded nesting on the site at the time of the ecological survey, this was carried out late in the season for this species. It is understood from local information that skylark have been recorded on and in the vicinity of the site this year (2016). Compensation for the loss of suitable nesting habitat for this species is therefore required, should consent for development be granted. We would recommend that this is in the form of skylark plots (meeting the specification set out in Countryside Stewardship option AB4) on nearby arable land, these should be secured for a minimum of 10 years.

Consent should not be granted until the above matters have been satisfactorily addressed. However, notwithstanding the above, should permission eventually be granted for some development at this site, we request that the recommendations made within the ecology report are implemented in full, via a condition of planning consent.

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

Yours sincerely

James Meyer  
Conservation Planner

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: [kate.batt@suffolk.gov.uk](mailto:kate.batt@suffolk.gov.uk)  
Web: <http://www.suffolk.gov.uk>

Our Ref: 2016\_2112  
Date: 5<sup>th</sup> July 2016

For the Attention of John Pateman-Gee

Dear Mr Isbell

**Planning Application 2112/16 – Land on east side of Green Road, Woolpit:  
Archaeology**

The proposed development affects an area of archaeological potential, as defined by information held by the County Historic Environment Record (HER). The site is close to several finds scatters of Roman and Medieval date, indicative of occupation deposits in the vicinity (HER nos. WPT 001, WPT 009 and WPT 010). There is a strong possibility that Roman or Medieval occupation deposits will be encountered at this location. However, the site has not been the subject of previous systematic investigation. As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

There are no grounds to consider refusal of permission in order to achieve preservation *in situ* of any important heritage assets. However, in accordance with the *National Planning Policy Framework* (Paragraph 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, an archaeological evaluation will be required to establish the potential of the site and decisions on the need for any further investigation (excavation before any groundworks commence and/or monitoring during groundworks) will be made on the basis of the results of the evaluation.

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

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

Yours sincerely,

Kate Batt BSc(hons)

Senior Archaeological Officer  
Conservation Team

**From:** Andrea Stordy  
**Sent:** 01 December 2016 12:13  
**To:** Planning Admin  
**Subject:** FAO: John Pateman Gee

Planning Application: 2112/16  
Location: Land on East Side of Green Road, Woolpit

Good Afternoon,

Thank you for your letter of 29/11/2016.

Please be advised that we have made formal comment on planning application 2112/16 on 3/06/2016, which we note has been published. This may remain in place for the revised plans.

If you have any queries, please email them to [water.hydrants@suffolk.gov.uk](mailto:water.hydrants@suffolk.gov.uk), quoting Fire Ref.: F310951.

Kind regards,

Sent on behalf of the Water Officer

Andrea Stordy  
BSC

Engineering,  
Public Health and Protection  
Suffolk County Council  
3rd Floor, Lime Block  
Endeavour House,  
Russell Road,  
IP1 2BX

Tel.: 01473 260564

## **Consultee Comments for application 2112/16**

### **Application Summary**

Application Number: 2112/16

Address: Land on east side of Green Road, Woolpit

Proposal: Erection of 50 dwellings (including 18 (36%) affordable dwellings) and construction of new access.

Case Officer: John Pateman-Gee

### **Consultee Details**

Name: Mr Robert Boardman (Stowmarket Ramblers)

Address: 8 Gardeners Walk, Elmswell, Bury St Edmunds IP30 9ET

Email: bob@gardeners8.plus.com

On Behalf Of: Ramblers Association - Bob Boardman (temp cover)

### **Comments**

I have viewed these plans and do not have any comments or observations to make.

This page is intentionally left blank



## **Committee Report**

**Committee Date:** 23 February 2017

**Item No:** 3

**Reference:** 4242/16

**Case Officer:** DYJO

---

**Description of Development:** Application for Outline Planning Permission (include access only) for the erection of 28 dwellings  
**Location:** Land to North West of, Mason Court (Known as Old Engine Meadow), Mendlesham  
**Parish:** Mendlesham

**Ward:** Mendlesham

**Ward Member/s:** Cllr Andrew Stringer

**Site Area:** 1.5

**Conservation Area:** ADJ

**Listed Building:** All

**Received:** 13/10/2016

**Expiry Date:** 13/01/2017

---

**Application Type:** Outline

**Development Type:** DWL

**Environmental Impact Assessment:** Not required

**Applicant:** Mid Suffolk District Council and the Owners of Old Engine Meadow

**Agent:** Philip Cobbold Planning Consultancy

---

## **DOCUMENTS SUBMITTED FOR CONSIDERATION**

List of applications supporting documents and reports:

Application form received on 13/10/16

Location plan received on 13/10/16

Layout plan reference number 3810/10C

Access Plan reference number 163/2016/SK01

Ecological scoping survey received on 13/10/16

Design & Access Statement received on 13/10/16

Environmental desk study received on 13/10/16

Contaminated land documentation received on 13/10/16

Planning statement received on 13/10/16

Location plan received on 13/10/16

Speed survey documentation received on 13/10/16

Tree Survey received on 13/10/16

Landscape impact assessment received on 13/10/16

The application, plans and documents submitted by the Applicant can be viewed online at:  
<http://planningpages.midsuffolk.gov.uk/online-applications/simpleSearchResults.do?sessionId=F4E2D0179890DE7009A50B55C11B2811?action=firstPage>

Alternatively, a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

## **SUMMARY**

1. The scheme is contrary to the adopted Mid Suffolk Core Strategy; however, the Council cannot demonstrate a 5 year supply of housing and the scheme falls to be considered under paragraph 14 of the NPPF where the adverse impacts of the scheme have to be balanced against the benefits of the scheme to demonstrate that it constitutes sustainable development. Officers are recommending approval of this application subject to the drainage and flood risk matters being resolved as it is considered to be sustainable development as the significant public benefits that the scheme will deliver (contributions towards education, affordable housing and library facilities amongst others) are considered to outweigh the negative aspects of the proposal.

---

## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

---

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

- a residential land allocation for 15 or over dwellings
- it includes land owned by Mid Suffolk District Council and Mid Suffolk District Council is the joint applicant.

The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly in accordance with all established procedures and requirements.

---

## **PART TWO – APPLICATION BACKGROUND**

---

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

### **History**

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

4242/16      Application for Outline Planning Permission      Granted  
(include access only) for the erection of 28  
dwellings

### **Details of Previous Committee / Resolutions**

3.      None

### **Details of Member site visit**

4.      None

### **Details of any Pre Application Advice**

5.      Pre application advice has not been provided in respect of this specific scheme.

---

## **PART THREE – ASSESSMENT OF APPLICATION**

---

### **Consultations**

**6.Mendlesham Parish Council – Supports this scheme on the following grounds:**

- The scheme will deliver 10 affordable housing which is considered to be essential.
- We have noted the drainage problems that have been identified by the County Flood Risk Team and it is hoped that these can be resolved as the site does flood.
- The Mendlesham Neighbourhood Plan is advanced and has been reviewed by the Independent Examiner and is now close to going to a local referendum. As such, it should carry higher weight in the planning process than specified by the applicant in his planning documents.
- Have received concerns in relation to safety in relation to the proposed access via Horsefair Close as it is close to two adjacent residential driveways.

**MSDC Heritage Officer** – Does not raise any objections to this scheme as there would be no harm to a designated heritage asset because there would be no material impact on the setting or significance of listed buildings or of the conservation area.

**MSDC - Environmental Health - Land Contamination** – Does not raise any objections to the scheme. Request that conditions are imposed to control the impact of the scheme in terms of contamination.

**Essex & Suffolk Water** – Does not raise any objections to this proposal and have advised that the proposal does not affect any of their apparatus in the local area.

**Anglian Water** – Does not raise any objections to this proposal.

**Natural England** – Does not have any comments to make on this application.

**MSDC - Tree Officer** – Does not object to the proposal. Requests that a condition be imposed if the proposal is approved to provide appropriate measures for the protection of the existing trees on site.

**Fire Service - County Fire Officer** – Does not object to the proposal, but advises that details of the location of sufficient fire hydrants to make the development safe must be submitted. This can be covered by a planning condition.

**MSDC Waste Services** – Does not raise any objections to this scheme.

**MSDC - Strategic Housing (Summary)** – Does not raise any objections to the scheme as submitted as it provides for 35% of the dwellings that are proposed to be affordable.

**SCC - Obligations Manager:** Comments that there will not be any surplus spaces at the Mendlesham County Primary School and Stowupland High School to accommodate the expected pupil numbers from this scheme. Therefore a contribution is requested under the Council's CIL scheme to extend the facilities at the two above mentioned schools to meet the anticipated need that will arise from this scheme.

The contribution is broken down as follows:

| School level                       | Required: | Cost per place £ (2016/17): |
|------------------------------------|-----------|-----------------------------|
| Primary school age range, 5-11*:   | 6         | 12,181                      |
| Secondary school age range, 11-16: | 5         | 18,355                      |
| Sixth school age range, 16+:       | 1         | 19,907                      |

**Total education contributions: £184,768**

The Obligations Manager has noted that from September 2017 there will be a deficit of places at the Mendlesham pre-school and a contribution of £18,273 is requested toward enhancement of the provision to meet the need arising from this development.

**Required pre-school contributions: £18,273**

**Total contribution for all education provision - £203,041**

A contribution of £5000 has been requested under S106 of the planning act towards the provision of two new bus stops outside the site as there are none at present. This request will help to provide more sustainable models of travel for the occupiers of the dwellings on site.

Requests a contribution of £90,000 towards library provision. This is requested under the Council's CIL 123 list.

**SCC Flood and water management –** Object to this scheme on the following grounds:

- The applicant proposes in the scheme to modify the culvert and watercourse in the site so that it is removed from the active flood plain (flood zone 3).
- The proposed attenuation basin is sited in a flood zone 3 parcel of land which is not an acceptable place and an alternative needs to be found.
- The applicant's drainage model has not been verified by the Environment Agency and therefore cannot be accepted.
- A proportion of the site will be flooded during significant rainfall events.
- There are insufficient treatment stages in the proposed surface water drainage system as it is currently shown.
- The applicant could provide an alternative layout where all of the proposed dwellings and the surface water drainage assets are outside of the flood zones and the finished floor levels of the dwellings would be 300mm above the ground floor level.

**SCC PROW –** Does not raise any objections to the scheme as it will not affect public footpath number 56.

**SCC Highways –** Does not object to this scheme subject to the imposition of standard highway conditions.

**SCC Archaeology –** Does not object to this proposal subject to the imposition of conditions requiring a programme of archaeological works to be submitted for agreement.

**Environment Agency –** Object to the scheme on the following grounds:

- **The submitted Flood Risk Assessment does not comply with the requirements in the Planning Policy Practice Guidance document and it does not make a suitable basis for the consideration of flood risk to be made. In particular, the FRA fails to:**
  1. **Demonstrate the development in comparison to Flood Zone 2 and 3.**
  2. **Fails to use the sequential approach in the siting of development.**
  3. **Consider the requirement for flood emergency planning including flood warning and evacuation.**
  4. **Correctly calculate the expected flood depths on site and within the buildings.**
  5. **Provide finished floor levels above the design level with climate change.**
  6. **Provide the model for verification.**

- The Environment Agency advised that the above objections could be overcome by the submission of an updated FRA which took account of the above issues.
- The applicant updated their FRA and the Environment Agency are still maintaining an objection to it as the information it contains has not addressed the 6 points referred to above. They have asked for it to be amended again.

**Place Services (Ecology)** – The Council is currently awaiting ecology comments and once received, these will form part of a verbal update to the committee at the meeting.

### **Representations**

7. 11 letters of objection have been received in relation to this scheme raising the following points:

#### **Highway issues**

- The access into the site from Horsefair Close is totally unsuitable and unsafe for this new development.
- The existing footpaths aren't wide enough at present and will definitely not be wide enough for the additional people that will use it from this development.
- There is insufficient car parking shown as part of the scheme.
- Traffic calming needs to be introduced on the entrance into the village to reduce the negative highway impact of this scheme.

#### **Amenity**

- The proposal will affect the privacy of the existing residents of the surrounding locality.
- The plans do not adequately show an objector's new extension on it and as such their living conditions cannot be correctly considered.

#### **Drainage/Flood risk**

- The foul water drainage in the area that surrounds the site is currently inadequate and this proposal will make it worse.
- The surrounding area floods and there are concerns that this proposal will make it worse.

#### **Local infrastructure**

- The infrastructure in the local area is unsuitable to cope with so many new houses. This includes the local primary and secondary schools and the doctor's surgery.

#### **Other comments**

- There is a right of way through the site which cannot be developed on.
- There is no need for so many new houses to be built when there are so many empty ones at present.

### **The Site and Surroundings**

8. The site is an irregularly shaped parcel of agricultural land on the northern end of the village of Mendlesham. To the north of the site is Chapel Road with additional agricultural land to the north of that. To the east are dwellings which front onto Chapel Road with additional dwellings to be found to the south/south east of the site. The Mendlesham Health Centre lies in close proximity to the site.

The application site lies a short distance away from the centre of the village and the other local facilities such as the primary school, fish and chip shop, hairdressers and the local churches.

### **The Proposal**

9. This proposal is for an outline application for 28 dwellings with access included and all other matters reserved. Ten of the 28 dwellings would be affordable units (35.7%)

A new access for vehicular use is proposed to Chapel Road (north boundary). Also for consideration are two links for pedestrians to the south of the site. These are as follows:

- The first is to the existing footpath link adjacent to no. 36 Horsefair Close and would link that residential cul-de-sac close to the centre of the village.
- The second link is to a branch road of Ducksen Road adj to Mason Court and this leads to the rest of Ducksen Road and a choice of directions thereafter within the village centre.

The application pack shows a suggested layout of how the site can be developed. It must be remembered that this plan is indicative only as the application is in outline form with all matters other than the access to be considered at this stage.

### **NATIONAL PLANNING POLICY FRAMEWORK**

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

The following parts of the NPPF are considered to be applicable to this scheme:

Para 6: Achieving sustainable development  
Para 7: Three dimensions to sustainable development  
Para 11 – 15: The presumption in favour of sustainable development  
Para 17: Core planning principles  
Para 32 and 34: Transport movements  
Para 47: Delivering a wide choice of high quality homes (including the need to have a 5 year deliverable supply of housing)  
Para 49: All housing proposals should be considered in the context of the presumption in favour of sustainable development.  
Para 55: To promote sustainable development in rural areas.  
Para 56 & 60: Requiring good design  
Para 64: Development of poor design must not be supported.  
Para 69: Promoting healthy communities  
Para 70: Delivery of social, recreational and cultural facilities that the community needs.  
Para 72: Provision of school places.  
Para 73: Access to high quality open space.  
Para 75: Protection and enhancement of public rights of way.  
Para 100: Development and flood risk  
Para 103: Development and increasing flood risk elsewhere  
Para 109: Planning system should contribute to and enhance the natural and local environment.

Para 112 & 117–119: Development affecting protected wildlife  
 Para 123: Planning and noise.  
 Para 128 & 129: Describing the significance of a designated heritage asset.  
 Para 131: Determining planning applications that affect heritage assets.  
 Para 132: Significance of heritage assets.  
 Para 134: Development and less than substantial harm  
 Para 186: Approaching decision taking in a positive way.  
 Para 187: Local Planning Authorities should find solutions rather than problems in decision taking.  
 Para 196: Plan led planning system.  
 Para 197: Assessing and determining application applying the presumption in favour of sustainable development.  
 P203 -206 – Planning conditions and obligations.  
 Para 211 - 212: Using development plans and the NPPF in decision making.  
 Para 214 – 215: The weight attached to development plan policies having regards to their consistency with the NPPF.  
 Para 216 – Weight given to policies in emerging plans

## **CORE STRATEGY**

11. Core Strategy Focused Review  
 FC1 – Presumption in favour of sustainable development.  
 FC1.1 – Mid Suffolk’s approach to delivering sustainable development  
 FC2 – Provision and distribution of housing.

### Core Strategy

CS1 – Settlement hierarchy  
 CS2 – Development in the countryside & countryside villages  
 CS4 – Adapting to climate change.  
 CS5 – Mid Suffolk’s environment  
 CS6 – Services and infrastructure  
 CS9 – Density and mix

## **NEIGHBOURHOOD PLAN / SUPPLEMENTARY PLANNING DOCUMENTS /AREA ACTION PLAN**

12. A Neighbourhood Plan has been prepared by the village of Mendlesham and this document has been through its independent examination in November 2016 and has been considered by the Mid Suffolk Executive Committee on the 9<sup>th</sup> January 2017 where the recommendation was to proceed with the plan toward its referendum, which is the final stage in the adoption process.

Having regards to paragraph 216 of the NPPF which states that greater weight can be apportioned to emerging development plans where they are more advanced in the preparation and adoption process, it is considered that the policies within the Mendlesham Neighbourhood Plan as amended by the Independent Inspector should be given significant weight in the determination of this application.

The following policies are considered to be applicable to this proposal:



MP1 – Supports a minimum of 75 new dwellings over the next 15 years. Where development is outside the village boundary, the community will support schemes which can demonstrate that they constitute sustainable development and meet the remaining policies in the Neighbourhood plan and the relevant policies in the adopted development plans for Mid Suffolk.

MP2 – Affordable housing – Allocation to local people.

MP3 – Provision of 35% affordable housing in schemes of 10 dwellings or more.

MP5 – Preservation of the local historical environment.

MP6 – Design of development respecting the built form and character of Mendlesham.

MP7 – Provision of functional green areas in connection with housing development.

MP8 – Provision of high speed Broadband in Mendlesham with all development.

MP10 – Protection of visually important open space areas

MP11 – New residential development must provide links to existing paths and bridleways and must maximise the opportunity to promote walking and cycling.

It should be noted that the policies referred to above include the modifications as suggested by the Inspector at the Independent Examination.

### **SAVED POLICIES IN THE LOCAL PLAN**

13. GP1 – Design and layout of new developments  
HB1 – Protection of historic buildings  
HB8 – Safeguarding the character of Conservation Areas.  
HB13 – Protecting ancient monuments  
HB14 – Ensuring that Archaeological remains are not destroyed  
H3 – Housing developments in villages  
H7 – Restricting housing development unrelated to the needs of the countryside.  
H13 – Design and layout of development  
H15 – Development to reflect local characteristics.  
H16 – Protecting existing residential amenity  
H17 – Keeping new development away from pollution  
CL8 – Protecting wildlife  
CL11 – Retaining high quality agricultural land  
T9 – Parking standards  
T10 – Highway consideration in developments  
RT4 – Amenity open space and play areas within residential development  
RT12 – Footpaths and bridleways  
SB3 – Retaining visually important landscapes

### **Main Considerations**

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

The following are identified as the main considerations in assessing this application:

### **The Principle Of Development**

15. 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. Policy MP1 of the Mendlesham Neighbourhood also supports sustainable development where it is outside the development boundary for the village.

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."*

The Parish Council supports this scheme as it is clear that it will help them to deliver the minimum of 75 dwellings that the parish must provide within the next 5 years as referred to in policy MP1 of their Neighbourhood Plan. However, some of the objectors have commented that this scheme should be refused as there are a number of vacant properties in the locality and there is no need for additional dwellings in the suggested location which is outside the development limits for Mendlesham. However, it is clear on reviewing the guidance in the NPPF as outlined above that this cannot be the case as housing delivery 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 as the Council does not have a 5 year supply of housing as required by the NPPF.

In reaching a decision, paragraph 47 of the NPPF is a material consideration and requires Local Planning Authorities to boost significantly the supply of housing, by identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. As stated above, the Council cannot demonstrate a 5 year supply of housing and as such paragraph 49 of the NPPF applies and states that in this situation, the relevant policies for the supply of housing in the Council's adopted plan should not be considered to be up to date and that the scheme remains to be considered under the requirements of paragraphs 7 and 14 of the NPPF which defines what sustainable development is and how decisions should be made.

As stated above, the Mendlesham Neighbourhood Plan has in relation to paragraph 216 of the NPPF reached an advanced stage in the adoption process having been reviewed and amended by the Independent Examiner and recommended for its referendum by Mid Suffolk

District Council. Therefore, it is considered that the weight attached to policy MP1 is significant in the determination of this application. The policy stated that limited housing developments on the edge of the village, outside the settlement boundary will be supported. The plan as originally published, limited the number to 20 dwellings, however, this has been modified by the inspector so that each case should be considered on its own planning merits regardless of size. Therefore, this proposal can be considered to be acceptable under the content of policy MP1 if it can be demonstrated that the scheme constitutes sustainable development. The assessment of the sustainability of the scheme in relation to the Neighbourhood Plan and the relevant parts of the NPPF are contained in the remainder of this report.

### **Sustainability Assessment Of Proposal**

16. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development: economic, social and environmental.

Paragraph 14 of the NPPF refers to a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision making, the NPPF states that this means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate that development should be restricted.

Policy FC1 of the Mid Suffolk District Core Strategy Focused Review states that it takes a positive approach to sustainable development and like in the NPPF, the Council will work proactively with developers to resolve issues that improve the economic, social and environmental conditions in the area. Related policy FC1.1 makes it clear that for development to be considered sustainable it must be demonstrated against the principles of sustainable development. The policy goes on to say that proposals for development must conserve and enhance the local character of the different parts of the district and how it addresses the key issues of the district. Policy MP1 of the Neighbourhood plan also supports residential development if it is considered to constitute sustainable development.

The settlement of Mendlesham offers a range of local services and local infrastructure. Mendlesham has a primary school, and a doctor's surgery as well as a number of other local facilities which are within walking distance of the site and act as a service to the inhabitants of the village as well as providing employment opportunities.

Mendlesham is also served by public transport with bus stops in Church Road which provide regular links to Ipswich, Eye and Diss. As part of this scheme, the County Infrastructure Team has requested a contribution to request bus stops outside the application site to ensure that opportunities for travel by public transport are maximised and that the new residents of the scheme do not have to walk long distances to use the service.

In relation to paragraph 7 of the NPPF, the proposals would contribute to building a strong, responsive and competitive economy through the creation of construction and related jobs and the on-going contribution to the local economy from the creation of up to 28 additional households in the area. The proposals would also contribute towards providing the supply of housing required to meet the needs of present and future generations and by having the potential to create a high quality built environment, as well as contributions towards affordable housing and other social infrastructure (public open space and education) through a CIL contribution, or where appropriate, a section 106 agreement.

On balance, therefore, the proposals are considered to constitute sustainable development, having regard to the contents of policies FC1 and FC1.2 of the Adopted Core Strategy

Focused Review, policy MP1 of the Neighbourhood Plan and the relevant contents of the NPPF.

### **Site Access, Parking And Highway Safety Considerations**

17. Policy T10 of the Mid Suffolk District Local Plan provides criteria on highway considerations when assessing planning applications. This policy requires access points into and out of the site to be safe and an assessment made as to whether the existing local roads can suitably accommodate the impact of the proposal, whether adequate parking and turning spaces exist within the site and that the needs of pedestrians and cyclists have been met. This policy is considered to carry significant weight in the determination of this application as it is in compliance with paragraph 32 of the NPPF which requires all schemes to provide safe access for all.

A number of objections have been received to the scheme on the grounds that the use of the new access point off Chapel Road into the site would be detrimental to highway safety. Reference has been made to the fact that there isn't a footpath on Chapel Road to accommodate this development and there needs to be some form of traffic calming in this location to slow traffic down to prevent accidents from happening.

The County Highway Officer has been consulted on this proposal and he does not object to the scheme in terms of highway safety grounds. He commented that the scheme can be made safe by the imposition of conditions which would require the access point to be up to the County Council's adoptable standard together with the extension of the pavement up to the access point on Church Road. He has not suggested that this scheme needs to provide traffic calming to make it acceptable on highway safety grounds.

Further objections have been received to this scheme in relation to the two pedestrian links that are shown from the most southern part of the site through to Horsefair Close and Ducksen Road. The objections relate to the fact that there will be a conflict between pedestrians and the vehicular accesses to some of the existing properties on Horsefair Close and Ducksen Road. Paragraph 32 of the NPPF requires all schemes to provide safe access for all and it is considered that the pedestrian links are necessary to ensure that the residents of the proposed scheme are connected with the remainder of the village. Policy MP11 of the Neighbourhood Plan also requires new residential development to provide adequate links to the remainder of the village. Again, the County Highway Officer has seen this aspect of the scheme and he has not objected to the proposal either on pedestrian or vehicular safety grounds.

Comments have also been made by some of the residents affected by the footpath links that there are covenants in place and approving this scheme and using the paths as pedestrian access points would in effect be contrary to these covenants. However, it must be remembered that covenants are not a material planning consideration as they are outside planning legislation. If restrictive covenants exist, then these will need to be addressed by the applicant outside of the planning application process.

An objector has also commented that they consider that the scheme as shown does not provide sufficient car parking for the new residents and as such, they will park on the existing streets to the detriment of highway safety. It must be remembered that the scheme as submitted is in outline form and that the layout of the site, including the car parking provision will be considered at reserved matters stage if this application is approved.

Having regards to the above, it is considered that the proposal complies with the requirements of policy T10 of the local plan, policy MP11 of the Neighbourhood Plan and paragraph 32 of

the NPPF, in that safe and suitable access for all people can be achieved and that improvements can be undertaken to the transport network to ensure that non-motorised modes of transport can be used to access local facilities. As the application is in an outline form, the indicative layout shows that a suitable internal layout, which would be up to the Council's highway standards, could be provided at reserved matters stage.

### **Design And Layout including Impact On Street Scene**

18. Section 7 of the NPPF refers to design. Specifically, paragraph 56 states 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). 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 echoes the provision of the NPPF. In addition policy MP6 of the Neighbourhood Plan also requires development to be in a form and character that is in keeping with the local area.

The application is in outline form and the plans as submitted provide an indicative layout of how the scheme could potentially look should this outline planning application be approved which relates to the principle of the development of the site. The area to the south and east of the site is residential in character with the majority of the dwellings being post war two storey dwellings. The applicant has indicatively shown a layout which is considered to be in keeping with the residential character of the area and this can be altered to take on the concerns of any consultees and local residents at the reserved matters stage.

Having regards to the above, it is considered that the scheme in terms of its suggested layout constitutes good design in line with the requirements of the NPPF and local policy CS5 and Neighbourhood plan policy MP6 as it proposes a form of development that would reflect the character and appearance of the surrounding streetscape.

### **Landscape Impact**

19. Paragraph 58 of the NPPF states that proposals should provide appropriate landscaping to ensure that they integrate well into the surrounding locality. This requirement is repeated in one of the requirements of policy H13 of the Mid Suffolk District Local Plan. It is proposed to retain and strengthen the hedging on the northern boundary of the site with Church Road to ensure that the proposal integrates into the village and limits its impact on the surrounding open countryside.

Having regards to the requirements of policy H13 of the MSDC Local Plan and paragraph 58 of the NPPF, it is considered that the scheme provides substantial landscaping both within and on the boundaries of the site to ensure that it assimilates well into the rural edge of Mendlesham and provides an attractive environment both for the new residents of the site and those living in the surrounding locality.

Policy MP10 of the Neighbourhood Plan aims to protect important views of the edge of the village. A triangular shaped parcel of land to the north west of this site which butts up to the Poplar Farm complex is designated as a visually important open space and consideration needs to be given as to how development impacts on it. The application site abuts this parcel of land to its east, but does not block or obstruct the views of the village when approaching it from the Poplar Farm end and as stated above, the applicant is proposing to strengthen the hedgerow and tree cover along the site boundary to ensure that the impact of the scheme is minimised and that it has a soft edge to the countryside. Whilst part of the edge of the village will change if this proposal is approved and built, it is not considered that it will have an effect that would be significant enough on the visually open space area as designated under policy MP10 of the Neighbourhood Plan to defend a refusal of planning permission for this scheme.

### **RESIDENTIAL AMENITY**

20. Policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. This requirement is emphasised in the NPPF Core Values in paragraph 17 where it states that all schemes should seek a good standard of amenity for all existing and future occupants of land and buildings.

Objections have been received to this scheme on the basis that the proposed dwellings will have an impact on the living conditions of some of the existing occupiers of the surrounding dwellings. One objector has commented that an assessment of this impact is not possible as the applicant's site plan is incorrect as their new extension has not been plotted onto it.

As referred to previously, the application is in outline form with the layout plan only being indicative. The indicative plan shows a possible layout where the houses are side on to the existing properties on Horsefair Close and Mason Court where loss of privacy would be minimised as this would limit the possibility of window to window overlooking. From assessing the plans, it is considered that at reserved matters stage that a suitable layout can be drawn up which would not have a negative impact on the living conditions of the surrounding neighbouring occupiers in terms of loss of privacy and residential amenity.

It is considered on reviewing the location plan and the indicative layout plan that this proposal does not give rise to any concerns of loss of neighbour amenity by reason of noise, form, design, the distance between the dwellings and the substantial landscaping that is proposed along the periphery of the site and as such the proposal meets the relevant NPPF core value in paragraph 17.

### **Environmental Impacts – Ecology, Land Contamination & Loss of Agricultural Land**

21. The application site is former agricultural parcel of land which is shown as being Grade 3 on the Natural England Agricultural Land Classification maps. The site lies on the edge of the settlement and the site boundary is lined with existing trees and hedges. The centre of the site appears to be open undeveloped land that is currently unused.

Regulation 9(5) of the Conservation of Habitats and Species Regulations 2010 (Implemented 1st April 2010) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." In order for a Local Planning Authority to comply with regulation 9(5) it must "engage" with the provisions of the Habitats Directive. Woolley v Morge determined that in order to discharge its regulation 9(5) duty a Local Planning Authority must consider in relation to an application (full, outline or listed building) the following:-

(i) whether any criminal offence under the 2010 Regulations against any European Protected Species is likely to be committed; and

(ii) if one or more such offences are likely to be committed, whether the LPA can be satisfied that the three Habitats Directive "derogation tests" are met. Only if the LPA is satisfied that all three tests are met may planning permission be granted.

1. the development must be for one of the reasons listed in regulation 53(2) of the 2010 Regulations. As follows

- (a) scientific or educational purposes;
- (b) ringing or marking, or examining any ring or mark on, wild animals;
- (c) conserving wild animals or wild plants or introducing them to particular areas;
- (d) protecting any zoological or botanical collection;
- (e) preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- (f) preventing the spread of disease; or
- (g) preventing serious damage to livestock, foodstuffs for livestock, crops, vegetables, fruit, growing timber or any other form of property or to fisheries.

2. there must be no satisfactory alternative, and

3. favourable conservation status of the European Protected Species in their natural range must be maintained – this is the test that drives the need for the developer to provide replacement habitat.

The content of paragraph 118 of the NPPF is also applicable to the consideration of this proposal as it states that when determining planning applications, consideration must be given to 6 principles. The two following principles are applicable to this scheme:

- 1) If significant harm is caused which cannot be avoided or mitigated by conditions then planning permission should be refused.
- 2) Opportunities to integrate biodiversity in and around developments should be supported.

The Place Services Ecologist has been consulted on this application and officers are currently awaiting a response in relation to this proposal. The Ecologist's response in relation to this proposal will be provided verbally to the committee at the meeting.

Paragraph 121 of the NPPF makes it clear that planning decisions should make sure that the site is suitable for its new use taking account the hazards of any previous use. As the site is currently a field, subject to agricultural practices which could have included the spraying of crops with chemicals in the past, a contaminated land report has been submitted to the council for consideration. The Council's Contaminated Land Officer in the Environmental Health team has reviewed the report and has advised that subject to the imposition of conditions, he does not object to the scheme. Therefore, it is considered that it is in compliance with paragraph 121 of the NPPF.

Paragraph 112 of the NPPF deals with the loss of agricultural land and makes it clear that in the consideration of planning applications where the best and most versatile agricultural land (Grades 1 to 3a) is to be lost for significant amounts of development this has to be demonstrated to be necessary and consideration should be given to the development of poorer agricultural land in preference. It is clear on reviewing the Natural England maps for the district that the majority of the land in Mid Suffolk is grade 3 (whether it is 3a or 3b is not defined) with the remainder being higher quality grade 2 land. There is very little land in the

district in the lower categories (4 - 5) and as such it is considered that the loss of a small parcel of Grade 3 land when taken into the context of the amount of Grade 3 land that exists in the district as a whole is acceptable and that the proposal accords with that contained in paragraph 112 of the NPPF.

### **Heritage Issues (The Setting Of Neighbouring Listed Buildings)**

22. Policy HB1 (Protection of Historic Buildings) places a high priority on the protection of the character and appearance of historic buildings, particularly the setting of Listed Buildings. Policy MP5 of the Neighbourhood plan requires schemes to also protect the setting of the historical environment.

In paragraph 17 of the NPPF it makes it clear that 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 state 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.*”

The Council’s Heritage officer has been consulted on this scheme and he has confirmed that in his opinion the scheme will not have an impact on any listed buildings within the village, nor will it impact on the Conservation Area. As such, it is considered that the proposal complies with the requirements of paragraph 132 of the NPPF, policy HB1 of the Local Plan and policy MP5 of the Neighbourhood Plan.

### **ENVIRONMENT AND FLOOD RISK**

23. Paragraph 100 of the NPPF makes it clear that inappropriate development in areas of flood risk should be avoided by directing development away from areas of highest risk. The contents of policy CS4 of the Mid Suffolk Core Strategy is in line with the requirements of the NPPF in terms of flood risk and carries significant weight in the determination of this application.

Objections have been received to this scheme stating that the site floods and that surface water and fowl water during heavy rain is a problem. The applicant has produced a Flood Risk Assessment document where they state that the site has been hydraulically tested and that it lies in a flood zone 1 area, which is land at least risk of flooding. On reviewing the Environment Agency’s Flood Zone maps, the majority of the site lies within a flood zone 1 area (this being the part where the dwellings would be built on) with the most northern part of the site (which is shown as the attenuation area in the indicative site plan) being land within a flood zone 3 area which is land at the highest risk of flooding.



The Environment Agency and the County SuDs Team objected to this proposal as the applicant is proposing to re-model the existing watercourse to make the most northern part of the site the drainage area for the whole site. The County SuDs team stated that this form of drainage would not be recognised by the Environment Agency and that a different layout would be required where the drainage for the site would also need to be in the flood zone 1 area. The Environment Agency commented that the applicant's FRA was not fit for purpose as the impacts of the scheme in terms of drainage could not be assessed in line with the requirements of the NPPG and the NPPF and additional details were requested. On receipt of this additional information, the Environment Agency is still maintaining their objection to the scheme. They have again commented that for them to support this scheme, the dwellings and their surface water drainage need to be in a flood zone 1 location.

Having regards to the above, it is considered with the information as submitted in terms of flood risk that the scheme cannot be supported and that it fails the requirements of paragraph 100 of the NPPF and policy CS4 of the Mid Suffolk Core Strategy. However, as the Environment Agency and County SuDs objections are based on the fact that insufficient information has been received to deal with flood risk issues, the Council believes it can work with the applicant to receive this information to overcome the flood risk and drainage objections to this scheme.

### **Infrastructure - Planning Obligations / CIL contributions**

24. Objections have been received to this scheme on the grounds that the local infrastructure, which includes the local schools and health care, is insufficient to meet the need of the residents of this proposal. Comment has been made that if the scheme is approved without suitable provision, then it will cause a negative impact on the existing community of Mendlesham.

The Council has now implemented CIL which accordingly takes on board requirements such as open space contribution, NHS and education contributions.

As part of this proposal the following contributions will be sought under the Council's CIL Scheme:

- A £203,041 contribution towards, pre-school, primary, secondary and post 16+ education provision
- A £90,000 contribution for improvements to the local library provision.

It is considered that the contribution requested for education will address the issues raised by the objectors. The NHS Trust has not requested a contribution with this scheme to expand the existing doctor's surgery in the village.

Affordable Housing is not part of CIL and members should note that policy to seek up to a 35% provision remains in effect. This requirement is repeated in policy MP3 of the Neighbourhood Plan. Affordable Housing of 35% is proposed and recommended to be secured for this proposal in line with local policy.

In accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured above by way of a planning obligation deed are (a) necessary to make the Development acceptable in planning terms (b) directly related to the Development and (c) fairly and reasonably relate in scale and kind to the Development.

### **Details Of Financial Benefits / Implications (S155 Housing and Planning Act 2016)**

- Financial gain from the sale of the part of the land which is owned by the Council.
- Council Tax payments from the dwellings when built.

- 35% affordable housing arising from the scheme.
- Planning Delivery Grant from Central Government for delivering the dwellings.
- S106 Agreement:
  - £5000 towards the provision of two bus stops adjacent to the site.
- CIL:
  - £203,041 towards the provision of pre-school, primary, secondary and post 16 education requirements.
  - £90,000 contribution for improvements to the local library provision.

---

## **PART FOUR – CONCLUSION**

---

### **Planning Balance**

25. The proposal for residential development on land off Church Road in Mendlesham is considered to be contrary to the adopted Mid Suffolk Core Strategy as the application site lies within the countryside outside the built framework of the settlement of Mendlesham on what is unused agricultural land.

However, as the housing policies in the Core Strategy are out of date due to the Council not having a deliverable five year supply of housing, this scheme falls to be considered in relation to paragraph 14 and 49 of the NPPF which relate to residential development and sustainable development. The requirements of policy MP1 of the Mendlesham Neighbourhood Plan which supports residential development outside the settlement limits of the village, if the scheme can be demonstrated to be sustainable is also applicable.

Paragraph 14 states that where the development plan for the area is out of date permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole or specific policies in the NPPF which indicate that the development should be restricted. Whilst it has been identified that the proposal will have an adverse impact on the quality of the landscape character of the area, and that it will result in the irreplaceable loss of countryside and there are flood risk and drainage issues that the Council believes it can resolve with the applicant, it is considered that the benefits that the scheme brings such as the provision of new housing and contributions towards local infrastructure and having regards to the fact that there are no objections from the Council's consultees to the scheme in relation to: highway safety; the impact of traffic on the highway network; design; crime prevention; amenity; pollution; contamination; ecology and landscape that the proposal constitutes sustainable development which should be approved planning permission as referred to in paragraph 14 of the NPPF.

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

26. When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising.
27. In this case the planning authority has worked with the applicant to attempt to resolve flood risk matters.

### **Identification of any Legal Implications of the decision**

28. There are no known legal implications derived from the determination of this application.
29. The application has been considered in respect of the current development plan policies and relevant planning legalisation. Other legislation including the following has been considered in respect of the proposed development.
- Human Rights Act 1998
  - The Equalities Act 2012
  - Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
  - Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
  - The Conservation of Habitats and Species Regulations 2010
  - Localism Act
  - Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

### **RECOMMENDATION**

30. That authority is delegated to Professional Lead - Growth & Sustainable Planning to grant full planning permission subject to matters relating to drainage being resolved to the satisfaction of the Environment Agency and the County Council SuDs Team and the prior completion of a Section 106 or Undertaking on terms to their satisfaction to secure the following heads of terms:

- 35% Affordable Housing to be transferred over to a Registered Provider
- To secure the provision of public open space to be managed by a dedicated management company
- To secure off site highway improvement works (pavement adjacent to the entrance into the site)
- £5000 contribution towards the provision of two bus stops adjacent to the site.

and that such permission be subject to the conditions as set out below

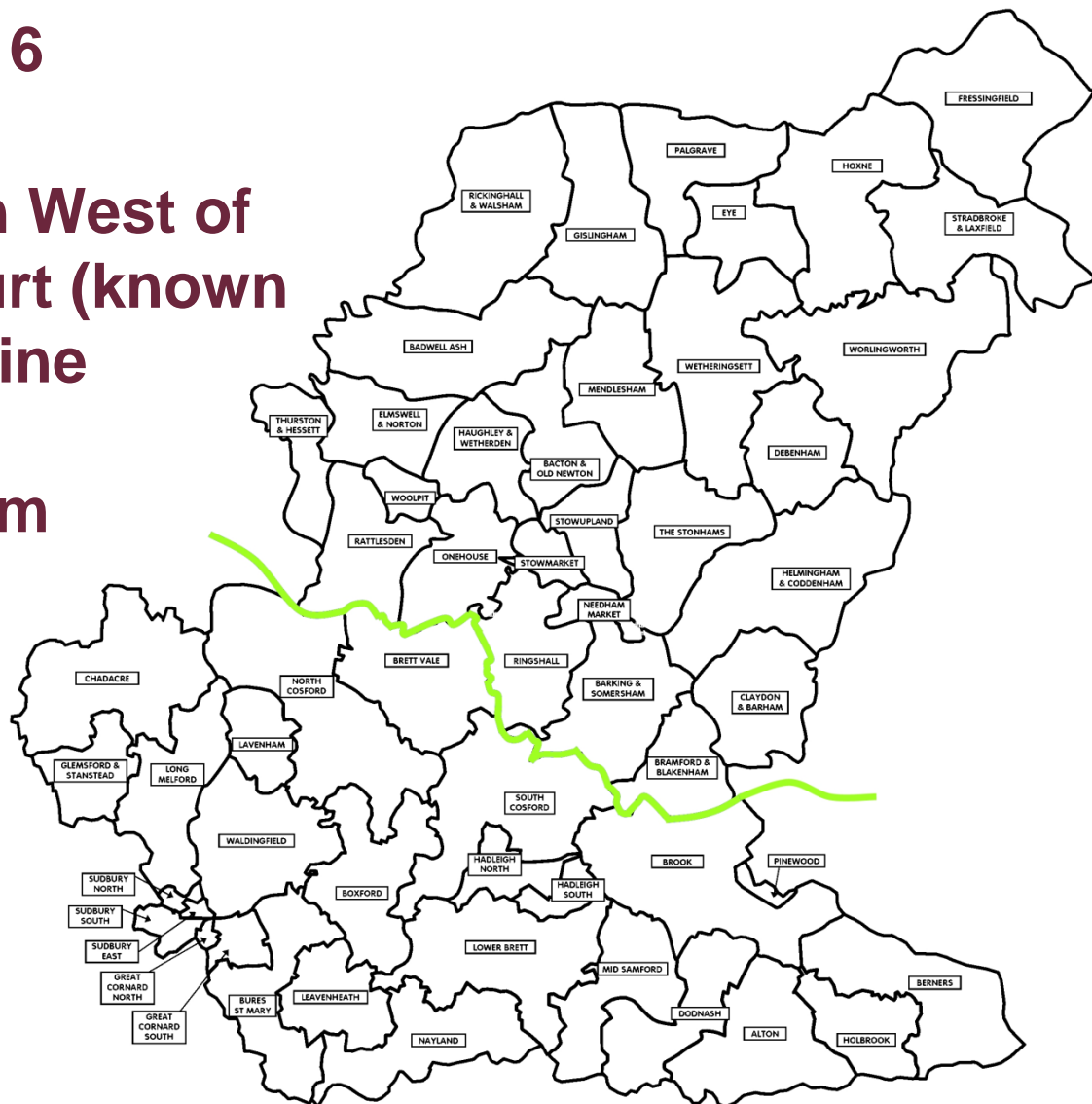
- 1) Three year time limit for submission of reserved matters
- 2) Reserved matters (outline)
- 3) Existing tree protection
- 4) Contaminated land
- 5) Construction management agreement
- 6) External lighting
- 7) Commencement period for landscaping
- 8) Protection of birds during construction period
- 9) Works to be carried out in line with the ecological report.
- 10) Design Code
- 11) Archaeology
- 12) Highway Conditions
- 13) Surface water drainage
- 14) Fire hydrant condition

This page is intentionally left blank

**Application No: 4242/16**

**Address: Land to North West of  
Mason Court (known  
as Old Engine  
Meadow)  
Mendlesham**

Page 219





# PHIL COBBOLD

PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: [philipcobbold@btinternet.com](mailto:philipcobbold@btinternet.com)



**OUTLINE PLANNING APPLICATION FOR THE ERECTION OF 28 DWELLINGS  
OLD ENGINE MEADOW AND LAND TO THE REAR OF HORSEFAIR CLOSE  
MENDLESHAM**

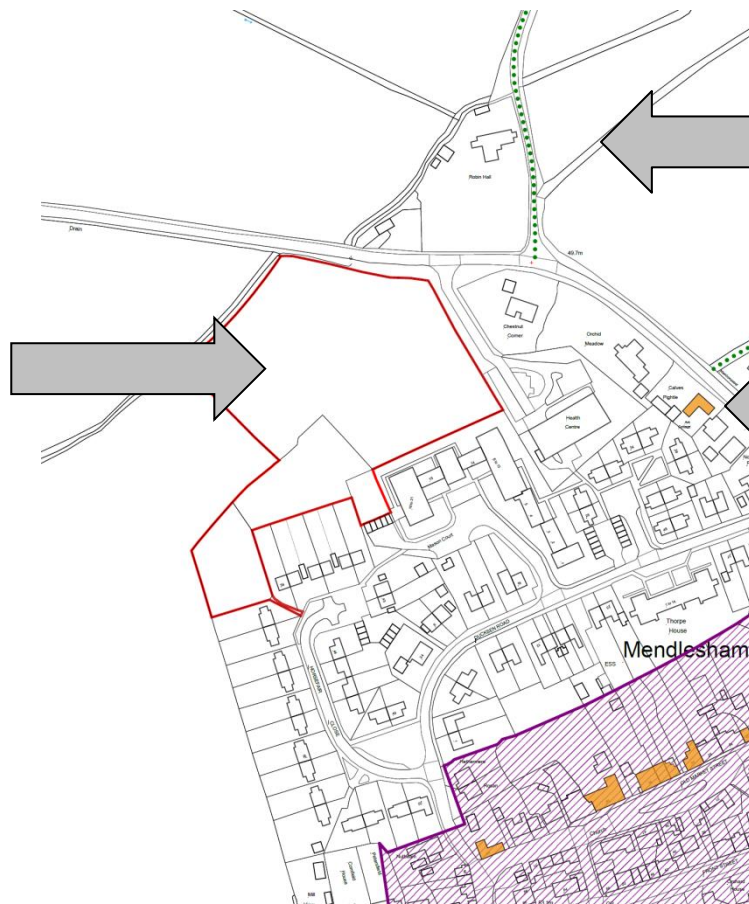
Location Plan Scale 1:2500



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

# Constraints Map

Site



SCC Footpaths

Listed Buildings

Conservation Area

Title: Constraints Map

Reference: 4242/16

Site:



**MID SUFFOLK DISTRICT COUNCIL**  
131, High Street, Needham Market, IP6 8DL  
Telephone : 01449 724500  
email: customerservice@csduk.com  
www.midsuffolk.gov.uk



SCALE 1:2000

Reproduced by permission of  
Ordnance Survey on behalf of HMSO.  
© Crown copyright and database right 2017  
Ordnance Survey Licence number: 100012840  
Date Printed : 06/02/2017



## Aerial Map

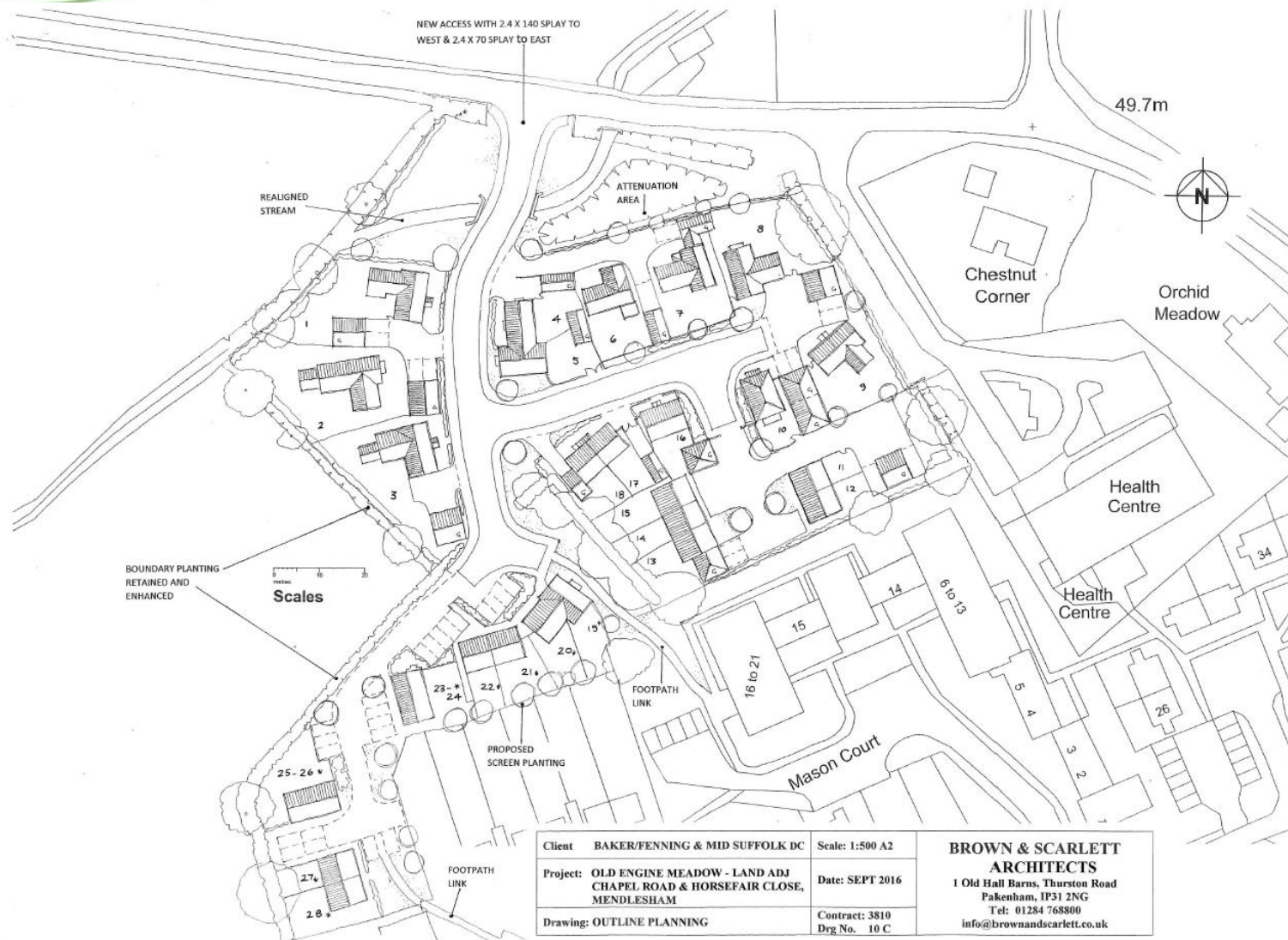
Slide 5





# Site Layout

Slide 6



# Access



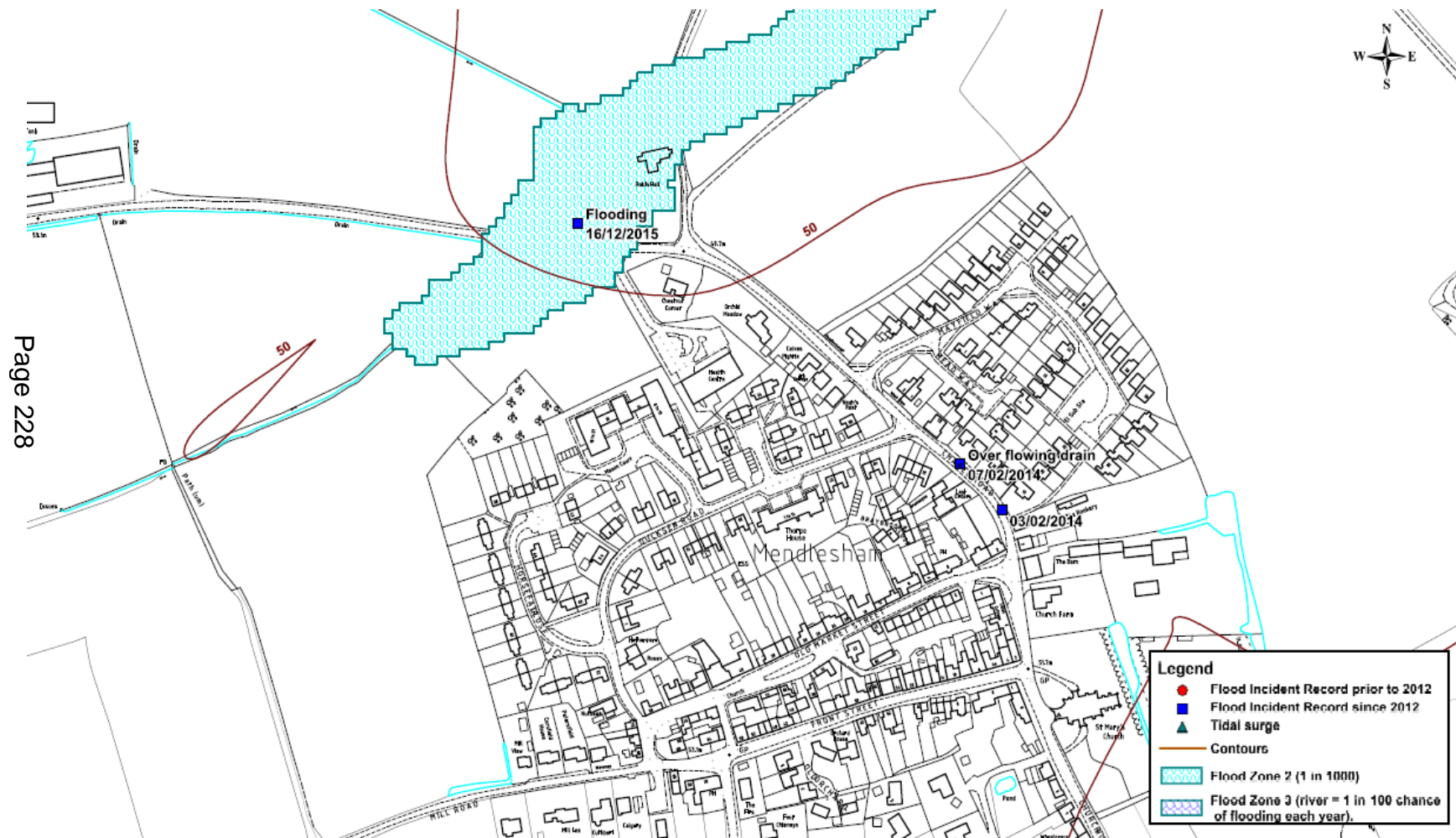
|   |                |             |
|---|----------------|-------------|
|   |                |             |
|   |                |             |
|   |                |             |
|   |                |             |
| Version   | Date           | Description |
| 1 - design final  |                |             |
|  |                |             |
| <b>GHBullard &amp; Associates LLP</b>   |                |             |
| Civil and Traffic Engineering Consultants   |                |             |
| T: (01359) 235071   | 27 Barton Road |             |
| F: (01359) 231138   | Thurston       |             |
| W: <a href="http://www.gbullard.co.uk">http://www.gbullard.co.uk</a>                | Suffolk        |             |
| Information on GHBullard & Associates is available on request                       | IP31 3PA       |             |
| <b>BROWN &amp; SCARLETT Ltd</b>   |                |             |
| Project:  |                |             |
| OLD ENGINE MEADOW, MENDLESHAM   |                |             |
| Drawing Title:  |                |             |
| ACCESS AND PEDESTRIAN ROUTES  |                |             |
| Scale:  |                |             |
| 1:500 @ A1  |                |             |
| Date  | Drawn          | Checked     |
| AUG 2016  | NMR            | JAH/CAG     |
| DWG Reference:  |                |             |
| 163-2016-01.DWG   |                |             |
| Drawing Number  |                |             |



[illegible]







I have no objection in principle to this application as there appears to be little conflict between the development, based upon the Layout Plan, and any significant trees/hedges on site. The Tree Survey provides an accurate assessment of the trees and although a small number are proposed for removal these are generally of limited amenity value and/or poor condition; all important (category A & B) trees are scheduled for retention.

If you are minded to recommend approval of the scheme we will require additional information including a detailed Arboricultural Method Statement and Tree Protection Plan in order to ensure appropriate protection measures for trees scheduled for retention. Ideally this should be submitted as part of the application but can be dealt with under condition if necessary.

Regards

David

**David Pizzey**  
Arboricultural Officer

**From:** James Buckingham  
**Sent:** 04 November 2016 15:15  
**To:** John Pateman-Gee  
**Subject:** FW: Consultation on Planning Application 4242/16

Dear Planning,

I refer to your consultation on the above application and the 'Environmental Desk Study, ref 12998, October 2016' submitted in support of the application.

I can confirm that the likelihood of contamination adversely impacting on the proposed development is low 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,

**James Buckingham**, MCIEH CEnvH  
Corporate Manager – Sustainable Environment  
**Babergh and Mid Suffolk District Council - Working Together**  
Tel: 01449 724705  
Email: [james.buckingham@baberghmidsuffolk.gov.uk](mailto:james.buckingham@baberghmidsuffolk.gov.uk)  
[www.babergh.gov.uk](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



Your ref: 4242/16  
Our ref: Mendlesham – land north-west of  
Mason Court (Old Engine Meadow) 00048353  
Date: 31 October 2016  
Enquiries to: Neil McManus  
Tel: 01473 264121 or 07973 640625  
Email: [neil.mcmanus@suffolk.gov.uk](mailto:neil.mcmanus@suffolk.gov.uk)

Mr John Pateman-Gee,  
Planning Services,  
Mid Suffolk District Council,  
Council Offices,  
131 High Street,  
Needham Market,  
Ipswich,  
Suffolk,  
IP6 8DL

Dear John,

**Mendlesham: land north-west of Mason Court (Old Engine Meadow) – developer contributions**

I refer to the outline planning application for the erection of 28 dwellings including access.

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

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

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

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

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

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

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

## Community Infrastructure Levy

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

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

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

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

The details of specific contribution requirements related to the proposed scheme are set out below:

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

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

SCC anticipates the following **minimum** pupil yields from a development of 28 dwellings, namely:

- a. Primary school age range, 5-11: 6 pupils. Cost per place is £12,181 (2016/17 costs).
- b. Secondary school age range, 11-16: 5 pupils. Cost per place is £18,355 (2016/17 costs).
- c. Secondary school age range, 16+: 1 pupil. Costs per place is £19,907 (2016/17 costs).

The local catchment schools are Mendlesham County Primary School and Stowupland High School.

Based on existing forecasts SCC will have no surplus places available at the catchment primary school. On this basis SCC will seek CIL funding for at least £73,086 (2016/17 costs) to mitigate the impact of the development.

Based on existing forecasts SCC will have no surplus places available at the catchment secondary school. On this basis SCC will seek CIL funding for at least £111,682 (2016/17 costs) to mitigate the impact of the development.

The scale of contributions is based on cost multipliers for the capital cost of providing a school place, which are reviewed annually to reflect changes in construction costs. The figures quoted will apply during the financial year 2016/17 only and have been provided to give a general indication of the scale of contributions required should residential development go ahead. The sum will be reviewed at key stages of the application process to reflect the projected forecasts of pupil numbers and the capacity of the schools concerned at these times.

Clearly, local circumstances may change over time and I would draw your attention to paragraph 12 where this information is time-limited to 6 months from the date of this letter.

2. **Pre-school provision.** Refer to the NPPF 'Section 8 Promoting healthy communities'. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre-school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 year-olds. The Education Bill 2011 amended Section 7, introducing the statutory requirement for 15 hours free early years education for all disadvantaged 2 year olds. From these development proposals SCC would anticipate up to 3 pre-school pupils.

This development is in the Mendlesham Ward where there is the following early years provision:

Mendlesham Pre School, offering 52 places: It is predicted that from September 2017 there will be a deficit of places in this Ward. Therefore a full CIL contribution of £18,273 would be sought in this matter.

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

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

- a. In every residential area there are a variety of supervised and unsupervised places for play, free of charge.

- b. Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including disabled children, and children from minority groups in the community.
- c. Local neighbourhoods are, and feel like, safe, interesting places to play.
- d. Routes to children's play spaces are safe and accessible for all children and young people.

4. **Transport issues.** Refer to the NPPF 'Section 4 Promoting sustainable transport'. A comprehensive assessment of highways and transport issues will be required as part of the planning application. This will include travel plan, pedestrian & cycle provision, public transport, rights of way, air quality and highway provision (both on-site and off-site). Requirements will be dealt with via planning conditions and Section 106 as appropriate, and infrastructure delivered to adoptable standards via Section 38 and Section 278. This will be coordinated by Suffolk County Council FAO Christopher Fish.

Bus stop improvements. There are a couple of bus routes which go along Chapel Road and thus pass this site as well as the Health Centre, but there are no official stops here. On the basis of encouraging modal shift as highlighted in the NPPF a contribution of £5,000 is required to provide new bus stops which would be secured by way of a site specific planning obligation.

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

5. **Libraries.** The libraries and archive infrastructure provision topic paper sets out the detailed approach to how contributions are calculated. A contribution of £216 per dwelling is sought i.e. £6,048, which will be spent on enhancing provision at the nearest library. A minimum standard of 30 square metres of new library space per 1,000 populations is required. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of  $(30 \times £3,000) = £90,000$  per 1,000 people or £90 per person for library space. Assumes average of 2.4 persons per dwelling. Refer to the NPPF 'Section 8 Promoting healthy communities'.
6. **Waste.** All local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.

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

- *New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste*

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

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

7. **Supported Housing.** In line with Sections 6 and 8 of the NPPF, homes should be designed to meet the health needs of a changing demographic. Following the replacement of the Lifetime Homes standard, designing homes to the new 'Category M4(2)' standard offers a useful way of fulfilling this objective, with a proportion of dwellings being built to 'Category M4(3)' standard. In addition we would expect a proportion of the housing and/or land use to be allocated for housing with care for older people e.g. Care Home and/or specialised housing needs, based on further discussion with the local planning authority's housing team to identify local housing needs.
8. **Sustainable Drainage Systems.** Section 10 of the NPPF seeks to meet the challenges of climate change, flooding and coastal change. National Planning Practice Guidance notes that new development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems.

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

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

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

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

9. **Fire Service.** Any fire hydrant issues will need to be covered by appropriate planning conditions. SCC would strongly recommend the installation of automatic

fire sprinklers. The Suffolk Fire and Rescue Service requests that early consideration is given during the design stage of the development for both access for fire vehicles and the provisions of water for fire-fighting which will allow SCC to make final consultations at the planning stage.

- 10. Superfast broadband.** Refer to the NPPF paragraphs 42 – 43. SCC would recommend that all development is equipped with high speed broadband (fibre optic). This facilitates home working which has associated benefits for the transport network and also contributes to social inclusion; it also impacts educational attainment and social wellbeing, as well as improving property prices and saleability.

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

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

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

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

I would be grateful if the above information can be presented to the decision-taker.

Yours sincerely,

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

cc Carol Barber, Suffolk County Council  
Christopher Fish, Suffolk County Council  
Floods Planning, Suffolk County Council



Environment  
Agency

John Pateman-Gee  
Mid Suffolk District Council  
Planning Department  
131, Council Offices High Street  
Needham Market  
Ipswich  
IP6 8DL

Our ref: AE/2016/120992/01-L01  
Your ref: 4242/16

Date: 14 November 2016

Dear Mr Pateman-Gee

**APPLICATION FOR OUTLINE PLANNING PERMISSION (INCLUDE ACCESS ONLY) FOR THE ERECTION OF 28 DWELLINGS LAND TO NORTH WEST OF, MASON COURT (KNOWN AS OLD ENGINE MEADOW), MENDLESHAM**

Thank you for your consultation received on 25 October 2016. We have inspected the application, as submitted, and are raising a holding objection on flood risk grounds.

**Flood Risk**

Our maps show the site lies within fluvial Flood Zone 3a defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having a high probability of flooding. The proposal is for 28 residential dwellings, which are classified as 'more vulnerable' development, as defined in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance (PPG). Therefore, to comply with national policy the application is required to pass the Sequential and Exception Tests and be supported by a site specific Flood Risk Assessment (FRA).

We have reviewed the submitted FRA, referenced REF: 120/2012/2 1401 FRA and dated August 2016, and consider it does not comply with the requirements set out in the Planning Practice Guidance, Flood Risk and Coastal Change, Reference ID: 7-030-20140306. It does not, therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development. In particular, the submitted FRA fails to:

1. Demonstrate the location of the development in comparison to Flood Zones 2 and 3.
2. Used the Sequential Approach in the siting of the development.

3. Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event.
4. Correctly calculate the expected flood depths on site and within the building
5. Provide Finished Floor Levels above the design level with climate change
6. Provide the model for verification

### **Overcoming our Objection**

1. Provide an overlay map showing the proposed development against the Flood Zones.
2. Sequentially site the development in Flood Zone 1 if possible, then Flood Zone 2 then Flood Zone 3.
3. The applicant should include a Flood Emergency Plan detailing the actions to take before, during and after a flood.
4. The applicant needs to compare the flood levels with the site levels and building levels to determine the potential flood depths.
5. Please see the advice to applicant section
6. Submit the model for verification

The applicant can overcome our objection by submitting an FRA that covers the deficiencies highlighted above and demonstrates that the development will be safe will not increase risk elsewhere. If this cannot be achieved we are likely to maintain our objection to the application. Production of an FRA will not in itself result in the removal of an objection.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

We have included a factsheet with our response, which sets out the minimum requirements and further guidance on completing an FRA is available on our [website](#).

If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us in line with the [Town and Country Planning \(Consultation\) \(England\) Direction 2009](#).

### **Advice to applicant**

#### **Submission of modelling**

In order for us to fully assess the outputs of the modelling carried out by the applicant it will be necessary for this modelling to be submitted to us. This can be submitted via a share file system or by submission hard drive. However, our following advice should be taken into account before submission of modelling.

#### **Climate change**

The FRA states that the peak flows are based on a 1 in 50 year return period. This



is not a standard design event to assess fluvial flooding. We would wish to see the design event for the development based on the outcome of the 1% (1 in 100) CC and 0.1% (1 in 1000) CC peak flows and levels.

Assess the impact of climate change using appropriate climate change allowances. In this instance, according to 'Flood risk assessments: climate change allowances', the allowances that should be assessed are the Higher Central (35% increase in peak flow) & Upper End (65% increase in peak flow).

For more vulnerable developments in flood zone 3, the higher central (35%) and upper end (65%) allowances over a 100 year lifetime should be used. It is important to assess a range of risk using more than one allowance. The extent, speed and depth of flooding shown in the assessment should be used to determine the flood level for flood risk mitigation measures. Where assessment shows flood risk increases steadily and to shallow depths, it is likely to be more appropriate to choose a flood lower in the range. Where assessment shows flood risk increases sharply due to a 'cliff edge' effect caused by, for example, sudden changes in topography or defences failing or overtopping, it is likely to be more appropriate to choose a flood level higher in the range.

The 'higher central' climate change allowance is our minimum benchmark for flood risk mitigation. If possible the development should be designed to be safe through raised floor levels in the 65% climate change allowance. If this is not possible then robust justification should be provided, and the development should be designed to be safe through raised floor levels in the 35% allowance and the safety and sustainability of the development should be assessed for the 65% and managed through flood resilient/resistant construction measures to the satisfaction of the Local Council.

#### Finished floor levels

The submitted FRA in 'Section 2.4 states 'The minimum floor level of any habitable element will be plus 300mm above adjacent relevant peak flow levels.' The FRA is not clear about whether this includes an allowance for climate change. This information will be required to set finished floor levels in Meters AOD.

The development as proposed could be subject to floodwater entering properties in a 1% (1 in 100) annual probability event with climate change. Finished floor levels for the proposed development must be set 300 millimetres above the 1% (1 in 100) annual probability with climate change flood level. This is to protect the proposed development and its users from flooding. This is in line with the requirements of Paragraphs 059 and 060 of the Planning Practice Guidance, which advises that there should be no internal flooding in 'more vulnerable' developments from a design flood (1% (1 in 100) annual probability inclusive of climate change).

#### Site access/Egress

Section 5.1 of the FRA states 'The proposal, access and egress routes although zoned to be within fluvial flood risk areas, it will be easily within the scope of the proposals to remove all associations with flood risk.' This has not yet be

demonstrated within the submitted information.

During a flood, the journey to safe, dry areas completely outside the 1% (1 in 100) annual probability event with climate change floodplain would involve crossing areas of potentially fast flowing water. Those venturing out on foot in areas where flooding exceeds 100 millimetres or so would be at risk from a wide range of hazards, including for example unmarked drops, or access chambers where the cover has been swept away.

Safe access and egress routes should be assessed in accordance with the guidance document Defra/EA Technical Report FD2320: Flood Risk Assessment Guidance for New Development.

Where safe access cannot be achieved an emergency flood plan that deals with matters of evacuation and refuge should demonstrate that people will not be exposed to flood hazards. The emergency flood plan should be submitted as part of the FRA and will need to be agreed with yourselves.

#### Flood Zone mapping

At this location the Dove has a catchment area less than 3km upstream of the site and therefore may not have been assessed for the purpose of the flood map. Therefore, there may be other areas near to the site where fluvial flood risk is equivalent to Flood Zone 3 or Flood Zone 2.

Our published maps have a Jflow outline of flood zone 2 and 3 from the main river element only of the Dove therefore Flood zone 2 and 3 that is mapped in the vicinity of the development is likely to relate to Jflow outlines from the downstream section of the Dove. Jflow outlines are only indicative and do not provide sufficient accuracy for sequential site consideration.

The NaFRA includes flooding from all rivers with a catchment size greater than 3 km<sup>2</sup>, and all flooding from the sea (both along the open coast and tidal estuaries). Smaller rivers are included in the assessment where they fall within the area that could be affected by an extreme flood (0.1% chance in any year). It does not include other forms of flooding such as from highway drains, sewers, overland flow or rising groundwater.

#### Surface Water Attenuation Basin

We are no longer the statutory consultee for surface water so have not reviewed this element of the application in detail. Having said this, we have noted that the surface water attenuation pond is located very close to the Dove, which is an ordinary watercourse immediately adjacent to the development and then becomes Main River to the north of the development. An attenuation feature in this location could be at risk of fluvial flooding, especially if the new climate change allowances are considered. This could impact its ability to function in a fluvial flood event. It should also be noted that this is located in the areas of flooding shown on the Updated Map for Surface Water in the 1 in 30 year outline.

## **Environmental Permitting Regulations – Informative**

The applicant may need an environmental permit for flood risk activities if they want to do work in, under, over or within 8 metres (m) from the river and from any flood defence structure or culvert of the Dove, designated a 'main river'.

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

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

New forms and further information can be found at:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>. Anyone carrying out these activities without a permit where one is required, is breaking the law.

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

Please note the development in its current form would be unlikely to be granted a permit for the reasons highlighted in our objection.

## **Informative - Ordinary Watercourse Consent**

It is noted that the watercourse is being modified, and the main access route to and from the development for all of the properties crosses the watercourse and the area at highest risk of flooding. It should be considered if this is appropriate. As the Dove is an ordinary watercourse it falls under the jurisdiction of the Lead Local Flood Authority, Suffolk County Council. We recommend you contact Suffolk County Council to discuss this element of the works as you may require consent from them to install this structure. The alterations are upstream of a Main River, so the LLFA may require a Water Framework Directive assessment to be submitted for both the modifications to the watercourse and access route across the watercourse.

We trust this advice is useful.

Yours sincerely

**Miss Eleanor Stewart**  
**Sustainable Places - Planning Advisor**

Direct dial 020 8474 8097

Email [planning.ipswich@environment-agency.gov.uk](mailto:planning.ipswich@environment-agency.gov.uk)

cc Philip Cobbold Planning Consultancy



John Pateman-Gee  
Mid Suffolk District Council  
Planning Department  
131, Council Offices High Street  
Needham Market  
Ipswich  
IP6 8DL

**Our ref:** AE/2016/120992/02-L01  
**Your ref:** 4242/16  
**Date:** 21 December 2016

Dear Mr Pateman-Gee

**APPLICATION FOR OUTLINE PLANNING PERMISSION (INCLUDE ACCESS ONLY) FOR THE ERECTION OF 28 DWELLINGS. LAND TO NORTH WEST OF, MASON COURT (KNOWN AS OLD ENGINE MEADOW), MENDLESHAM**

Thank you for your consultation received on 28 November 2016. We have inspected the modelling, as submitted, and are maintaining our objection on flood risk grounds.

**Flood Risk**

The submitted Flood Risk Assessment (FRA), dated November 2016 and referenced 120/2012/1401/3, and accompanying modelling look at climate change based on the 2% (in 50 year) Annual Exceedance Probability (AEP). This is incorrect.

As advised in our previous letter referenced AE/2016/120992/01-L01, climate change modelling for peak river flows should be based on the 1% (1 in 100 year) AEP plus a 35% and 65% allowance for climate change.

The applicant has included our guidance for Climate Change for Flood and Coastal Erosion Risk Management Authorities. The introduction on page 4 of this document states that it is 'specifically intended for projects or strategies seeking Government Flood & Coastal Erosion Risk Management Grant in Aid (FCERM GiA)' rather than for planning applications.

Page 9 of the above guidance document states:

'The information provided in Table 2 is derived for changes to river flow likelihood of a 1 in 50 (2%) chance of occurring in any year. For extrapolation of these projections to less likely events the research suggested that the regional allowances are likely to remain relatively constant with increasing return periods.'

This shows where the analysis for the climate change allowances were derived from not the return period that they should be applied to. In support of this application, it will be necessary to look at the peak flood event for modelling. This is the 1% (1 in 100 annual probability).

Once the correct modelling has been used, this will enable the applicant to address all six points raised in our previous objection in a revised FRA.

For further advice, please find attached our Climate Change Allowances guidance.

We trust this advice is useful.

Yours sincerely,

**Miss Eleanor Stewart**  
**Sustainable Places - Planning Advisor**

Direct dial 020 8474 8097

Email [planning.ipswich@environment-agency.gov.uk](mailto:planning.ipswich@environment-agency.gov.uk)

cc Philip Cobbold Planning Consultancy



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

|                           |                                       |
|---------------------------|---------------------------------------|
| AW Reference:             | 00018450                              |
| Local Planning Authority: | Mid Suffolk District                  |
| Site:                     | Land South Of Chapel Road, Mendlesham |
| Proposal:                 | Creation of 28 x C3 dwellings         |
| Planning Application:     | 4242/16                               |

**Prepared by: Mark Rhodes**

**Date: 09 December 2016**

If you would like to discuss any of the points in this document please  
contact me on 0345 0265 458 or email  
[planningliaison@anglianwater.co.uk](mailto:planningliaison@anglianwater.co.uk)

## **ASSETS**

### **Section 1 – Assets Affected**

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

## **WASTEWATER SERVICES**

### **Section 2 – Wastewater Treatment**

- 2.1 The foul drainage from this development is in the catchment of Mendlesham Water Recycling Centre that will have available capacity for these flows.

### **Section 3 – Foul Sewerage Network**

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

### **Section 4 – Surface Water Disposal**

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

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

### **Section 5 – Trade Effluent**

- 5.1 Not applicable



**From:** planningconsultations [mailto:planningconsultations@nwl.co.uk]  
**Sent:** 27 October 2016 11:00  
**To:** Planning Admin  
**Subject:** Planning Consultations Response - 4242/16

Our Ref: PC/16/217

Your Ref: 4242/16

Dear Sir or Madam,

**Location:** Land of north west of, Mason Court (known as Old Engine Meadow), Mendlesham

**Proposal:** Application for Outline Planning Permission (include access only) for the erection of 28 dwellings

I acknowledge receipt of your emailed letter dated 25<sup>th</sup> October 2016 regarding the above.

We would advise you that from our records our existing apparatus does not appear to be affected by the proposed development. We have no objection to the development subject to compliance with our requirements. Consent is given to this development on the condition that new metered water supply is provided for each new dwelling for revenue purposes.

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

Yours faithfully

**Bryony Meredith**  
Planning Administrator

T – 01268 664 267                      E – [bryony.meredith@nwl.co.uk](mailto:bryony.meredith@nwl.co.uk)  
W – [www.eswater.co.uk](http://www.eswater.co.uk)

Tweet us @eswater\_care

Essex & Suffolk Water, Sandon Valley House, Canon Barns Road,  
East Hanningfield, Chelmsford, CM3 8BD

**ESSEX & SUFFOLK**  
**WATER** *living water*

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

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

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

Our Ref: 2016\_4242  
Date: 27 October 2016

For the Attention of John Pateman-Gee

Dear Mr Isbell

**PLANNING APPLICATION 4242/16 – LAND TO NORTH WEST OF MASON COURT,  
MENDLESHAM: ARCHAEOLOGY**

This application lies in an area of archaeological interest recorded in the County Historic Environment Record. Scatters of Roman, medieval and post medieval finds have been recorded from within the site itself (MDS 171), with other scatters of multi-period finds located surrounding the proposed development area. As a result, there is high potential that heritage assets of archaeological interest will be encountered at this location. Any groundworks causing significant ground disturbance have the potential to damage any archaeological deposit that exists.

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

The following two conditions, used together, would be appropriate:

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

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

- a. The programme and methodology of site investigation and recording.
- b. The programme for post investigation assessment.
- c. Provision to be made for analysis of the site investigation and recording.

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

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

**REASON:**

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

**INFORMATIVE:**

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

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

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

Yours sincerely

Rachael Abraham

Senior Archaeological Officer  
Conservation Team

Your Ref: MS/4242/16  
Our Ref: 570\CON\3598\16  
Date: 17<sup>th</sup> November 2016  
Highways Enquiries to: martin.egan@suffolk.gov.uk



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

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

**For the Attention of:** John Pateman-Gee

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4242/16**

**PROPOSAL:** Application for Outline Planning Permission (include access only) for the erection of 28 dwellings

**LOCATION:** Land To North West Of Mason Court, (Known as Old Engine Meadow), Mendlesham.

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

The Highway Authority has no objection to this application. I note that the scheme is in outline form only so will not pass comment on the submitted layout (which would require amending to meet current highway standards).

The point of access onto Chapel Road is acceptable but I would request that the proposed footway from the site extends out onto Chapel Road and extends to join with the adjacent Health Centre. There is no footway link at present.

The provision of this footway will also serve as access to two formal bus stops which need to be established on Chapel Road and SCC has requested a contribution of £5000 to establish these. There is sufficient highway land to accommodate both bus stops and the footway. There are currently two bus

routes which pass the site but no formal stops. The provision of proper bus stops will encourage patronage of the bus routes by prospective occupants of the site.

If the applicant is willing to incorporate the above into the scheme then the following conditions will be appropriate:

1

Condition: Before any of the new dwellings are first occupied the footpath links to Mason Court and Horsefair Close, generally as shown on the submitted drawing, number 163/2016/SK01, shall be provided and be available for use by the residents.

Reason: To ensure that a formal footpath route is available for new residents to access the village facilities.

2

Condition: Before any dwelling is first occupied a new footway shall be provided along Chapel Road to link the new access with the adjacent Health Centre in accordance with details that shall first have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that there is a safe pedestrian access between the development and the adjacent Health Centre.

3 B2

Condition: Before the development is commenced details of the areas to be provided for storage of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

4 D 1

Condition: Prior to the access being constructed the ditch beneath the proposed access shall be piped or bridged in accordance with details which previously shall have been submitted to and approved in writing by the Local Planning Authority and shall be retained thereafter in its approved form. (See Note 6).

Reason: To ensure uninterrupted flow of water and reduce the risk of flooding of the highway.

5 ER 1

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

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

6 ER 2

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

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

7 P 2

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

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

8 NOTE 02

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

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

9 NOTE 06

The proposal will require the piping of a ditch. As the proposal requires work affecting an ordinary watercourse, including a ditch, whether temporary or permanent, then consent will be required from Suffolk County Councils' Flood and Water Management team. Application forms are available from the SCC website:

<http://www.suffolk.gov.uk/environment-and-transport/planning-and-buildings/land-drainage>. Applications for consent may take up to 8 weeks to determine and will incur an additional fee.

10 NOTE 07

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

11 NOTE 12

The existing street lighting system may be affected by this proposal. The applicant must contact the Street Lighting Engineer of Suffolk County Council, telephone 01284 758859, in order to agree any necessary alterations/additions to be carried out at the expense of the developer.

Yours faithfully,

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

## Consultation Response Pro forma

|          |   |  |   |
|----------|---|--|---|
| <b>1</b> | <b>Application Number</b>   | <b>M/4242/16/OUT</b><br><br><b>Application for outline planning permission (including access only) for 28 dwellings on land to the north west of Masons Court and Old Engine Meadow, Mendlesham</b>  |   |
| <b>2</b> | <b>Date of Response</b>   | 17.11.2016   |   |
| <b>3</b> | <b>Responding Officer</b>   | Name:<br>Job Title:<br>Responding on behalf of...  | Julie Abbey-Taylor<br>Professional Lead – Housing Enabling<br>Strategic Housing service |
| <b>4</b> | <b>Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | Comment – as the application is outline there is no objection at the moment, however we would like to see a balanced mix of dwellings across all tenures that reflect the housing needs survey carried out as part of the on-going Neighbourhood Plan work and the registered need for Affordable homes on the Council's housing register.   |   |
| <b>5</b> | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.  | The emerging Neighbourhood Plan includes for any new affordable housing supply to be allocated to those with a local connection to Mendlesham. Currently any planning gain site would normally be allocated to those on the district wide register via Gateway to Homechoice.<br><br>See attached detailed Housing enabling information.<br><br>Affordable housing mix to provide a mix of 1, 2 and 3 bed dwellings. |   |
| <b>6</b> | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate      | Affordable housing mix should reflect the required 75% rented and 25% shared ownership provision as detailed in the 2012 SHMA. There will be a new SHMA published in 2017 which may recommend a different balance but will be reviewed once any approved application applied for Reserved Matters.   |   |
| <b>7</b> | <b>Recommended conditions</b>   | See box 5 & 6. Affordable housing to be provided at 35% as required by the District Council  |   |

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

## Consultation Response Pro forma

|   |   |   |                          |
|---|---|---|--------------------------|
| 1 | <b>Application Number</b>   | 4242/16   |                          |
| 2 | <b>Date of Response</b>   | 15/11/2016  |                          |
| 3 | <b>Responding Officer</b>   | Name:   | Hannah Bridges           |
|   |   | Job Title:  | Waste Management Officer |
|   |   | Responding on behalf of...  | Waste Services           |
| 4 | <b>Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.   | No objection subject to condition   |                          |
| 5 | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation.<br>Please refer to any guidance, policy or material considerations that have informed your recommendation. |   |                          |
| 6 | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate        |   |                          |
| 7 | <b>Recommended conditions</b>   | The presentation points for wheeled bins included on the maps. Please ensure that shared road surfaces are not blocked paved as this is not suitable for dustcarts to manoeuvre on. |                          |

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



## Consultation Response Pro forma

|   |   |  |                             |
|---|---|--|-----------------------------|
| 1 | <b>Application Number</b>   | 4242/16<br>Mason Court, Mendlesham   |                             |
| 2 | <b>Date of Response</b>   | 3.11.16  |                             |
| 3 | <b>Responding Officer</b>   | Name:  | Paul Harrison               |
|   |   | Job Title:   | Heritage and Design Officer |
|   |   | Responding on behalf of...   | Heritage                    |
| 4 | <b>Summary and Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>no harm to a designated heritage asset because there would be no material impact on the setting or significance of listed buildings or of the Conservation Area.</li> </ul>  |                             |
| 5 | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation.<br>Please refer to any guidance, policy or material considerations that have informed your recommendation.           | In view of the location of listed buildings in relation to the site, and the character of intervening development, the proposal would have no material impact on the setting or significance of listed buildings in the area.<br><br>Similarly in view of the location of the site in relation to the Mendlesham Conservation Area, and in view of the nature and layout of intervening development, the proposal would have no material impact on the setting of, or views into or out of, the Conservation Area. |                             |
| 6 | <b>Amendments, Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate                  |  |                             |
| 7 | <b>Recommended conditions</b>   |  |                             |

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



OFFICIAL

4242/16

## Suffolk Fire and Rescue Service

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

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

Planning Control  
Received

15 NOV 2016

Acknowledged .....  
Date .....  
Pass to *JPG*

Your Ref:  
Our Ref: FS/F221357  
Enquiries to: Angela Kempen  
Direct Line: 01473 260588  
E-mail: Fire.BusinessSupport@suffolk.gov.uk  
Web Address: <http://www.suffolk.gov.uk>

Date: 11/11/2016

Dear Sirs

**Old Engine Meadow and land to the rear of Horsefair Close, Mendlesham,  
Stowmarket IP14 5SQ**

**Planning Application No: 4242/16 + S106**

I refer to the above application.

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

### Access and Fire Fighting Facilities

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

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

### Water Supplies

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible at this time to determine the number of fire hydrants required for fire fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Continued/

OFFICIAL

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

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

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

Yours faithfully

Mrs A Kempen  
Water Officer

Enc: PDL1

Copy: Mr P Cobbold, 42 Beatrice Avenue, Felixstowe IP11 9HB  
Enc: Sprinkler information



**Suffolk Fire and Rescue Service**

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

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

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

Date: 11 November 2016

**Planning Ref: 4242/16 + S106**

Dear Sirs

**RE: PROVISION OF WATER FOR FIRE FIGHTING**

**ADDRESS: Old Engine Meadow and land to the rear of Horsefair Close,  
Mendlesham, Stowmarket IP14 5SQ**

**DESCRIPTION: 28 dwellings**

**NO: HYDRANTS POSSIBLY REQUIRED: Required**

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

Mrs A Kempen  
Water Officer

**From:** RM PROW Planning  
**Sent:** 10 November 2016 12:01  
**To:** Planning Admin  
**Subject:** RE: Consultation on Planning Application 4242/16

**For The Attention Of:** John Pateman-Gee

## **Rights of Way Response**


Thank you for your consultation regarding the above planning application.

Please accept this email as confirmation that we have no comments or observations to make in respect of this application affecting the Public Footpath 56.

Please note, there may also be public rights of way that exist over this land that have not been registered on the Definitive Map. These paths are either historical paths that were never claimed under the National Parks and Access to the Countryside Act 1949, or paths that have been created by public use giving the presumption of dedication by the land owner whether under the Highways Act 1980 or by Common Law. This office is not aware of any such claims.

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](#)

**From:** Consultations (NE) [mailto:consultations@naturalengland.org.uk]  
**Sent:** 11 November 2016 09:57  
**To:** Planning Admin  
**Subject:** 4242/16

Application ref: 4242/16  
Our Ref: 199720

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

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

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

Yours faithfully

Dawn Kinrade  
Natural England  
Technical Services  
Consultations Team

This page is intentionally left blank



## **Committee Report**

**Committee Date:** 22 February 2017

**Item No:** 4

**Reference:** 3931/16

**Case Officer:** RB

---

**Description of Development:** Outline permission sought for the erection of 1 No. detached dwelling (with landscaping, appearance, layout and scale forming the Reserved Matters).

**Location:** Melbury, Green Road, Woolpit IP30 9RG

**Parish:** Woolpit

**Ward:** Woolpit

**Ward Member/s:** Cllr Storey

**Site Area:** 0.1

**Conservation Area:** N/A

**Listed Building:** N/A

**Received:** 20/09/2016 09:00:43

**Expiry Date:** 24/02/2017

---

**Application Type:** Outline Planning Permission

**Development Type:** Minor Dwellings

**Environmental Impact Assessment:** N/A

**Applicant:** Mr & Mrs J Revett

**Agent:** Philip Cobbold Planning Consultancy

---

## **DOCUMENTS SUBMITTED FOR CONSIDERATION**

List of applications supporting documents and reports

### **Defined Red Line Plan:**

The defined Red Line Plan for this application is Drawing entitled Site Plan received 21 November 2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

### **Plans and Documents:**

Application Form - Received 19/09/2016

Design and Access Statement – Received 19/09/2016

Enviroscreen Report by Argyll Environmental dated 12/08/2016 - Received 19/09/2016

Land Contamination Questionnaire - Received 19/09/2016  
Location Plan- Received 19/09/2016  
Visibility Splay Drawing - Received 21/11/2016  
Site Plan – Received 21/11/2016  
Revised Ownership Certificate- Received 07/12/2016

The application, plans and documents submitted by the Applicant can be viewed online at [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk) via the following link:

[http://planningpages.midsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MSUFF\\_DCAPR\\_109833](http://planningpages.midsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MSUFF_DCAPR_109833)

Alternatively, a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

## **SUMMARY**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The officers recommend approval of this application. The proposed development represents sustainable development that would not harm the surrounding landscape, highway network, neighbour amenity or biodiversity.

---

## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

---

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

1. This application is reported to committee as the agent is employed by the Council.

The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly in accordance with all established procedures and requirements.

---

## **PART TWO – APPLICATION BACKGROUND**

---

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

### **History**

2. There is no relevant planning history.

### **Details of Previous Committee / Resolutions**

3. None

### **Details of Member site visit**

4. None

### **Details of any Pre Application Advice**

5. The applicants sought pre-application advice from the Local Planning Authority in 2016. Officers advised that whilst the dwelling is located in the countryside the applicants may be able to demonstrate the proposal would form sustainable development.

---

## **PART THREE – ASSESSMENT OF APPLICATION**

---

### **Consultations**

6. **This is a summary of the consultation responses received. The full representations are included within the Committee Bundle.**

**Woolpit Parish Clerk-** The Parish Council object to this proposal considering it contrary to policies GP1, SB1, SB3 and CL8 of Mid Suffolk Local Plan. Any dwelling on the indicated site would necessitate the removal of trees, shrubs and hedgerows to the detriment of this wooded area which is an open aspect coming from the main area of the village. Without further details of where the dwelling would be sited within the defined marked area, Cllrs continue to object to the proposal. The site is outside the current settlement boundary.

**Suffolk County Council - Highways -** No objection subject to a condition.

**MSDC - Environmental Health - Land Contamination-** No objection

**MSDC - Tree Officer -** The tree officer provides comments on the application stating that without a layout plan it is difficult to ascertain which trees are required for removal. If the numbers given (2) are correct and relate only to existing ornamental garden trees then it is unlikely they are of particular importance. However, trees/hedges along the northern boundary will be valuable in screening any development. Clarification should also be sought regarding possible removal requirements to accommodate highway visibility splays.

No further response from the Tree Officer has been provided given the change to the proposed access to now utilise the existing access.

### **Representations**

7. No neighbour or third party responses have been received.

### **The Site and Surroundings**

8. The application site forms part of the side garden of Melbury; a detached one and a half storey dwelling occupying a reasonably sized site in the countryside. Melbury addresses the road and is situated on a bend in the road. Melbury benefits from an existing vehicular access from the highway leading to a private driveway. The application site is located to the north of Melbury and is bounded to the north and east boundaries by trees and hedgerow.

To the south of the application site, beyond the existing dwelling, is a paddock and a cluster of residential properties. To the north and west of the site are arable fields and to the east, on the opposite side of the road is a small copse.

The site is approximately 0.3 miles from the settlement edge of Woolpit.

### **The Proposal**

9. The application seeks Outline Planning Permission for one new dwelling with appearance, landscaping, layout and scale forming the reserved matters.

The proposal originally sought to create a new vehicular access to serve the new dwelling. However due to the site being situated on a bend the required visibility splays extended overland outside the ownership of the applicant. The proposal was subsequently altered to utilise and improve the existing access to Melbury.

The application form indicates that the proposed dwelling would have four or more bedrooms and would provide parking for two cars.

The design and access statement indicates that two ornamental trees within the side garden would need to be removed to facilitate a dwelling within the application site.

### **NATIONAL PLANNING POLICY FRAMEWORK**

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

- Paragraph 6- The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.
- Paragraph 7 details the three roles of sustainable development as economic, social and environmental and that development should seek to provide enhancements to these roles.
- Paragraph 8 states that the three roles of sustainable development should be sought jointly and not in isolation.
- Paragraph 17 lists the 12 core planning principles. Most notable are, that all development should secure high quality design, high level of amenity, support the transition to a low carbon future and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- Paragraph 30 details that in preparing Local Plans, local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
- Paragraph 32 necessitates that all decisions should take account of whether safe and suitable access to the site can be achieved for all people.
- Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. 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.

- Paragraph 55 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 and not be considered isolated.

## **CORE STRATEGY**

### 11. Summary of relevant policies Core Strategy 2008 and Core Strategy Focused Review:

- Policy CS1 "Settlement Hierarchy" sets out the distribution of housing across the district.
- Policy CS2 "Development in the Countryside and Countryside Villages" defines the categories of development which may be supported in the countryside. This does not include new private market dwellings.
- Policy CS4 "Adapting to Climate Change" details that development proposals will contribute to the delivery of sustainable development and to plan for climate change through addressing its causes and potential impacts in terms of flood risk, biodiversity and pollution.
- Policy CS5 "Mid Suffolk's Environment" states that all development will maintain and enhance the environment and retain local distinctiveness of an area. It will protect and conserve landscape qualities.
- Policy FC1 "Presumption in favour of sustainable development" details that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- Policy FC1.1 "Mid Suffolk approach to delivering Sustainable Development" sets out that development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development. Proposals for development must conserve and enhance the local character of the different parts of the district.

## **NEIGHBOURHOOD PLAN / SUPPLEMENTARY PLANNING DOCUMENTS / AREA ACTION PLAN**

### 12. None

## **SAVED POLICIES IN THE LOCAL PLAN**

### 13. Summary of policies in the Mid Suffolk Local Plan 1998:

- Policy GP1 "Design and layout of Development" sets out the design principles for all development in Mid Suffolk. Proposals should maintain or enhance the character and appearance of their surroundings and the site. Development should respect the scale and density of surrounding development, incorporate and protect important natural landscape features and make proper provision for parking in manner which does not dominate the appearance of the development.
- Policy H13 "Design and Layout of Housing Development" details that new housing development will be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings. It should respect the character of the site and the relationship with the surrounding area, not unduly affect amenities of neighbouring residents, have adequate privacy and private amenity, retain landscape features unless impracticable or unnecessary and provide satisfactory access to the highway network.

- Policy H15 “Development to Reflect Local Characteristics” states that new housing should be consistent with the pattern and form of development in the neighbouring area, the character of its setting, site constraints and the sites configuration including its natural features.
- Policy H16 “Protecting Existing Residential Amenity” details that the permission will be refused if the development will materially reduce the amenity and privacy of adjacent dwellings or erodes the character of the surrounding area.
- Policy T9 “Parking Standards” states that development proposals shall accord with the adopted parking standards
- Policy T10 “Highway Considerations in Development” details that regard will be given to the safe access to and egress from the site, suitability of existing roads for safe access and amount and type of traffic generated, adequate space for parking and turning cars within the site.

### **Officer's Assessment**

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

### **The Principle Of Development**

15. The application site is situated over 0.3 miles from the settlement boundary for Woolpit as defined by Inset Map No. 94a of the Mid Suffolk Local Plan (1998). The site is therefore considered within open countryside as identified by Policy CS1 "Settlement Hierarchy" of the Mid Suffolk Core Strategy DPD (2008). Policy CS2 "Development in the Countryside and Countryside Villages" of the Core Strategy details that countryside development will be restricted to defined categories and excludes new market dwellings.
16. However, the local authority cannot demonstrate a five year land supply for deliverable housing sites. Paragraph 49 of the National Planning Policy Framework ("NPPF") states;  
  
*"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*
17. Consequently policies relating to the supply of housing, mainly CS1 and CS2 should not be considered up-to-date. On this basis residential development on the site should be considered on its own merits.
18. 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"*

19. The NPPF 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 and 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) policies FC1 and FC1.1 seeks to secure development that improves the economic, social and environmental conditions in the area and proposals must conserve and enhance local character.
20. 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 and not be considered isolated.
21. The proposal therefore must be determined with regard to sustainable development as defined by the NPPF.

### **Sustainable Development**

22. The application site is connected by road to the settlement of Woolpit and is situated 0.3 miles (approximately 6 minute walk) from the edge of the settlement boundary of Woolpit. The road, Green Lane, connecting the site with Woolpit has no footway but benefits from wide verges and has open countryside on either side of the road.
23. Woolpit is designated under policy CS1 of the Core Strategy as a Key Service Centre. Woolpit benefits from a primary school, health care centre, pub, post office, co-op and petrol station. There is a regular bus service (one an hour) from Woolpit (outside the post office) to Bury St Edmunds and Stowmarket. The bus service also stops in the village of Elmswell where there is rail connection for Cambridge to Ipswich and Diss to London.
24. The application site is also located 0.2miles from the former settlement boundary of Woolpit Green. This settlement boundary was removed following the adoption of the Core Strategy in 2008. Woolpit Green is a hamlet of dwellings which benefits from a butchers shop. There is also a bus stop for the 472 bus service which operates every Friday in a circular route from outside the post office in Woolpit to Drinkstone, Rattlesden and back to Woolpit Green. The bus then returns from Woolpit Green through Rattlesden and Drinkstone in the afternoon. Opposite Woolpit Green is a Public Right of Way which extends towards the centre of Woolpit.
25. The application site is therefore in close proximity and reasonably connected to the services and facilities of Woolpit and Woolpit Green. Subsequently the dwelling would support the local rural economy and overall rural vitality in accordance with paragraph 55 of the NPPF.
26. Whilst the road connection does not provide a footway given the openness of the road, the wide verges, short distance and speed limit of 30mph; it is deemed likely that residents would opt to walk or cycle into the centre of Woolpit in order to use the wide range of facilities and services required for future residents daily needs. Indeed, the case officer observed a number of pedestrians walking into the village when undertaking a site visit. Nevertheless, there is also the alternative route along the public right of way from Woolpit Green. The good bus service in Woolpit also allows for travel to larger settlements without the need for a private car. Your officers therefore consider the site is located as to take advantage of more sustainable modes of transport and to be a relatively sustainable location.

27. The development would therefore lead to a development which supports the rural economy, provides a social benefit through an additional dwelling, albeit a private dwelling and is positioned as to allow for more sustainable modes of transport; environmental benefit.
28. The site is well enclosed with boundary trees and hedging to the north and any new dwelling would form part of the cluster of dwellings nestled within the existing trees. The development would also utilise the existing access rather than creating a new access thus making any new dwelling less conspicuous. The development would safeguard the rural character of the area.
29. Overall the proposal is considered to adhere to the principles of sustainable development as to safeguard the local character and provide environmental, social and economic gains as required by policy FC1 and FC1.1 of the Focused Review and the overarching aims of the NPPF. Consequently the principle of this development is accepted subject to other material considerations. The main consideration are:
- Impact on landscape
  - Impact on highways
  - Impact on neighbour amenity
  - Impact on biodiversity

### **Impact on Landscape**

30. Core Strategy Policy CS5 requires development to enhance or maintain local distinctiveness. Policy GP1 of the Mid Suffolk Local Plan 1998 and Policy FC1.1 of the focused review Core Strategy also supports development that maintains and enhances the character and appearance of the surrounding area.
31. The site is bounded to three sides with a tree border. Consequently the site is already well screened from wider views of the countryside but would allow the dwelling to be glimpsed between the tree border along the road, similar to the host dwelling. Any future dwelling would relate to the cluster of dwellings.
32. The provision of a dwelling would result in the loss of two ornamental trees and the removal of a small tree and hedgerow to improve the visibility splays. Given the strong boundary of trees to the north and east this loss is not deemed harmful to the character and appearance of the area. The application site has a reasonable plot size as to allow for a dwelling to be constructed without resulting in harm or the loss of these trees to the north and east. It is noted that none of the trees are subject to a tree protection order. Landscaping details along with tree protection measures will be secured through condition. The layout and scale of the resulting dwelling will be subject to a further application.
33. The trees are located to the north and east of the site and subsequently are unlikely to form a future nuisance to future occupiers of the site. Nevertheless, this is a matter which should be taken into account when designing the layout and appearance of the dwelling.
34. The development is therefore considered to safeguard in a sustainable manner the character and appearance of the settlement.



### **Impact on Highways**

35. The development seeks to utilise the existing vehicular access to Melbury. This will extend across the existing driveway into the application site. The existing vehicular access will be improved to provide the necessary visibility splays. Suffolk County Council raises no objection to the development and recommends a condition ensuring the implementation and retention of the visibility splays.
36. The resulting traffic from one dwelling would not result in any adverse impact to the highway network in term of traffic generation and safety.
37. The application form indicates that the dwelling will be 4 or more bedrooms and will provide two parking spaces. Policy T9 and T10 of the Mid Suffolk Local Plan states that development should accord with the adopted parking standards. The parking standards adopted by the Council are Suffolk County Councils Guidance for Parking- Technical Guidance Adopted November 2014, Second Edition - November 2015. The parking standards for a dwelling of 4 or more bedrooms would require a minimum of three parking spaces. There is considered sufficient space within the site to provide this parking provision. Nevertheless a condition is to be included relating to the agreement of the provision of on-site parking.

### **Impact on Residential Amenity**

38. The application site is located approximately 19m from the side of Melbury. It is considered that it is possible to construct a new dwelling in this location without causing harm to neighbour amenity in terms of loss of light, overlooking, overshadowing or being an over-bearing development. The joint use of the existing access is also considered unlikely to harm neighbour amenity of the occupants of Melbury. The impact on residential amenity will be subject to consideration as part of the reserved matters.

### **Impact on biodiversity**

39. Maps of the location do indicate a pond located within the northern corner of the site. There are no records of great crested newts in this locality. The application site is domestic garden area with mown lawn. The proposal will not affect gravel pits, affect the aquatic habitats (reedbeds, marshes, grazing) or a brownfield site. Surrounding the site to the north and west is arable land. There are large trees along the tree boundary which are not proposed to be removed. Subsequently it is unlikely the proposal will harm bats in terms of loss of habitat or lighting given the domestic nature of the site.
40. As such the construction of a new dwelling in this location is unlikely to result in the significant loss of wildlife habitat and harm to protected species as the majority of land will remain domestic garden.

### **Financial Contributions and Community Infrastructure Levy**

41. The proposal is for a single dwelling and therefore is not subject to affordable housing contributions in accordance with altered policy H4 of the Mid Suffolk Local Plan. The development is also not subject to tariff style planning obligations (section 106 planning obligations) in accordance with the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the written ministerial statement of 28 November 2014.
42. The Community Infrastructure Levy is chargeable on all new housing units unless it is built by a self-builder. The agent has declared at this stage that the new dwelling is a self-build and a Self-Build Exemption is to be sought.

43. In regards to S155 of the Housing and Planning act 2016 the development will generate council tax and is a CIL chargeable development. Should the development be granted the Self-Build Exemption then no CIL monies will be required.

---

## **PART FOUR – CONCLUSION**

---

### **Planning Balance**

44. The proposed development is in close proximity to the settlement boundary of Woolpit and will be well served by the range of facilities and services of Woolpit. The development will in turn support the rural vitality and economy of Woolpit. The development is therefore considered to constitute sustainable development.
45. The development will not harm the landscape, result in the significant loss of trees, harm to highway safety, neighbour amenity and is unlikely to lead to harm to protected species.
46. When taken as a whole and as a matter of planning judgement, the proposal is considered to adhere to the development plan and NPPF and therefore can be considered sustainable development. There is a presumption in favour of sustainable development. The application is therefore recommended for approval.

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

47. When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising.
48. In this case the application as initially submitted raised an objection from Highways as the proposed visibility splay would extend across land outside of the applicant's control. The Local Planning Authority advised that this objection could be overcome by moving the access to the north. The agent opted to utilise the existing access to create a shared vehicular access for the new dwelling and existing dwelling. This resulted in the application site be enlarged and the application being subject to a new start date and re-consultation. The amended scheme overcame the highways objection.

### **Identification of any Legal Implications of the decision**

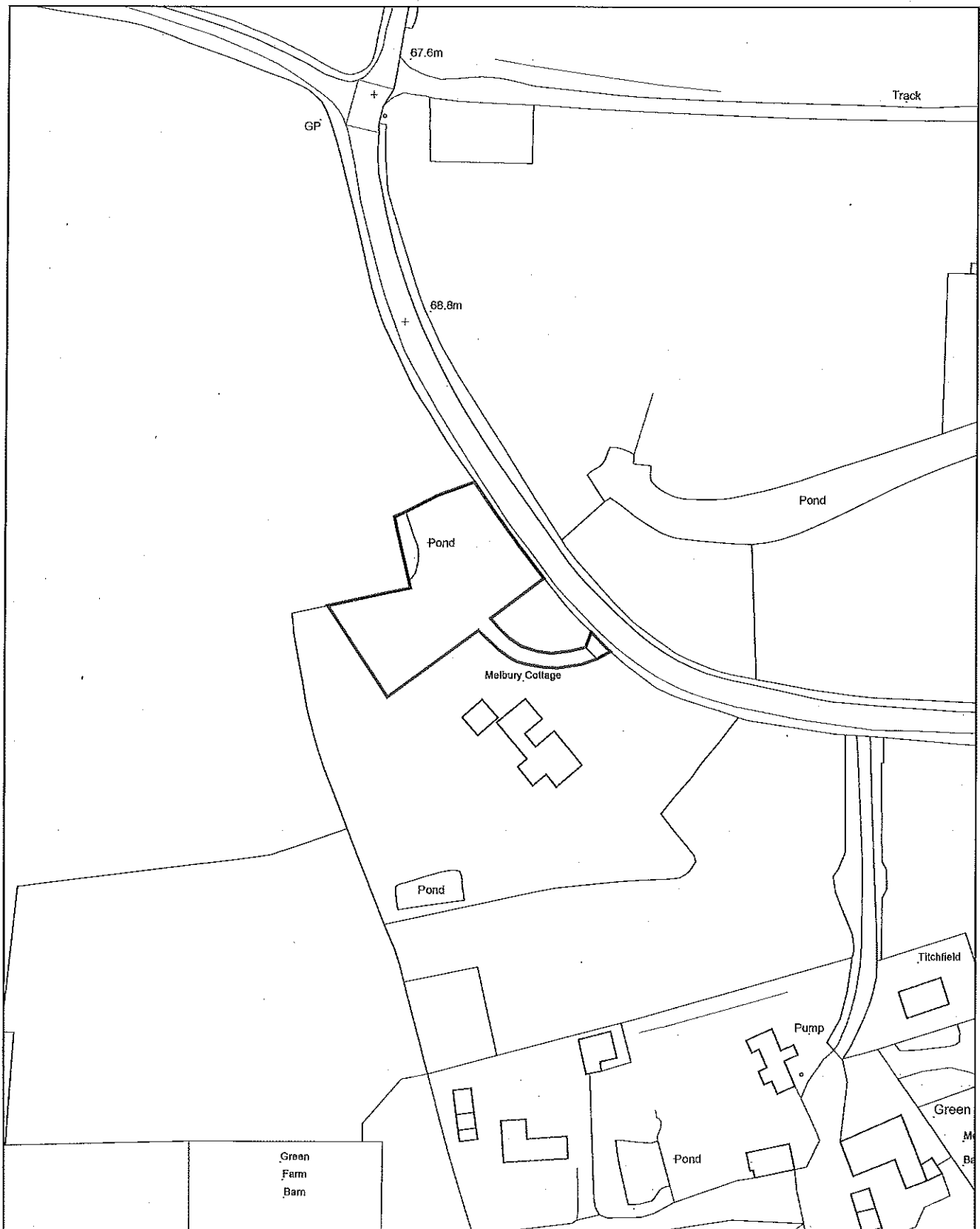
49. It is not considered that there will be any Legal Implications should the decision be approved.
50. The application has been considered in respect of the current development plan policies and relevant planning legalisation. Other legislation including the following have been considered in respect of the proposed development.
- Human Rights Act 1998
  - The Equalities Act 2012
  - Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
  - Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
  - The Conservation of Habitats and Species Regulations 2010
  - Localism Act
  - Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

## **RECOMMENDATION**

That authority be delegated to Professional Lead - Growth & Sustainable Planning to grant Outline Planning Permission and that such permission be subject to the conditions as set out below:

- Standard Time limit
- Approval of Reserved Matters
- Accord with approved plans
- Highways condition- Visibility splays
- Concurrent with Reserved Matters- Parking provision
- Details of Materials
- Concurrent with Reserved Matters- Soft Landscaping scheme to be agreed including trees to be retained/removed and protection measures
- Implementation of landscaping.

This page is intentionally left blank



**Title:** Site Location Plan

**Reference:** 3931/16

**Site:**



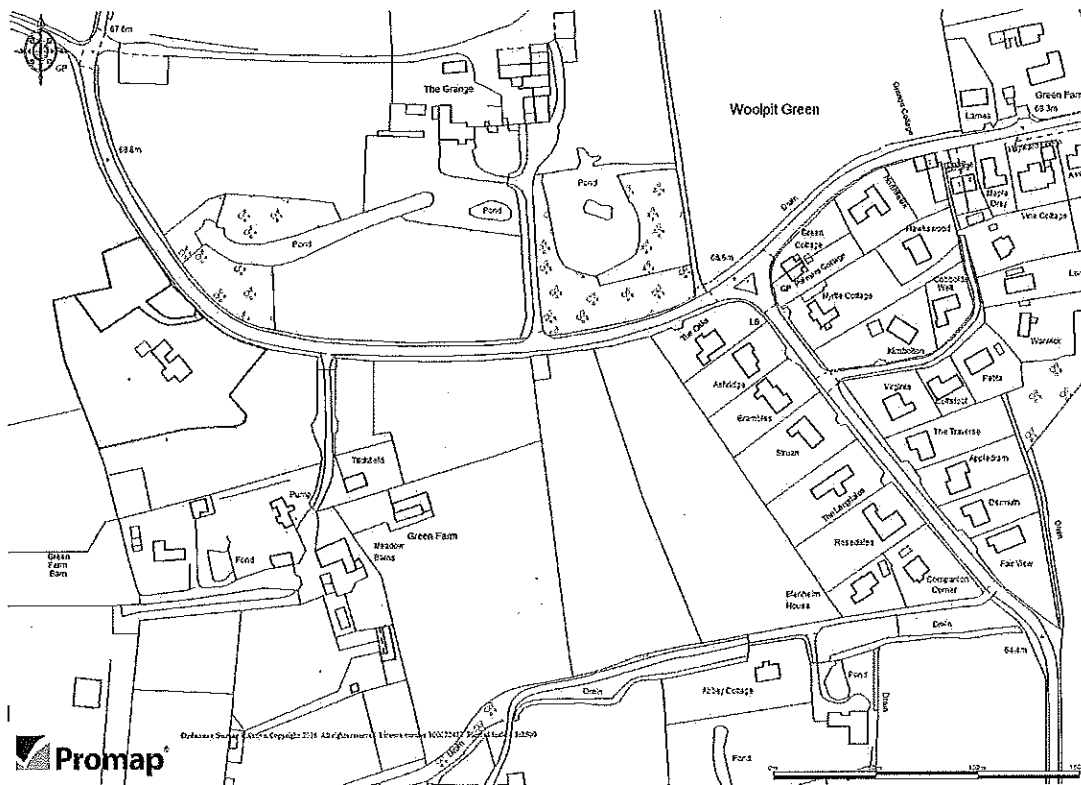
**MID SUFFOLK DISTRICT COUNCIL**

131, High Street, Needham Market, IP6 8DL  
 Telephone : 01449 724500  
 email: customerservice@csduk.com  
 www.midsuffolk.gov.uk



**SCALE 1:1249**

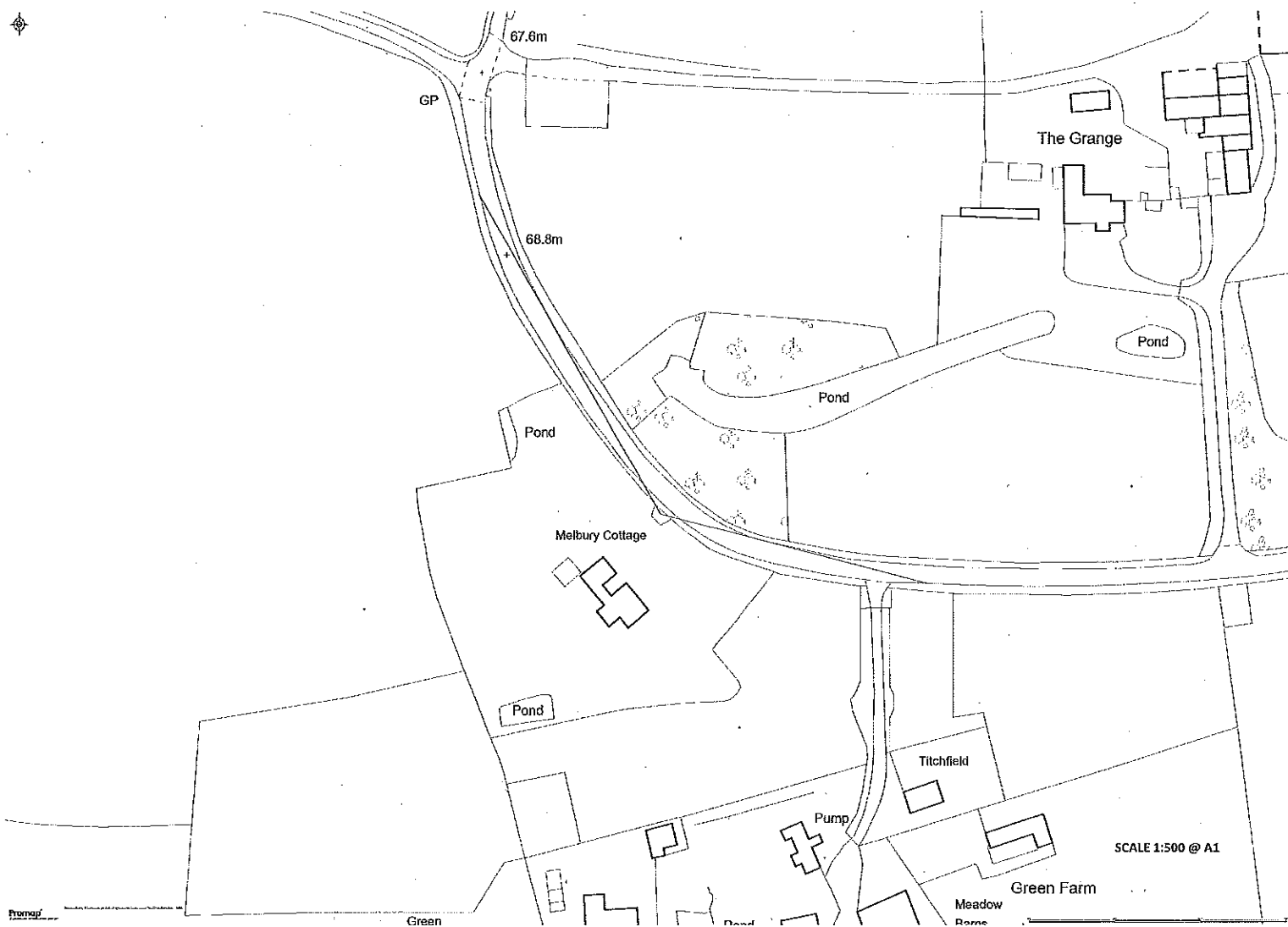
Reproduced by permission of  
 Ordnance Survey on behalf of HMSO.  
 © Crown copyright and database right 2017  
 Ordnance Survey Licence number 100017810

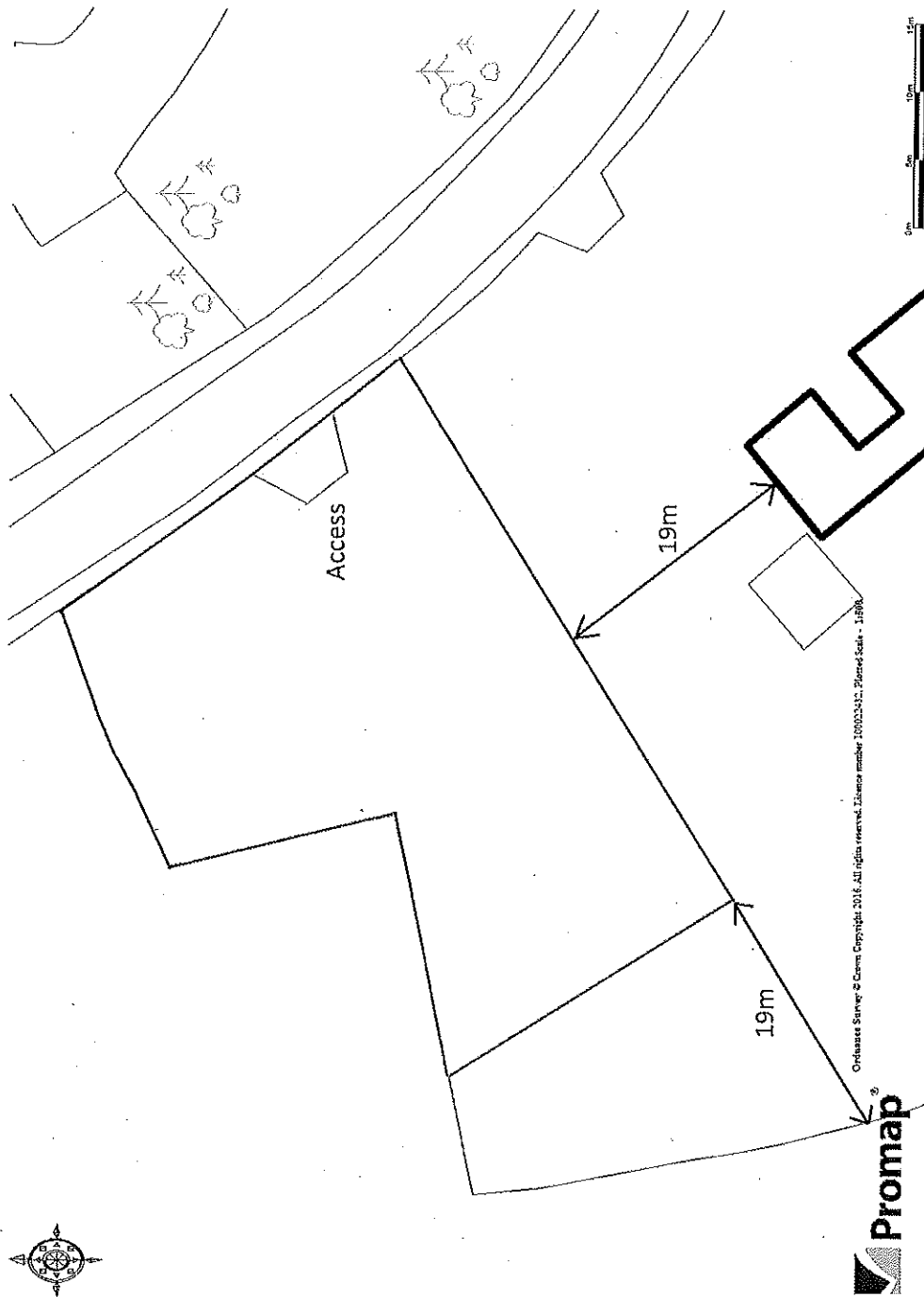


ERECTION OF DETACHED DWELLING  
MELBURY, GREEN ROAD, WOOLPIT GREEN.  
Site Plan - Scale 1:2500



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner





ERECTION OF DETACHED DWELLING  
MELBURY, GREEN ROAD, WOOLPIT GREEN.  
Block Plan - Scale 1:500



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner



# PHIL COBBOLD

## PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: [philipcobbold@btinternet.com](mailto:philipcobbold@btinternet.com)



ERECTION OF DETACHED DWELLING  
MELBURY, GREEN ROAD, WOOLPIT GREEN.  
Location Plan – Scale 1:10,000.



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

## PARISH COUNCIL

### Comments from: Woolpit Parish Council

**Planning Officer:** Rebecca Biggs

**Application number** 3931/16

**Proposal:** Outline permission sought for the erection of one detached dwelling  
(Amended site location plan)

**Location:** Melbury, Green Road, Woolpit IP30 9RG

PLEASE SET OUT ANY COMMENTS AND OBSERVATIONS OF YOUR COUNCIL WITH REGARD TO THE ABOVE, BEARING IN MIND THE POLICIES MENTIONED IN THE ACCOMPANYING LETTER.

Councillors object to the proposal. Any dwelling on the indicated site would necessitate the removal of trees, shrubs and hedgerows to the detriment of this wooded area which is an open aspect coming from the main area of the village. Without further details of where the dwelling would be sited within the defined marked area, Cllrs continue to object to the proposal. The site is outside the current settlement boundary. Contrary to policies GP1, SB1, SB3 and CL8 of Mid Suffolk Local Plan.

Support

Object

☒

No Comments

☐

SIGNED..... *P A Fuller*.....on behalf of.....Woolpit.....parish council

DATED.....20 December 2016

**From:** David Pizzey  
**Sent:** 03 November 2016 13:46  
**To:** Rebecca Biggs  
**Cc:** Planning Admin  
**Subject:** 3931/16 Melbury, Woolpit.

Rebecca

Without a layout plan it is difficult to ascertain which trees are required for removal as part of this application. If the numbers given (2) are correct and relate only to existing ornamental garden trees then it is unlikely they are of particular importance. However, trees/hedges along the northern boundary will be valuable in screening any development. Clarification should also be sought regarding possible removal requirements to accommodate highway visibility splays.

Regards

David

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

**From:** Nathan Pittam  
**Sent:** 29 September 2016 10:06  
**To:** Planning Admin  
**Subject:** 3931/16/OUT. EH - Land Contamination.

**M3 : 184479**  
**3931/16/OUT. EH - Land Contamination.**  
**Melbury, Green Road, Woolpit, BURY ST EDMUNDS, Suffolk, IP30 9RG.**  
**Outline permission sought for the erection of 1 No. detached dwelling.**

Many thanks for your request for comments in relation to the above application.  
Having reviewed the application I am happy to confirm that I have no objection to the proposed development. 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](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)

Your Ref: MS/3931/16  
Our Ref: 570\CON\4218\16  
Date: 21/12/2016  
Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

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

**For the Attention of:** Rebecca Biggs

Dear Rebecca

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3931/16**

**PROPOSAL:** Outline permission sought for the erection of 1 No. detached dwelling.  
(Amended site location plan)

**LOCATION:** Melbury, Green Road, Woolpit, IP30 9RG

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

Condition: Before the access is first used visibility splays shall be provided as shown on Drawing No. amended plan detailing visibility splays with an X dimension of 2.4m and a Y dimension of 90m and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

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

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>  
A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management

## **Committee Report**

**Committee Date:** 22 February 2017

**Item No:** 5

**Reference:** 3845/16

**Case Officer:** RUBI

---

**Description of Development:** Erection of detached dwelling and garage.

**Location:** Land adjacent Green Farm Cottage, The Green, Redgrave,  
IP22 1RR

**Parish:** Redgrave

**Ward Member/s:** Cllr Jessica Fleming Cllr Derek Osborne

**Site Area:** 0.13 hectares

**Conservation Area:** YES

**Listed Building:** Affects setting of a listed building

**Received:** 11/09/2016

**Expiry Date:** 23/03/2017

---

**Application Type:** Full Planning Permission

**Development Type:** Minor Dwellings

**Environmental Impact Assessment:** N/A

**Applicant:** Burgess Homes Ltd

**Agent:** Philip Cobbold Planning Consultancy

---

## **DOCUMENTS SUBMITTED FOR CONSIDERATION**

List of applications supporting documents and reports

### **Defined Red Line Plan:**

The defined Red Line Plan for this application is the plan at scale 1:1250 entitled Erection of Detached Dwelling with Garage received 12<sup>th</sup> September 2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

### **Plans and Documents:**

Application Form - Received 12/09/2016.

Design and Access Statement & Planning Statement – Received 12/09/2016.

Ecological Scoping Survey at Green House Farm – Received 12/09/2016.

Great Crested Newt *Triturus cristatus* Survey at Green House Farm – Received 12/09/2016.

Enviroscreen Report by Argyll Environmental dated 11/09/2016 - Received 12/09/2016.  
Land Contamination Questionnaire - Received 12/09/2016

Erection of Detached Dwelling with Garage at scale 1:1250 - Received 12/09/2016.  
Drawing LSDP 11390.01 Tree Survey & Constraints Plan at scale 1:200 - Received 12/09/2016.

Drawing 4193 10 C Site Layout at scale 1:100 – Received 31/01/2017.

Drawing 4193 11 C Ground & First Floor at scale 1:100 – Received 31/01/2017.

Drawing 4193 12 C East & South (Front) Elevations at scale 1:100 – Received 31/01/2017.

Drawing 4193 13 C West & North Elevations at scale 1:100 – Received 31/01/2017.

The application, plans and documents submitted by the Applicant can be viewed online at [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk) via the following link:

<http://planningpages.midsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= MSUFF DCAPR 109747>

Alternatively, a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

## **SUMMARY**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The officers recommend approval of this application. The proposed development represents sustainable development that would not harm the surrounding landscape, highway network or neighbour amenity.

---

## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

---

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

The agent Phil Cobbold is currently employed as a consultant by Mid Suffolk and Babergh District Councils.

---

## **PART TWO – APPLICATION BACKGROUND**

---

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

### **History**

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



1478/15

Planning Approval was granted for a new two-storey detached dwelling and triple garage on the neighbouring site to the east.

2165/08

Planning Approval was granted for a new one-and-a-half storey detached dwelling adjacent to Bramley Cottage (the property is now known as Stonewall Cottage and is located opposite/south of the site).

### **Details of Previous Committee / Resolutions**

3. None

### **Details of Member site visit**

4. None

### **Details of any Pre Application Advice**

5. Pre application advice was not sought.

---

## **PART THREE – ASSESSMENT OF APPLICATION**

---

### **Consultations**

6. **This is a summary of the consultation responses received. The full representations are included within the Committee Bundle.**

The Heritage officer considers that any development on this site would have a harmful impact on the character of the historic green, the Conservation Area and the setting of the adjacent listed buildings.

The Environmental Health Officer has no objections to the application in respect of land contamination.

The Arboriculture Officer has no objection to the application as the trees do not appear to be of any significant amenity value. The Arboriculture Officer has confirmed this following an enquiry in the Heritage Officer's consultation response.

The Archaeological Officer has no objection to the application.

The Parish Council have no objection to the application but are concerned about the damage and obstruction of traffic on the track by construction vehicles, flooding from the pond, and the loss of trees on site.

The SCC Highways Officer has no objection to the application but recommends conditions are attached regarding frontage enclosure and parking.

## **Representations**

7. This is a summary of the objections received from neighbours.
- Agreement with Heritage Officer's consultation response that opposes any development of the site as harmful to the Conservation Area and the setting of listed buildings.
  - The track, The Green, is an unmade road and cannot sustain any more residential development.
  - The track is also a footpath and additional traffic will have a detrimental impact on the right of way.
  - The plot and the land behind get water logged and are unsuitable for development.
  - The risk of flooding posed by the pond.
  - The loss of trees on site in a conservation area.
  - The proposed dwelling is out-of-character with neighbouring properties, with the exception of the new house under construction.

## **The Site and Surroundings**

8. The site is located in the village of Redgrave. The site is within the village's settlement boundary, the Conservation Area and the vicinity of several Grade II listed buildings. Directly opposite the site is the Grade II listed dwelling, Sunny View. To the northwest of the site is The Pightle, further north there is The Cottage and The Old Rectory, and to the southeast is Bridge House, all Grade II listed dwellings. Directly to the east of the site is Green Farm Cottage which the Heritage Officer considers to be an undesignated heritage asset.

The site forms part of the garden for Green Farm, a large dwelling to the northwest of the site. The site has a large pond to the south and has several mature trees within the site and along the north and south boundaries.

The Green is the access to the site and is an unmade road/track which provides access to several residential properties. There is an existing access driveway adjacent to the site that leads to Green Farm and the proposal is to use this existing driveway to provide access into the site.

The site is currently open to the east and that adjoining area of land also used to be lawn and garden associated with Green Farm. At the time of the site visit the views east were of the dwelling under construction that was granted approval under planning reference 1478/15. To the west the site boundary is formed by a shingle driveway with a newly planting hedge on the opposite side. The views west are of Green Farm Cottage which was being renovated and re-roofed at the time of the site visit. To the northwest there are clear views of Green Farm. Along the northern boundary trees, bushes and shrubs have been planted/grown up which screen views north of Redgrave common and the area designated as visually open important space. Trees, bushes and shrubs have also been planted/grown up along the southern, road side boundary which screens views into the site.

## **The Proposal**

9.

The proposal is to erect a new three bedroom dwelling with associated driveway and garage. The proposed dwelling has a 'T' shape formation that is part one-and-a-half-storey and part single-storey in height. The main one-and-a-half-storey section is orientated south towards the road with a single storey wing on the east that runs perpendicular to the main building. The main element of the building has a traditional appearance. The design incorporates traditional elements such as pitched dormers, gable ends, and a catslide roof over the front porch. The walls are to be rendered, with a clay pantile roof.

## **NATIONAL PLANNING POLICY FRAMEWORK**

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

- Paragraph 17 lists the 12 core planning principles. Most notable are that development should secure high quality design, high level of amenity, support the transition to a low carbon future and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
- Paragraph 32 requires all decisions should take account of whether safe and suitable access to the site can be achieved for all people.
- Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. 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.
- Paragraph 128 requires applicants to describe the significance of any heritage assets affected including any contribution made to the setting.
- Paragraph 129 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.
- Paragraph 132 states that great weight should be given to a Heritage assets conservation and the more important the Heritage asset the greater the weight should be. The NPPF reminds that heritage assets are irreplaceable and any harm or loss requires clear and convincing justification.
- Paragraph 133 and 134 require that if "substantial harm" is identified the local planning authority should refuse consent unless the application meets certain criteria. If "less than substantial harm" is identified the local planning authority should weight the harm against the public benefit.
- Paragraph 137 states that local authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets subject to the development enhancing or better revealing Heritage asset's significant.

## **CORE STRATEGY**

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

- Policy CS1 "Settlement Hierarchy" sets out the distribution of housing across the district and has designated Redgrave as a secondary village.
- Policy CS5 "Mid Suffolk's Environment" states that all development will maintain and enhance the environment and retain local distinctiveness of an area. It will protect and conserve landscape qualities.
- Policy FC1 "Presumption in favour of sustainable development" details that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- Policy FC1.1 "Mid Suffolk approach to delivering Sustainable Development" sets out that development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development. Proposals for development must conserve and enhance the local character of the different parts of the district.

#### **NEIGHBOURHOOD PLAN / SUPPLEMENTARY PLANNING DOCUMENTS / AREA ACTION PLAN**

12. None

#### **SAVED POLICIES IN THE LOCAL PLAN**

13. Summary of policies in the Mid Suffolk Local Plan 1998:

- Policy GP1 "Design and layout of Development" sets out the design principles for all development in Mid Suffolk. Proposals should maintain or enhance the character and appearance of their surroundings and the site. Development should respect the scale and density of surrounding development, incorporate and protect important natural landscape features and make proper provision for parking in manner which does not dominate the appearance.
- Policy HB1 "Protection of Historic Buildings" requires a high priority is placed on protecting the character and appearance of listed buildings including their setting.
- Policy HB8 "Safeguarding the Character of Conservation Areas" requires protection is given to conservation areas with particular attention to the form, grouping, scale and design of new buildings, and the retention of natural features such as trees, hedges, gardens and other open space.
- Policy SB2 "Development Appropriate to its Setting" requires consideration is given to various aspects a development including the setting of listed buildings and the appearance of the Conservation Area.
- Policy SB3 "Retaining Visually Important Open Space" states the planning authority will resist development which would have a harmful effect on identified visually important open space.
- Policy H13 "Design and Layout of Housing Development" details that new housing development will be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings. It should respect the character of the site and the relationship with surrounding area, not unduly affect amenities of neighbouring residents, have adequate privacy and private amenity, retain landscape features unless impracticable or unnecessary and satisfactory access to the highway network.

- Policy H15 “Development to Reflect Local Characteristics” states that new housing should be consistent with the pattern and form of development in the neighbouring area, the character of its setting, site constraints and the sites configuration including its natural features.
- Policy H16 “Protecting Existing Residential Amenity” details that the permission will be refused if the development will materially reduce the amenity and privacy of adjacent dwellings or erodes the character of the surrounding area.
- Policy T9 “Parking Standards” states that development proposals shall accord with the adopted parking standards
- Policy T10 “Highway Considerations in Development” details that regard will be given to the safe access to and egress from the site, suitability of existing roads for safe access and amount and type of traffic generated, adequate space for parking and turning cars within the site.
- Policy RT 12 “Footpaths and Bridleways” details the safeguards for footpaths.
- Policy CL8 “Protecting Wildlife Habitats” details the protections to be provided.

### **Officer's Assessment**

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

### **The Principle Of Development**

15. The application site is situated within the settlement boundary for Redgrave which is classed in planning terms as a secondary village, and as defined by Inset Map No. 65 of the Mid Suffolk Local Plan (1998). As a secondary village Redgrave is considered suitable for residential infill and small scale development to meet local needs.
16. Whilst each application is judged on its own merits, it is nevertheless noted that an application for a new dwelling was granted approval opposite the site in 2008 and on the neighbouring site in 2015.
17. The site is located between existing dwellings to the west, Green Farm Cottage and Green Farm, and a new dwelling under construction to the east, with several dwellings opposite. A new dwelling on the site would form a natural infill between residential properties.
18. A new dwelling on this site would contribute towards and be in-keeping with the existing pattern of residential development that has evolved over time along this cul-de-sac.
19. Whilst the site may have historically formed part of the green open space in the centre of Redgrave, the application site has for some time been lawn and gardens associated with Green Farm. Due to the existing use, and existing trees and planting on the boundaries, the site no longer contributes to the character and appearance of the Conservation Area.
20. There is no objection to the principle of a new dwelling on the site which is considered to be in accordance with policies CS1, FC1 and FC.1 of the local development plan.

### **Impact on Landscape**

16. The trees and plants along the north and south boundaries provide a screen which would, as existing, minimise the impact of any development on the Conservation Area, upon the nearby listed buildings, and the green open space in the centre of Redgrave. Nevertheless such 'soft' landscaping can only be considered transient as any future owner of the site could clear out the planting or the trees and planting could die and not be replaced.
17. Without the full screen of trees and planting the development would have a significant visual impact on the surrounding Conservation Area, the visually important open space and the setting of nearby listed buildings. The proposal does include retention of the trees along the north and south boundaries and erecting post and rail fencing to the east and west boundaries. A condition could protect planting, but only for an initial five year period.

### **Impact on Highways & Public Footpath**

18. The site is located off The Green, an unmade road which is also a public footpath. The road ends in several 'cul-de-sacs' and serves a number of residential properties.
19. The development seeks to utilise the existing vehicular access and driveway that leads to Green Farm. A new driveway would branch off the existing providing access into the site. Suffolk County Council has no objection to the application but requests conditions relating to frontage enclosure and parking.
20. The resulting traffic from one dwelling is not considered to result in any adverse impact to the highway network or public footpath in terms of traffic generation and safety.
21. Policy T9 and T10 of the Mid Suffolk Local Plan states that development should accord with the adopted parking standards. The parking standards adopted by the Council are Suffolk County Councils Guidance for Parking- Technical Guidance Adopted November 2014, Second Edition - November 2015. The parking standards for a dwelling of 3 bedrooms are a minimum of two parking spaces. The proposed dwelling will have 3 bedrooms and will provide one garage parking space and at least two on-site parking spaces.

### **Impact on Residential Amenity**

22. The application site is large with the building set well back from the boundaries. The proposed new dwelling does not result in any loss of light or cause overshadowing. There is a single window on the east elevation facing the new building which is under construction. This is a high level window which is not considered to cause overlooking. It is considered that the proposed new dwelling does not have a detrimental impact on residential amenity.

### **Impact on Heritage Assets**

23. The site is located in Redgrave Conservation Area and there are several Grade II listed dwellings in the area. Within the immediate vicinity there is Sunny View opposite the site and The Pightle to the northwest. Within the wider area there is The Cottage and The Old Rectory to the north and Bridge House to the southeast. Directly to the east of the site is Green Farm Cottage which the Heritage Officer considers to be an undesignated heritage asset.

24. The historic, spacious, and open character of Redgrave is defined by the large open space in the centre of the village and the numerous listed buildings along The Green and Half Moon Lane which overlook the common. The most important areas of open space have been designated as 'visually important open space' and lies to north of the application site.
25. The site is currently and has for some time been an area of lawn and garden associated with Green Farm, a large dwelling to the northwest of the site. The site includes a large pond and has several mature trees within the site and along the boundary. The Heritage Officer has advised that the site would have historically formed part of Redgrave Common in the centre of the village and should be regarded as contributing to the character of the remaining green open space.
26. The quantity, quality and appreciation of the historic open space in the centre of Redgrave has been eroded by new development to the south, the growth of a small woodland area, and the planting of trees and shrubs along private boundaries. The application site now has a stronger relationship to the residential development in the 'cul-de-sac' than to the central open space in Redgrave.
27. Due to the distance between the proposal and the listed building, together with the limited views into the site, the proposal is not considered to result in harm to the setting of listed buildings.
28. The development is located in an area that has been lawn and garden associated with Green Farm for many years with planting and trees that have grown up along the north and south boundaries. As a result the visual connection between the site and the centre of Redgrave has been lost. The site no longer contributes to character and appreciation of the open space in the centre of Redgrave and is not considered to result in harm to the Conservation Area.

#### **Impact on biodiversity**

29. The site is not located within a flood zone and there are no issues of land contamination.
30. The application site is domestic garden area with cut grass. There are trees along the boundary which are proposed to be kept and trees within the site that are proposed to be removed. The Arboriculture Officer does not consider these trees to have any amenity value.
31. Hillier Ecology conducted an Ecological Survey and Great Crested Newt Survey. The surveys concluded there are smooth newts, but no great crested newts, present in the pond and that no mitigation measures are required.
32. As such the construction of a new dwelling in this location is unlikely to result in the significant loss of wildlife habitat and harm to protected species as the majority of land will remain domestic garden.

#### **Financial Contributions and Community Infrastructure Levy**

33. The proposal is for a single dwelling and therefore is not subject to affordable housing contributions in accordance with altered policy H4 of the Mid Suffolk Local Plan. The development is also not subject to tariff style planning obligations (section 106 planning obligations) in accordance with the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the written ministerial statement of 28 November 2014.

34. The Community Infrastructure Levy is chargeable on all new housing units unless it is built by a self-builder.
35. In regards to S155 of the Housing and Planning act 2016 the development will generate council tax and is a CIL chargeable development.

---

## **PART FOUR – CONCLUSION**

---

### **Planning Balance**

36. The proposed development is within the settlement boundary of Redgrave and therefore considered a sustainable location for small scale development such as this application for a single house. The development will in turn support the rural vitality and economy of Redgrave. The development is therefore considered to constitute sustainable development.
37. The development is located in an area that has been lawn and garden for Green Farm for many years, and no longer contributes to character and appreciation of the open space in the centre of Redgrave. Due to the distance between the neighbouring properties, together with the limited views into the site, the proposal is not considered to result in harm to the Conservation Area or the setting of listed buildings.
38. The proposal will not harm the landscape, result in the significant loss of trees, harm to highway safety, neighbour amenity and is unlikely to lead to harm to protected species.
39. When taken as a whole and as a matter of planning judgement, the proposal is considered to adhere to the development plan and NPPF and therefore can be considered sustainable development. There is a presumption in favour of sustainable development. The application is therefore recommended for approval.

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

40. When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising.
41. In this case the application was revised following a discussion with the agent, Phil Cobbold, the Architect, Paul Scarlett, a Senior Planning Officer and the Case Officer. The garage has been relocated around the rear of the property to protect the open view down the driveway from the highway.

### **Identification of any Legal Implications of the decision**

42. It is not considered that there will be any Legal Implications should the decision be approved.
43. The application has been considered in respect of the current development plan policies and relevant planning legalisation. Other legislation including the following have been considered in respect of the proposed development.



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

### **RECOMMENDATION**

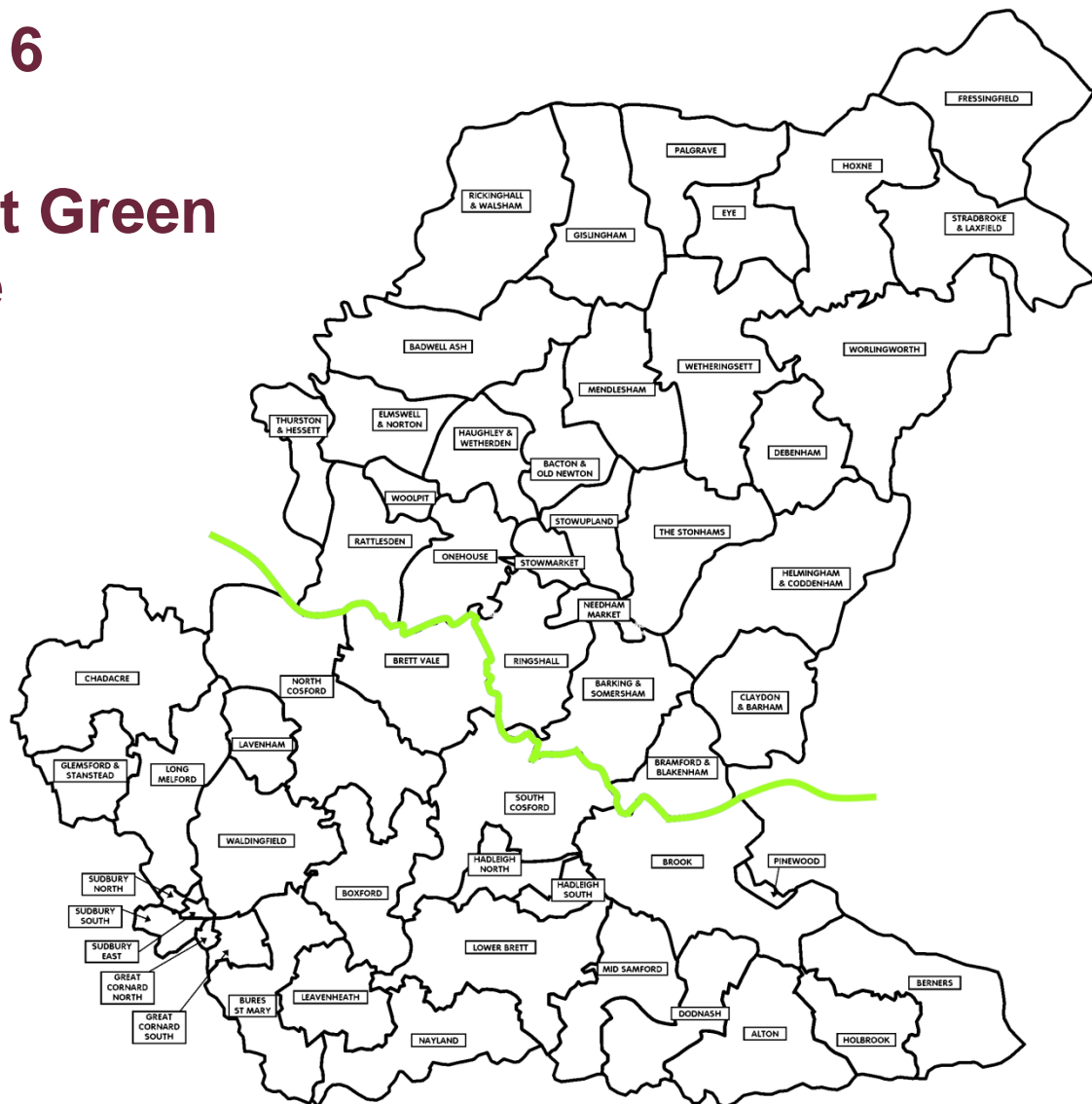
**That authority be delegated to Professional Lead - Growth & Sustainable Planning to grant Full Planning Permission and that such permission be subject to the conditions as set out below:**

- Standard Time limit
- Accord with approved plans
- Highways conditions – Frontage enclosure and parking
- Details of Materials
- Landscaping scheme.

This page is intentionally left blank

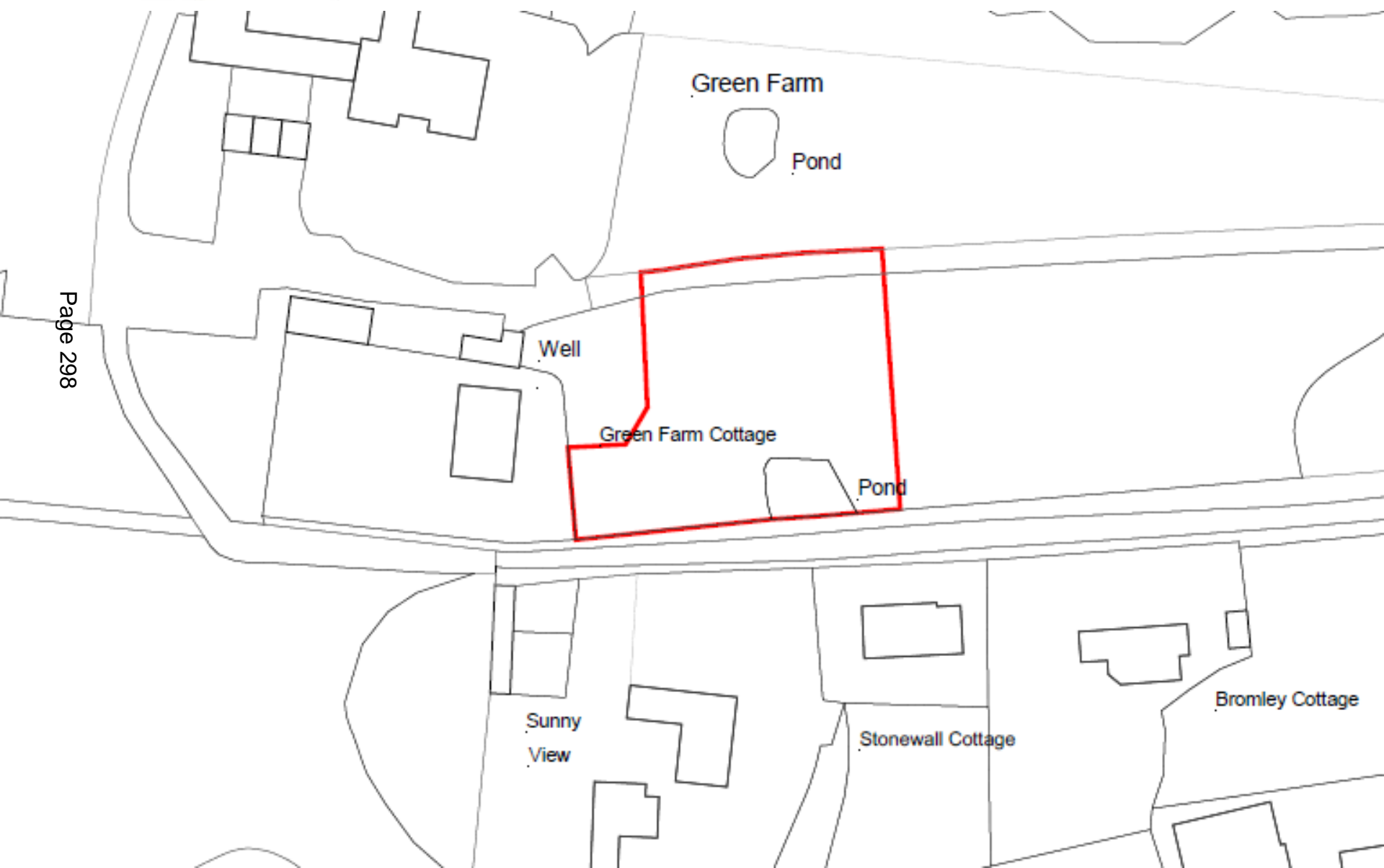
**Application No: 3845/16**

**Address: Land adjacent Green  
Farm Cottage  
The Green  
Redgrave  
IP22 1RR**



## Site Location Plan

Slide 2



## Constraints Map

Slide 3





## Aerial Map

Slide 4



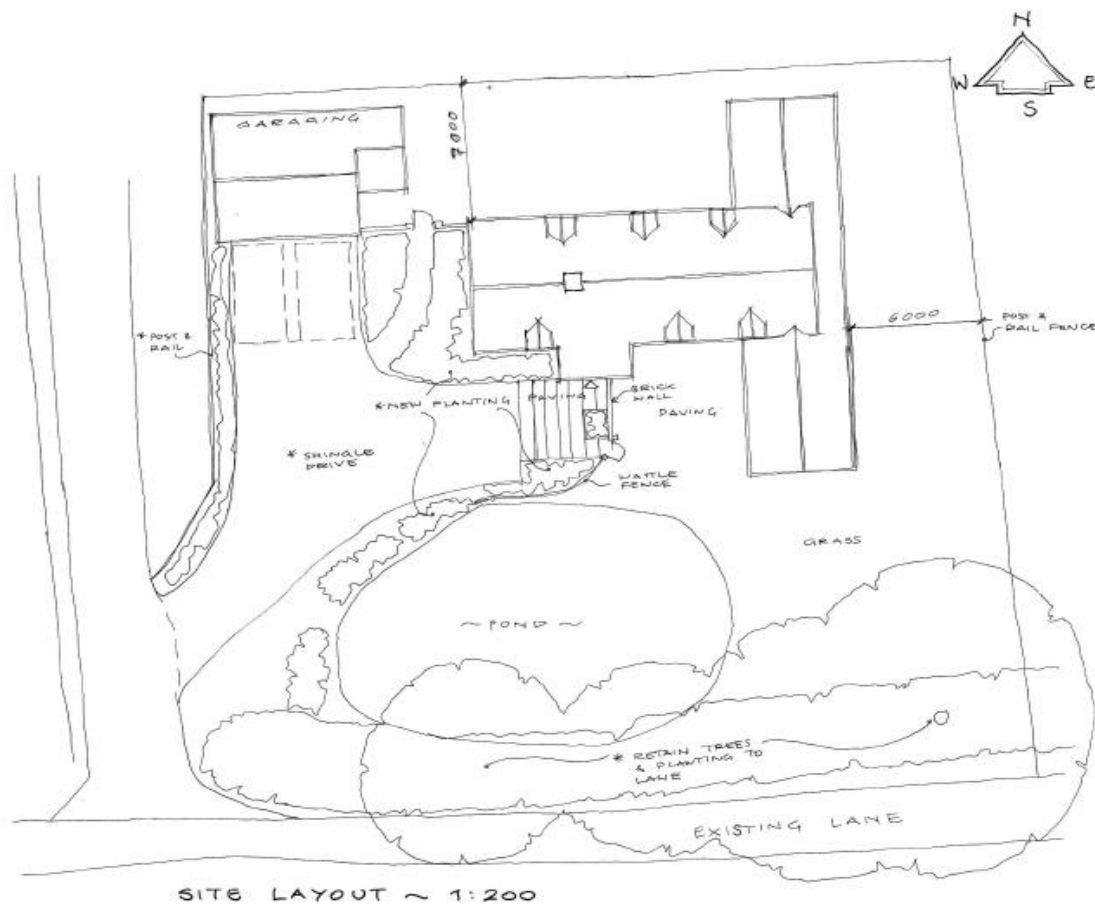
## Site Layout Plan

Slide 5



## Site Layout

Slide 6



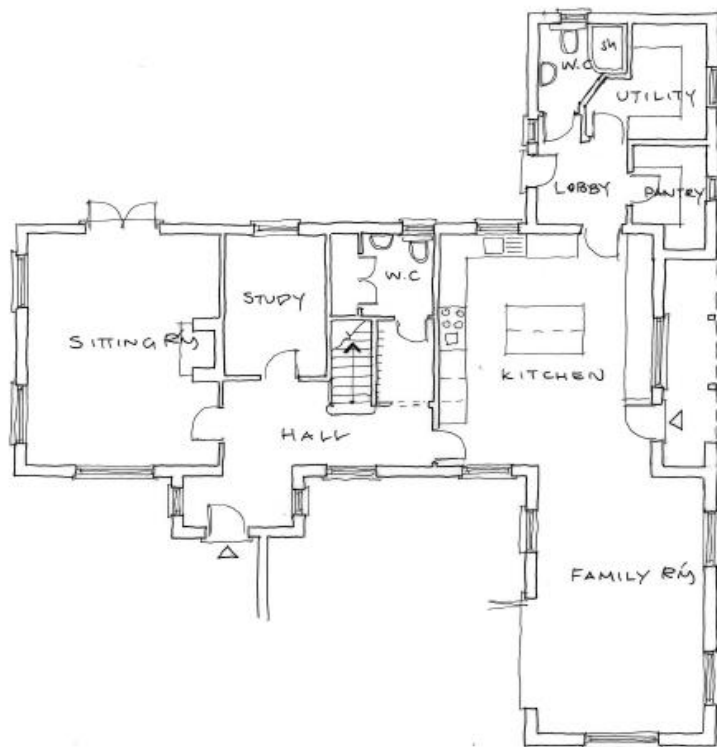
|          |   |           |                      |   |
|----------|---|-----------|----------------------|---|
| Client   | BURGESS HOMES LTD                               | Scale:    | 1:200                | <b>BROWN &amp; SCARLETT<br/>ARCHITECTS</b><br>1 Old Hall Barns, Thurston Road<br>Pakenham, IP31 2NG<br>Tel: 01254 768800<br>info@brownandscarlett.co.uk |
| Project: | PROPOSED NEW DWELLING AT<br>THE GREEN, REDGRAVE | Date:     | AUG 2016             |   |
| Drawing: | DETAILED PLANNING                               | Contract: | 4193<br>Drg No. 10 A |   |



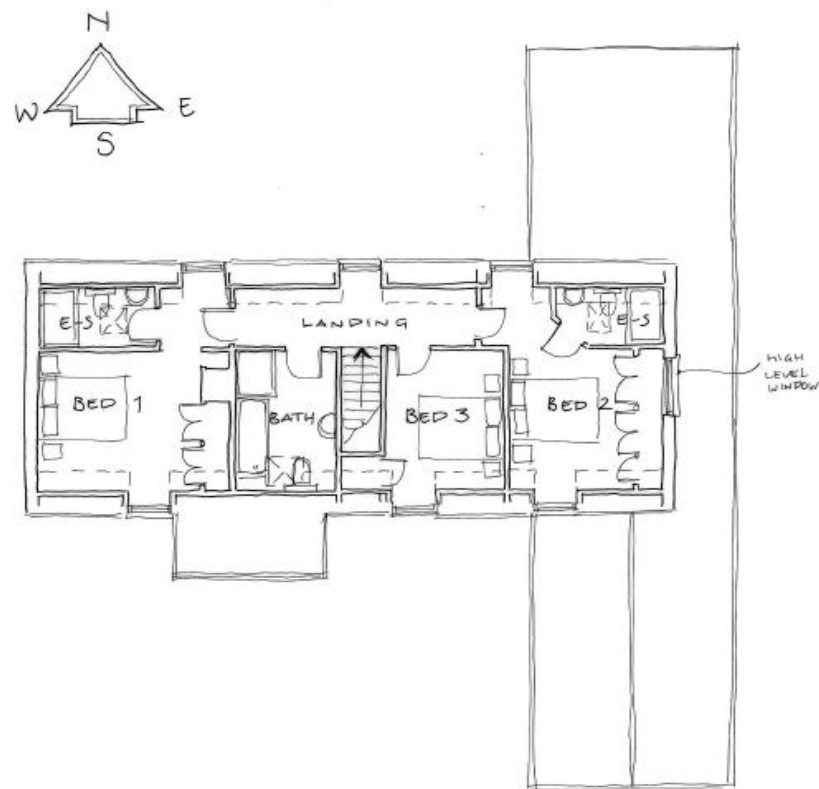
## Ground & First Floor Plans

Slide 7

Page 303



GROUND FLOOR ~

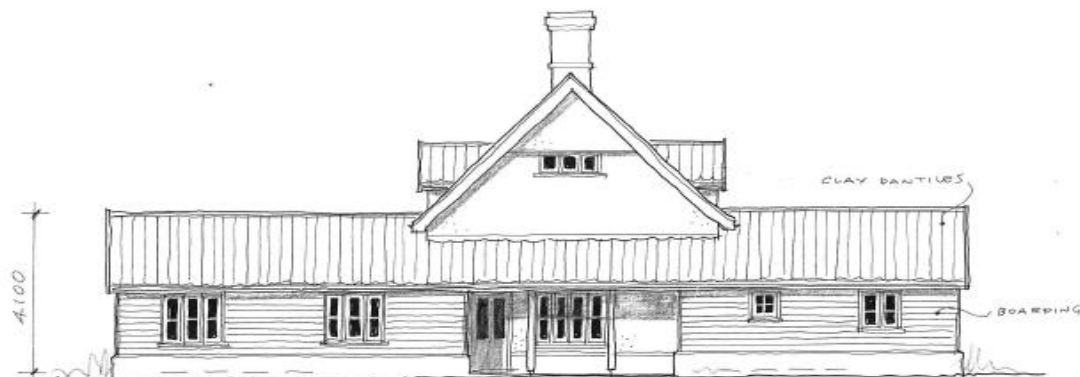


FIRST FLOOR ~ 1:100

|   |                              |   |
|---|------------------------------|---|
| Client: BURGESS HOMES LTD                             | Scale: 1:100                 | <b>BROWN &amp; SCARLETT ARCHITECTS</b><br>1 Old Hall Barns, Thurston Road<br>Pakenham, IP31 2NG<br>Tel: 01284 768800<br>info@brownandscarlett.co.uk |
| Project: PROPOSED NEW DWELLING AT THE GREEN, REDGRAVE | Date: AUG 2016               |   |
| Drawing: DETAILED PLANNING                            | Contract: 4193<br>Drg No. 11 |   |

## South & East Elevations

Slide 8



EAST ELEVATION ~



SOUTH (FRONT) ELEVATION ~ 1:100

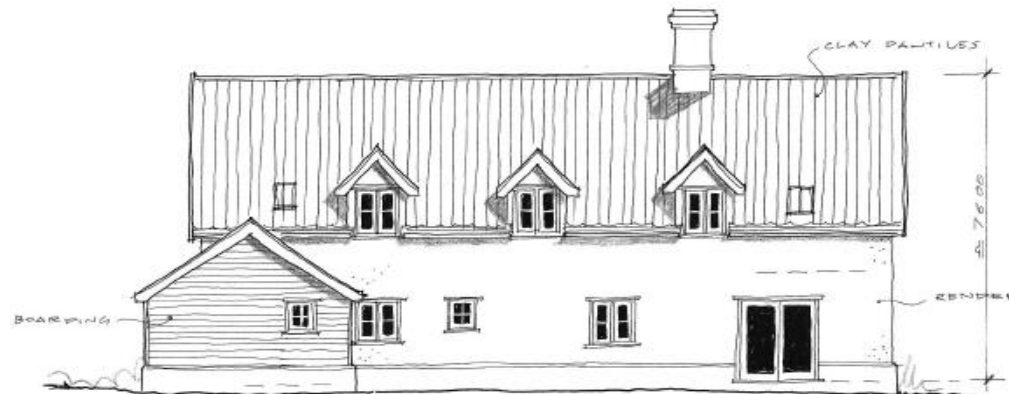
|          |   |           |                      |   |
|----------|---|-----------|----------------------|---|
| Client   | BURGESS HOMES LTD                               | Scale:    | 1:100                | <b>BROWN &amp; SCARLETT<br/>ARCHITECTS</b><br>1 Old Hall Barns, Thurston Road<br>Pakenham, IP31 2NG<br>Tel: 01284 768800<br>info@brownandscarlett.co.uk |
| Project: | PROPOSED NEW DWELLING AT<br>THE GREEN, REDGRAVE | Date:     | AUG 2016             |   |
| Drawing: | DETAILED PLANNING                               | Contract: | 4193<br>Dwg No. 12 A |   |

## West & North Elevations

Slide 9



WEST ELEVATION ~ 1:100

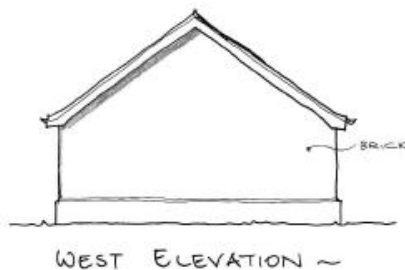
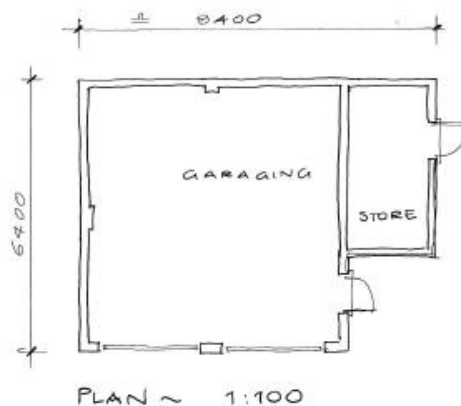


NORTH ELEVATION ~

|          |  |           |                      |   |
|----------|--|-----------|----------------------|---|
| Client   | BURGESS HOMES LTD                            | Scale:    | 1:100                | <b>BROWN &amp; SCARLETT</b><br><b>ARCHITECTS</b><br>1 Old Hall Barns, Thurston Road<br>Pakenham, IP31 2NG<br>Tel: 01284 768800<br>info@brownandscarlett.co.uk |
| Project: | PROPOSED NEW DWELLING AT THE GREEN, REDGRAVE | Date:     | AUG 2016             |   |
| Drawing: | DETAILED PLANNING                            | Contract: | 4193<br>Drg No. 13 A |   |

## Garage Elevations & Floor Plan

Slide 10

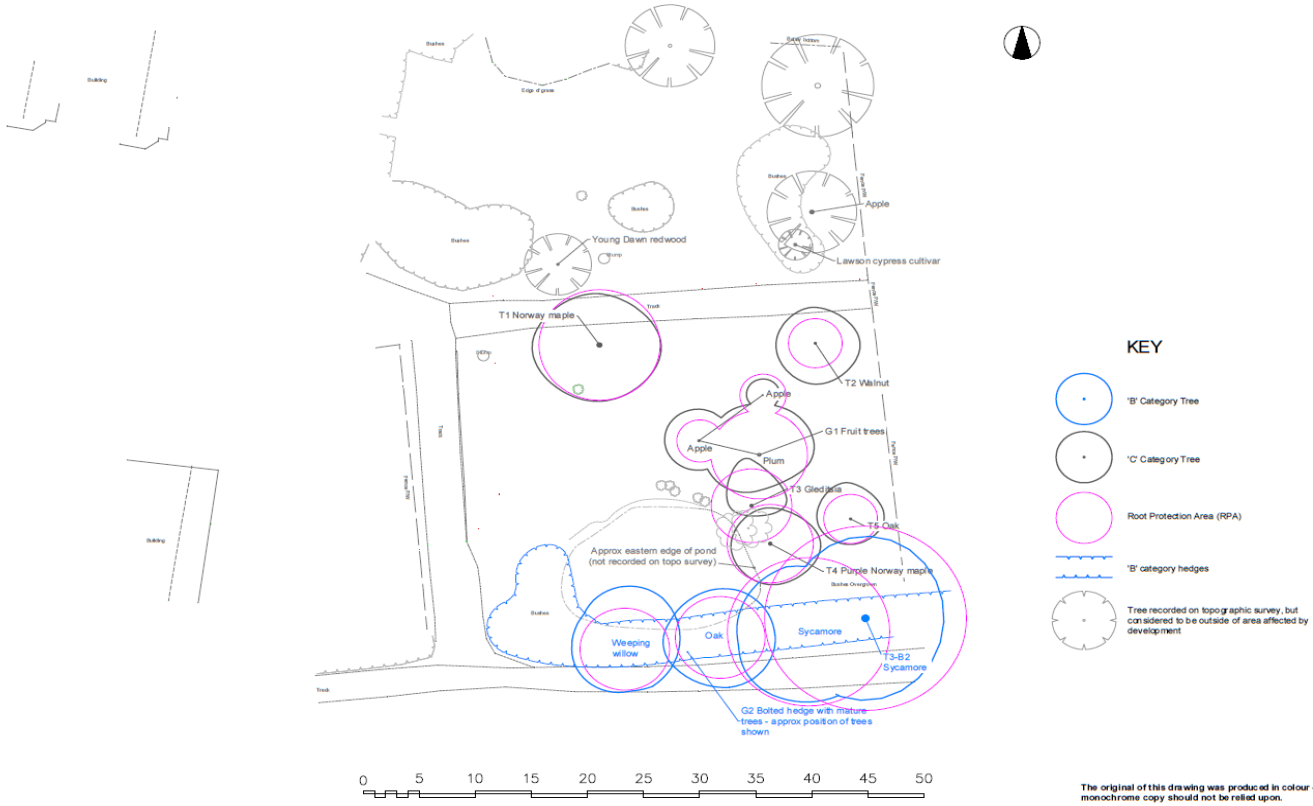


|          |  |                              |   |
|----------|--|------------------------------|---|
| Client   | BURGESS HOMES LTD                            | Scale: 1:100                 | <b>BROWN &amp; SCARLETT ARCHITECTS</b><br>1 Old Hall Barns, Thurston Road<br>Pakenham, IP31 2NG<br>Tel: 01284 768800<br>info@brownandscarlett.co.uk |
| Project: | PROPOSED NEW DWELLING AT THE GREEN, REDGRAVE | Date: AUG 2016               |   |
| Drawing: | DETAILED PLANNING                            | Contract: 4193<br>Drg No. 14 |   |

Tree Survey & Constraints Plan

Slide 11

Page 307



| Ref | Species                         | Stem Dia (mm) | Height (m) | Can. clear (m) | Br. clear (m) | Age Class | Physiology | Structural Condition | Arboreal Value | Landscape Value | Cultural / Conservation Value | General observations  | Useful Life                              | Grade |    |
|-----|---------------------------------|---------------|------------|----------------|---------------|-----------|------------|----------------------|----------------|-----------------|-------------------------------|---|--|-------|----|
| T1  | Norway maple                    | 450           | 10         | 1.5            | 1m x 2m       | MA        | N          | F                    | L              | L               | L                             | Located in lawn area, adjacent to gravel drive. Large sub leader at 1.5m height which is collecting water in the stem union, and has adaptive growth below the union. | 40+                                      | C2    |    |
| T2  | Walnut                          | 200           | 5.5        | 1              | N.a           | Y         | N          | F                    | L              | L               | L                             | Located in lawn area.   | 40+                                      | C2    |    |
| T3  | Sycamore                        | 750           | 16         | 4              | NA            | M         | N          | F                    | L              | M               | L                             | Hedge row tree on edge of site. Multiple leaders formed approx 2m above ground. Dense ivy growth prevents further inspection.   | 40+                                      | B2    |    |
| T3  | Gleditsia                       | 300           | 4          | 8              | N.a           | MA        | N          | F                    | L              | L               | L                             | Part of tree group adjacent to pond.  | 20+                                      | C2    |    |
| T4  | Purple Norway maple             | 320           | 10         | 2              | 2m x 2m       | MA        | N          | F                    | L              | L               | L                             | Part of tree group adjacent to pond.  | 40+                                      | C2    |    |
| T5  | Oak                             | 200           | 4          | 0              | N.a           | Y         | N          | F                    | L              | L               | L                             | Small suppressed tree located on edge of grass area.  | 40+                                      | C2    |    |
| G1  | Fruit trees                     | 300           | 3          | 1.5            | 2             | Y         | M          | N                    | F              | L               | L                             | 2 young apple trees and 1 mature plum. Plum is multi-stemmed and has Phellinus/fungal fruit bodies on stems.  | 20+                                      | C2    |    |
| G2  | Botted hedge and roadside trees | 250           | 10         | 12             | N.a           | N.a       | Y          | M                    | N              | F               | L                             | M   | Botted hedgerow containing mature trees. | 40+   | B2 |

The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revisions :

Land & Sculpture Design Partnership  
LANDSCAPE ARCHITECTURE · SCULPTURE · ARBORICULTURE

CLIENT: Burgess Homes Ltd  
SITE: The Green, Redgrave  
DRG: Tree Survey & Constraints Plan  
DRN BY: GH  
SCALE: 1:200 @ A1  
DATE: June 2016  
No: LSDP-11390.01

OCTAGON HOUSE · THE WATER RUN · HITCHAM · IP86CH · IP77LN  
T: 01449 740275 · E: LSDP@tdremed.com

This page is intentionally left blank

## **Consultee Comments for application 3845/16**

### **Application Summary**

Application Number: 3845/16

Address: Land adjacent Green Farm Cottage, The Green, Redgrave, IP22 1RR

Proposal: Erection of detached dwelling and garage.

Case Officer: Ruth Bishop

### **Consultee Details**

Name: Mrs Leeann Jackson-Eve

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

Email: redgrave\_pc@btopenworld.com

On Behalf Of: Redgrave Parish Clerk

### **Comments**

There was no objection to the design itself but there were concerns about the possible damage and obstruction of the single track lane by construction vehicles, flooding issues from the pond which it was felt made the site unsuitable for building on and the loss of a significant number of trees.

## Consultation Response Pro forma

|          |   |  |                             |
|----------|---|--|-----------------------------|
| <b>1</b> | <b>Application Number</b>   | 3845/16<br>Green Farm Cottage, Redgrave  |                             |
| <b>2</b> | <b>Date of Response</b>   | 10.11.16   |                             |
| <b>3</b> | <b>Responding Officer</b>   | Name:  | Paul Harrison               |
|          |   | Job Title:   | Heritage and Design Officer |
|          |   | Responding on behalf of...   | Heritage                    |
| <b>4</b> | <b>Summary and Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>• less than substantial harm to a designated heritage asset because it fails to properly assess the significance of heritage assets affected, and would erode the character of the historic green, a key feature of the Conservation Area, and would harm the setting of the adjacent listed building, without providing appropriate justification.</li> </ul> 2. Since any built development at this site would involve similar harm, the Heritage Team can only recommend refusal.   |                             |
| <b>5</b> | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation.<br>Please refer to any guidance, policy or material considerations that have informed your recommendation.           | <p>The site is within the Redgrave Conservation and is in the setting of three listed buildings: Sunny View to the south, and The Pightle and The Cottage to the north west. The unlisted building Green Cottage to the west, and the former green itself should also be considered heritage assets.</p> <p>The statutory duties in ss66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 make avoiding harm to the designated assets presumptively desirable. Recent High Court and Appeal Court rulings have confirmed that this has the effect of a strong presumption against harm, and that harm is a consideration to be given great or considerable weight in decision making. Similarly, the NPPF expects great weight, its highest category of weight, to be given to conserving designated heritage assets. Harm should require clear and convincing justification, which may include public benefits which outweigh the harm.</p> <p>The Redgrave Conservation Area focusses on the historic buildings which line the former green and the street leading from its northern end. As is noted in the Suffolk Historic Landscape Character survey, surviving and former greens, particularly in the ancient plateau claylands of the northern part of the Mid Suffolk area, represent a highly distinctive pattern of development giving clear evidence of the evolution of land ownership</p> |                             |

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



|   |  |   |
|---|--|---|
|   |  | <p>and farming practice over many centuries.</p> <p>At Redgrave the Conservation Area Appraisal notes among the green's important features that development is mostly one plot deep, the area is secluded with private unmade roads serving a scatter of dwellings, and that two footpaths along the site to E and S allow public appreciation of the special character of the Conservation Area.</p> <p>The three listed buildings and Green Cottage were built to take advantage of the common land to their front and their associated farm land to the rear. It is striking that this relationship survives so clearly at this point, making the location and extent of the green readily visible, and making an important contribution to the setting and significance of the listed buildings. Built development at this site would completely eradicate this important distinction, preventing appreciation of the original relationship of the four houses with their surroundings.</p> <p>The proposal would conflict with the prevailing and historic linear pattern noted in the Appraisal, would intrude in historically undeveloped land, would prevent appreciation of key characteristic of Conservation Area. It would also involve loss of one oak tree, one walnut tree, and two maple trees; Heritage share the concern of the Parish Council and would ask that the Tree Officer should explicitly comment on the contribution of these native trees to the character of the Conservation Area.</p> <p>The level of harm is considered serious but short of the category of substantial. The application includes no adequate assessment of the setting of the listed buildings or the conservation area, and the impact of the proposal on their significance. In this respect the application fails NPPF paragraph 128. The public benefit of a single dwelling in this location would not outweigh the harm to the designated heritage assets.</p> |
| 6 | <p><b>Amendments, Clarification or Additional Information Required</b><br/>(if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p> |   |
| 7 | <b>Recommended conditions</b>  |   |

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

**From:** David Harrold  
**Sent:** 10 October 2016 14:45  
**To:** Planning Admin  
**Cc:** Ruth Bishop  
**Subject:** Plan Ref 3845/16/FUL Land adj Green Farm Cottage, The Green Redgrave. EH - Land Contamination

Thank you for consulting me on the above application.

I note the satisfactory Enviroscreen Report dated 11 September 2016 and completed contaminated land questionnaire.

I can confirm in respect of land contamination that I do not have any adverse comments and no objection to the proposed development.

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.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

01449 724718

**From:** David Pizzey  
**Sent:** 12 October 2016 09:46  
**To:** Ruth Bishop  
**Cc:** Planning Admin  
**Subject:** 3845/16 Land adjacent Green farm Cottage, Redgrave.

Ruth

I have no objection to this proposal as it does not appear to affect any trees of significant amenity value.

Regards

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

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [<mailto:planningadmin@midsuffolk.gov.uk>]  
**Sent:** 07 October 2016 09:40  
**To:** David Pizzey  
**Subject:** Consultation on Planning Application 3845/16

Correspondence from MSDC Planning Services.

Location: Land adjacent Green Farm Cottage, The Green, Redgrave, IP22 1RR

Proposal: Erection of detached dwelling and garage.

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

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

The planning policies that appear to be relevant to this case are HB8, HB9, HB1, CL8, NPPF, GP1, RT12, HB13, which can

be found in detail in the Mid Suffolk Local Plan.

**From:** Greg McSorley  
**Sent:** 13 October 2016 14:18  
**To:** Planning Admin  
**Subject:** Re 3845/16 Land adjacent Green Farm Cottage

Good afternoon,

Thank you for consulting us on this proposal. In my opinion there would be no significant impact on known archaeological sites or areas with archaeological potential. I have no objection to the development and do not believe any archaeological mitigation is required.  
Best wishes

**Greg McSorley**  
Business Support Officer  
Suffolk County Council Archaeological Service  
Bury Resource Centre  
Hollow Road  
Bury St Edmunds  
Suffolk IP32 7AY  
Tel.: 01284 741230  
Email: [greg.mcsorley@suffolk.gov.uk](mailto:greg.mcsorley@suffolk.gov.uk)

Website: <http://www.suffolk.gov.uk/archaeology>  
Search the Suffolk HER online at: <http://heritage.suffolk.gov.uk>  
Follow us on Twitter at: <https://twitter.com/SCCArchaeology>

Your Ref: MS/3845/16  
Our Ref: 570\CON\3399\16  
Date: 26/10/2016  
Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

Email: [planningadmin@babberghmidsuffolk.gov.uk](mailto:planningadmin@babberghmidsuffolk.gov.uk)

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

**For the Attention of:** Ruth Bishop

Dear Ruth

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3845/16**

**PROPOSAL:** Erection of detached dwelling and garage

**LOCATION:** Land Adjacent Green Farm House, The Green, Redgrave

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

1 V 7

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) any means of frontage enclosure shall be set back 2.4 metres from the edge of the carriageway of the adjacent highway.

Reason: In the interests of highway safety, to avoid obstruction of the highway and provide a refuge for pedestrians.

2 P 1

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

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

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management

This page is intentionally left blank

## **Committee Report**

**Committee Date:** 22 February 2017

**Item No:** 6

**Reference:** 3146/16  
**Case Officer:** LW

---

**Description of Development:** Erection of a detached dwelling, formation of parking area and vehicular access

**Location:** Land at Orchard Way, School Road, Coddendam IP6 9PS

**Parish:** Coddendam

**Ward:** Helmingham and Coddendam

**Ward Member:** Cllr Tim Passmore

**Site Area:**

**Conservation Area:** 03

**Listed Building:** No

**Received:** 22/07/2016

**Expiry Date:** 10/02/2017

---

**Application Type:** Full

**Development Type:** DWL

**Environmental Impact Assessment:**

**Applicant:** Mrs T Simpson

**Agent:** Moss Architectural Design

---

## **DOCUMENTS SUBMITTED FOR CONSIDERATION**

List of applications supporting documents and reports

### **Defined Red Line Plan:**

The defined Red Line Plan for this application is the Site Location Plan [LS/DC/001A] received 06/10/2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

### Approved Plans and Documents:

*Application Form* - received 22/07/2016  
*Site Location Plan [LS/DC/001A]* - received 06/10/2016  
*Existing Site Plan [LS/DC/002A]* - received 06/10/2016  
*Existing Street Scene [LS/DC/003]* - received 06/10/2016  
*Proposed Site Plan [LS/DC/004A]* - received 06/10/2016  
*Proposed Floor Plans [LS/DC/005A]* - received 06/10/2016  
*Proposed Elevations [LS/DC/006A]* - received 06/10/2016  
*Proposed Section [LS/DC/007A]* - received 06/10/2016  
*Proposed Street Scene [LS/DC/008A]* - received 06/10/2016  
*Alignment Drawings* - received 13/10/2016

The application, plans and documents submitted by the Applicant can be viewed online at [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk) via the following link:

<http://planningpages.midsuffolk.gov.uk/online-applications/simpleSearchResults.do?sessionId=28DA076717946E7E5AFB9E66EFB77783?action=firstPage>

Alternatively, a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

### **SUMMARY**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The officers recommend approval of this application. The proposed development represents a sustainable form of residential development.

### **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

---

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

Councillor Passmore a Member of the Council has requested that the application is determined by the appropriate Committee and the request has been made in accordance with the Planning Charter or such other protocol / procedure adopted by the Council. The Member's reasoning is included in the agenda bundle.



---

## **PART TWO – APPLICATION BACKGROUND**

---

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

### **History**

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

|            |  |                       |
|------------|--|-----------------------|
| 2020/13    | Erection of single storey side in-fill extension                                   | Granted<br>23/08/2013 |
| 0584/03/   | PROPOSED TWO STOREY EXTENSION AND DETACHED DOUBLE GARAGE                           | Granted<br>01/07/2003 |
| 0068/02/OL | ERECTION OF ONE DETACHED DWELLING INCLUDING CONSTRUCTION OF NEW VEHICULAR ACCESS.  | Refused<br>12/08/2002 |
| 0066/02/OL | ERECTION OF TWO DETACHED DWELLINGS INVOLVING CONSTRUCTION OF NEW VEHICULAR ACCESS. | Refused<br>13/08/2002 |

### **Details of Previous Committee / Resolutions**

3. Members voted to defer the committee decision to a later date, following a site visit with Suffolk County Council Highways Authority in attendance.

### **Details of Member site visit**

4. Members attended a site visit February 15<sup>th</sup> 2017.

### **Details of any Pre Application Advice**

5. The applicant contacted the Duty Officer and the development of the site was discussed. Preliminary discussions suggested that the proposals would be acceptable in principle, subject to findings of the site visit and consultation responses. Advice made specific reference to the position of the site within the Conservation Area, and the design of the proposal.

---

## PART THREE – ASSESSMENT OF APPLICATION

---

### **Consultations**

6. *This is a summary of the representation received. See agenda bundle for full responses.*

**Coddenham Parish Council** - The parish Council requested that the application was referred to Planning Committee and that the Committee be asked to visit the site prior to making any decision.

**MSDC Environmental Health Officer [Land Contamination]** - The Environmental Health Officer considered that the application required no adverse comments or objection.

**MSDC Heritage Team** - The Heritage Team considers that the proposal would cause

- No harm to a designated heritage asset because the revised scheme with an increased plot size and increased distance of the proposed dwelling to be set back from the highway, as well as the removal of suburban, incongruous materials from the design have omitted the harm of the proposal to the Coddenham Conservation Area.

The Heritage Team recommends appropriate conditions are attached to any permission issued.

**MSDC Tree Officer** - The tree officer stated there were no arboricultural implications relating to this proposal.

**SCC Highways Authority** - County Council Highway Authority recommended that any permission which the Planning Authority may give should include the appropriate conditions.

**Suffolk Wildlife Trust** - No response has been received from the Suffolk Wildlife Trust.

### **Representations**

7. *This is a summary of the representations received.*

Local and third party representation were received regarding:

- Impact on highway safety
- Overdevelopment

- Overshadowing
- Loss of privacy
- Impact on Conservation Area

### **The Site and Surroundings**

8. The application site forms part of the side garden of Orchard Way; a detached two storey dwelling occupying a reasonably sized site within the centre of the village of Coddendam. The site is elevated, to the eastern side of School Road. Orchard Way benefits from an existing vehicular access from the highway, leading to a private driveway. The application site is located to the north of the existing house, and is bounded to the roadside and to the north by an established hedgerow.

### **The Proposal**

9. The application seeks permission for the erection of a single two storey dwelling, with associated vehicular access and landscaping.

### **NATIONAL PLANNING POLICY FRAMEWORK**

10. The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.
  - I. Paragraph 6 - The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.
  - II. Paragraph 7 details the three roles of sustainable development as economic, social and environmental and that development should seek to provide enhancements to these roles.
  - III. Paragraph 8 states that the three roles of sustainable development should be sought jointly and not in isolation.
  - IV. Paragraph 17 lists the 12 core planning principles. Most notable are that development should secure high quality design, high level of amenity, support the transition to a low carbon future and actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
  - V. Paragraph 30 details that in preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport
  - VI. Paragraph 32 requires all decisions should take account of whether safe and suitable access to the site can be achieved for all people.

- VII. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. 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.

## **CORE STRATEGY**

11. Summary of relevant policies Core Strategy 2008 and Core Strategy Focused Review:
- I. Policy CS1 "Settlement Hierarchy" sets out the distribution of housing across the district
  - II. Policy CS4 "Adapting to Climate Change" details that development proposals will contribute to the delivery of sustainable development and to plan for climate change through addressing its causes and potential impacts in terms of flood risk, biodiversity and pollution.
  - III. Policy CS5 "Mid Suffolk's Environment" states that all development will maintain and enhance the environment and retain local distinctiveness of an area. It will protect and conserve landscape qualities.
  - IV. Policy FC1 "Presumption in favour of sustainable development" details that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
  - V. Policy FC1.1 "Mid Suffolk approach to delivering Sustainable Development" sets out that development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development. Proposals for development must conserve and enhance the local character of the different parts of the district.

## **NEIGHBOURHOOD PLAN / SUPPLEMENTARY PLANNING DOCUMENTS / AREA ACTION PLAN**

12. None

## **SAVED POLICIES IN THE LOCAL PLAN**

13. Summary of policies in the Mid Suffolk Local Plan 1998:
- I. Policy GP1 "Design and layout of Development" sets out the design principles for all development in Mid Suffolk. Proposals should maintain or enhance the character and appearance of their surroundings and the site. Development should respect the scale and density of surrounding development, incorporate and protect important natural landscape features and make proper provision for parking in manner which does not dominate the appearance.

- II. Policy H13 “Design and Layout of Housing Development” details that new housing development will be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings. It should respect the character of the site and the relationship with surrounding area, not unduly affect amenities of neighbouring residents, have adequate privacy and private amenity, retain landscape features unless impracticable or unnecessary and satisfactory access to the highway network.
- III. Policy H15 “Development to Reflect Local Characteristics” states that new housing should be consistent with the pattern and form of development in the neighbouring area, the character of its setting, site constraints and the sites configuration including its natural features.
- IV. Policy H16 “Protecting Existing Residential Amenity” details that the permission will be refused if the development will materially reduce the amenity and privacy of adjacent dwellings or erodes the character of the surrounding area.
- V. Policy T9 “Parking Standards” states that development proposals shall accord with the adopted parking standards.
- VI. Policy T10 “Highway Considerations in Development” details that regard will be given to the safe access to and egress from the site, suitability of existing roads for safe access and amount and type of traffic generated, adequate space for parking and turning cars within the site.

### **Officer’s Assessment**

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

The following are identified as the main considerations in assessing this application.

### **The Principle Of Development**

- 15. The site is located within the settlement of Coddendam, as a defined by the Policy CS1 of the Mid Suffolk Core Strategy as a ‘Secondary Village’. These villages are considered capable of accommodating suitable infill development.

The NPPF states that districts should have a 5 year land supply plus an appropriate buffer. Mid Suffolk’s land supply does not meet this requirement, and for the purposes of this report the housing land supply was calculated in June 2015, and stated to be 3.3 years.

Given that Mid Suffolk cannot demonstrate a 5 year housing supply it is considered that Policy CS1 and the housing policies on land supply should be not considered to be up to date. The NPPF nevertheless requires that the development must be considered to be sustainable in order to be acceptable. The proposal site is within the settlement boundary of Coddenham where in usual circumstances new residential development would be considered appropriate.

Officers have carefully considered the context of this site, in particular the facilities that would be available to the occupiers of the proposed dwelling. The details above identify that there are facilities available that are within a reasonable walking distance and can be accessed by public right of way. These facilities would allow for the occupiers to access a number of facilities or services required in a typical day without the need for the reliance on the private car.

Taking all of these factors on board, the Mid Suffolk District Council's current 5 year Housing Land Supply and the NPPF position on this matter it is considered that, under these particular circumstances the principle of residential development is not considered unacceptable.

#### **Site Access, Parking And Highway Safety Considerations**

16. The layout proposes creation of a new access and parking area to be served by School Road.

The Highway Authority, having considered the application, do not wish to restrict the grant of outline planning permission but seek the inclusion of an appropriate condition to secure parking space.

It is considered that the use of the access by an additional dwelling would not be prejudicial to either pedestrian or vehicular highway safety and that adequate parking can be achieved within the application site and secured by a planning condition.

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

17. Section 12 of the NPPF states the Local Planning Authority, when determining applications should take account of the desirability of sustaining and enhancing the significance of heritage assets, their positive contribution to the economic viability of communities and their character and distinctiveness. Any alterations should not detract from the architectural or historic character of the building and its setting.

Paragraph 131 of the NPPF suggests that 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. Consideration should be given to the positive contribution they can make to sustainable communities including their economic viability.

Any alterations should not detract from the architectural or historic character of the building and its setting. Policies HB1, HB3 and HB4 place high priority on protecting the character and appearance of buildings of architectural and historic interest, alterations will only be permitted where high standards of design, detailing, materials and construction are met and that proposed extensions will not dominate the original building by virtue of siting, size, scale and materials. HB8 states that development should conserve or enhance the character and appearance of the Conservation Area. Core Strategy policy CS5 requires all development to maintain and enhance the historic environment.

It is considered that whilst the proposal will have an effect on the Coddensham Conservation Area, in the sense that there would be a new dwelling where there is presently domestic garden land, it is not considered that this effect will be harmful.

Officers have taken into account the increased plot size and the set back of the dwelling from the highway and the appropriate use of materials and concluded that the development is acceptable.

### **Impact On Residential Amenity**

18. Careful consideration has been given to the detailed design of the dwelling as to the impact upon residential amenity. The application seeks permission for a single two storey dwellinghouse on a moderately sized plot.

It is noted the property to the north-west of the site, Rose Cottage, is within relatively close proximity to the western boundary of the site, however given the amount of proposed amenity space and level of the vegetative border that is to be retained, the amenity of the occupants is not considered to be adversely affected by the proposal, to an unacceptable extent. A single high level window is proposed at first floor level on the north-western elevation, which serves the ensuite.

Consideration has been given to the additional vehicular movements and the impact that this would have upon the properties along School Road, which face the highway. It is considered that the additional dwellings would not create a significant material increase in the number of vehicular movements to cause an unacceptable level of noise or disturbance to the occupiers of these properties.

Given this context, the amenities of the occupants of the surrounding residential properties is not considered to be adversely affected by the proposal, to an unacceptable extent. Consideration has been given to the additional vehicular movements and the impact that this would have upon the properties along Church Street, which face the highway. It is considered that one further dwelling would not create a significant material increase in the number of vehicular movements to cause an unacceptable level of noise or disturbance to the occupiers of these properties.

### **Biodiversity And Protected Species**

19. The application site is an established informal garden, laid to grass. As layout and landscaping are reserved for subsequent approval these conclusions may alter. There are no records of protected species in the vicinity of the application site. Furthermore the proposal is for the construction of a single dwelling; works which will not include the loss of any potential habitats, as such the proposal is not considered to risk harm to protected species.

### **Planning Obligations**

20. The proposal is for a single dwelling and therefore is not subject to affordable housing contributions in accordance with altered policy H4 of the Mid Suffolk Local Plan. The development is also not subject to tariff style planning obligations (section 106 planning obligations) in accordance with the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the written ministerial statement of 28 November 2014.

The Community Infrastructure Levy is chargeable on all new housing units unless it is built by a self-builder.

### **Details Of Financial Benefits / Implications (S155 Housing and Planning Act 2016)**

21. In regards to S155 of the Housing and Planning act 2016 the development will generate council tax and is a CIL chargeable development. Should the development be granted the Self-Build Exemption then no CIL monies will be required. Details to add as appropriate.

---

## **PART FOUR – CONCLUSION**

---

### **Planning Balance**

22. When taken as a whole and as a matter of planning judgement, the proposal is considered to adhere to the development plan and NPPF and therefore can be considered sustainable development. There is a presumption in favour of sustainable development. The application is therefore recommended for approval.



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

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

In this the application as initially submitted raised an objection from the Heritage Team as the proposed design and layout was considered to be detrimental to the character of the designated heritage asset, the Coddensham Conservation Area.. The Local Planning Authority advised that this objection could be overcome by subtle amendments to the positioning and form of the proposal. The agent opted to amend the appearance and position of the new dwelling. This resulted in the proposal being set back from the highway, into the site and the application being subject to re-consultation. The amended scheme overcame the heritage objection.

**Identification of any Legal Implications of the decision**

24. It is not considered that there will be any Legal Implications should the decision be approved.

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

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

**RECOMMENDATION**

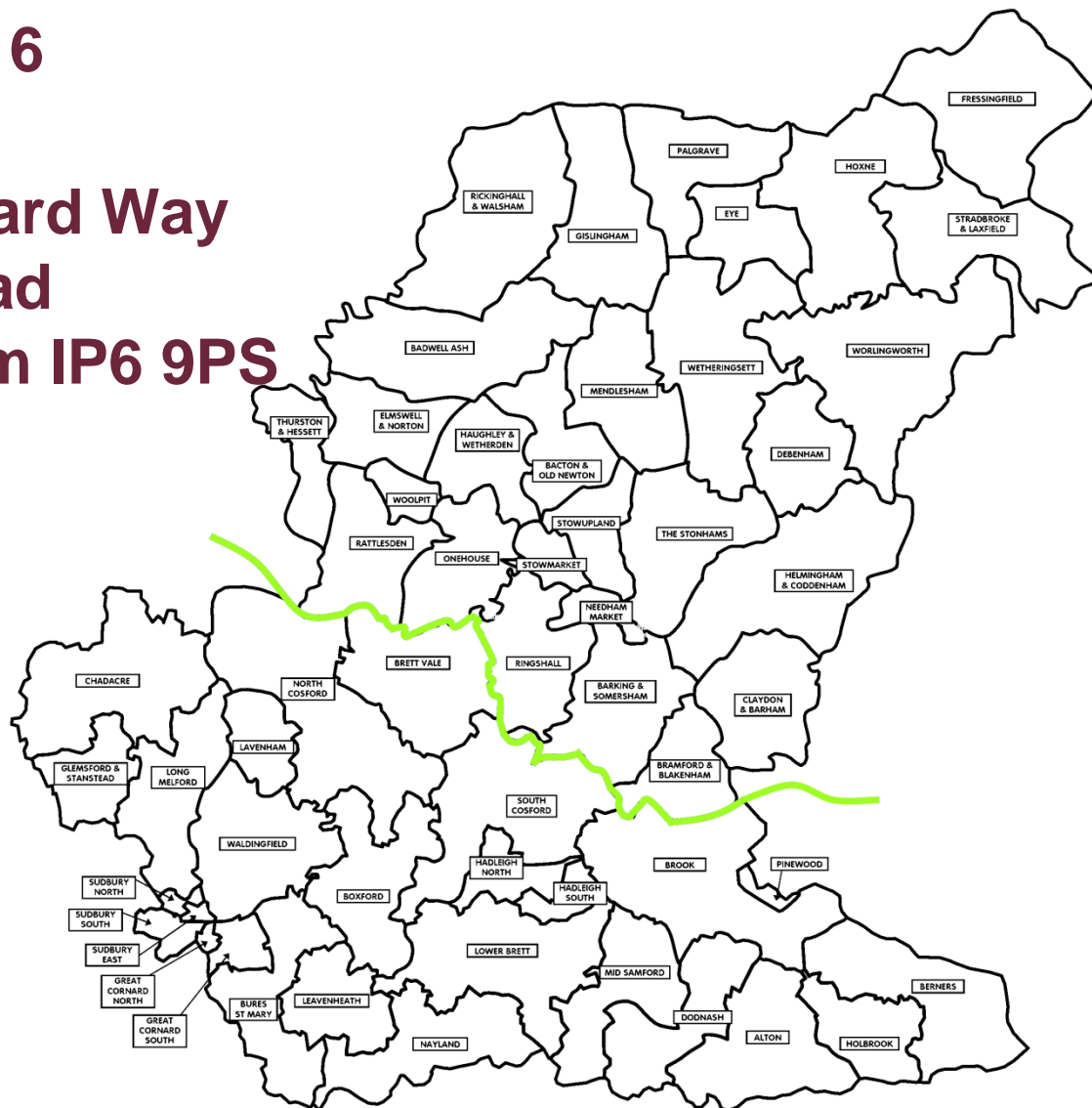
24. That authority be delegated to Professional Lead - Growth & Sustainable Planning to GRANT Planning Permission and that such permission be subject to the conditions as set out below:

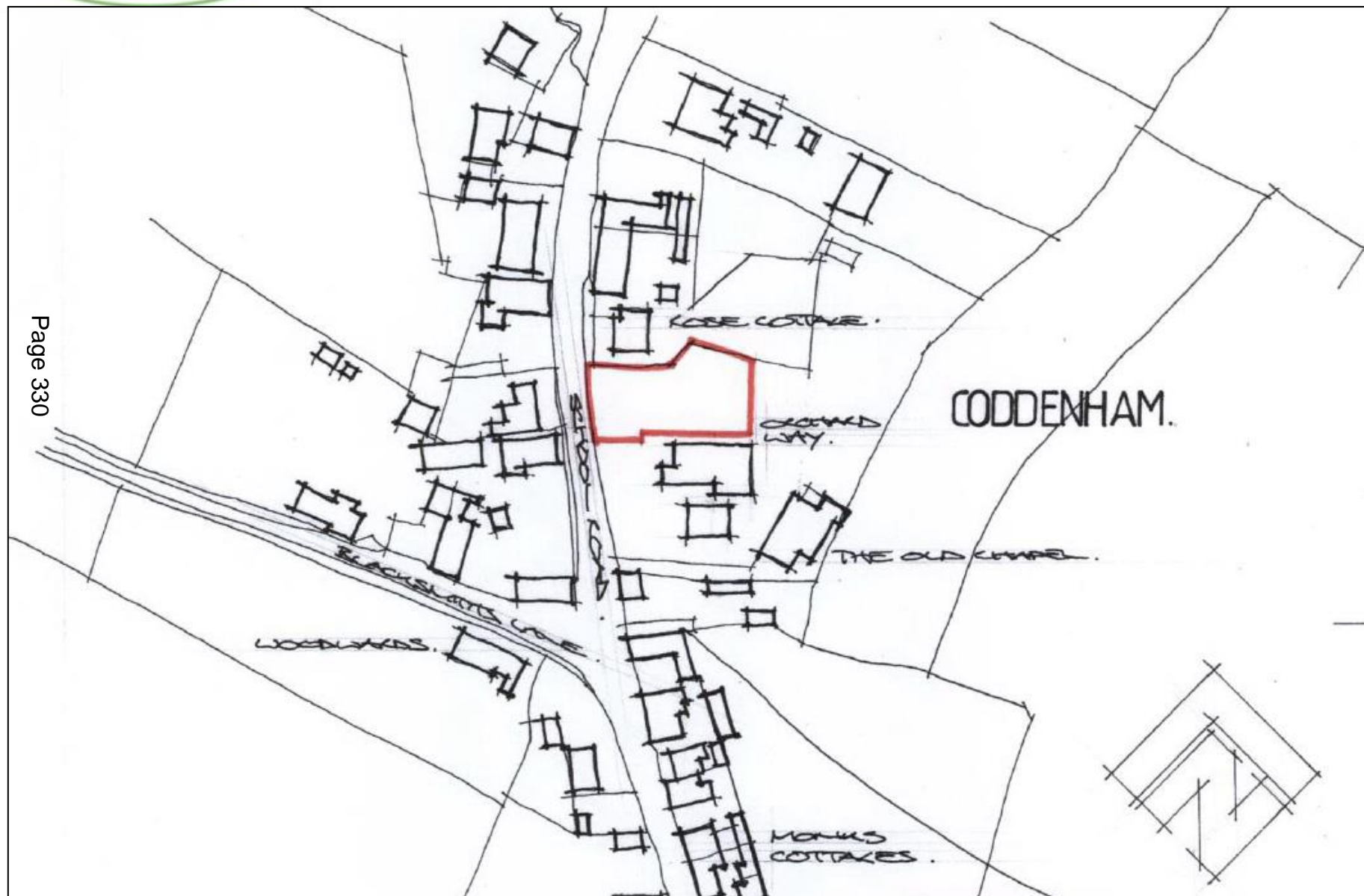
1. Standard time limit
2. Approved plans
3. Sample brick [Plinth, chimney & retaining wall] – brick, bond & mortar.

4. Sample of roof materials
5. Cladding to be stained black
6. Railings to be agreed.
7. Rooflight – manufacturer details and specification
8. Details of shed
9. Render mix and component ratio
10. Colour of painted render.
11. Highways condition - access
12. PD right removed - no additional windows (NW elevation)

**Address: Land at Orchard Way  
School Road  
Coddensham IP6 9PS**

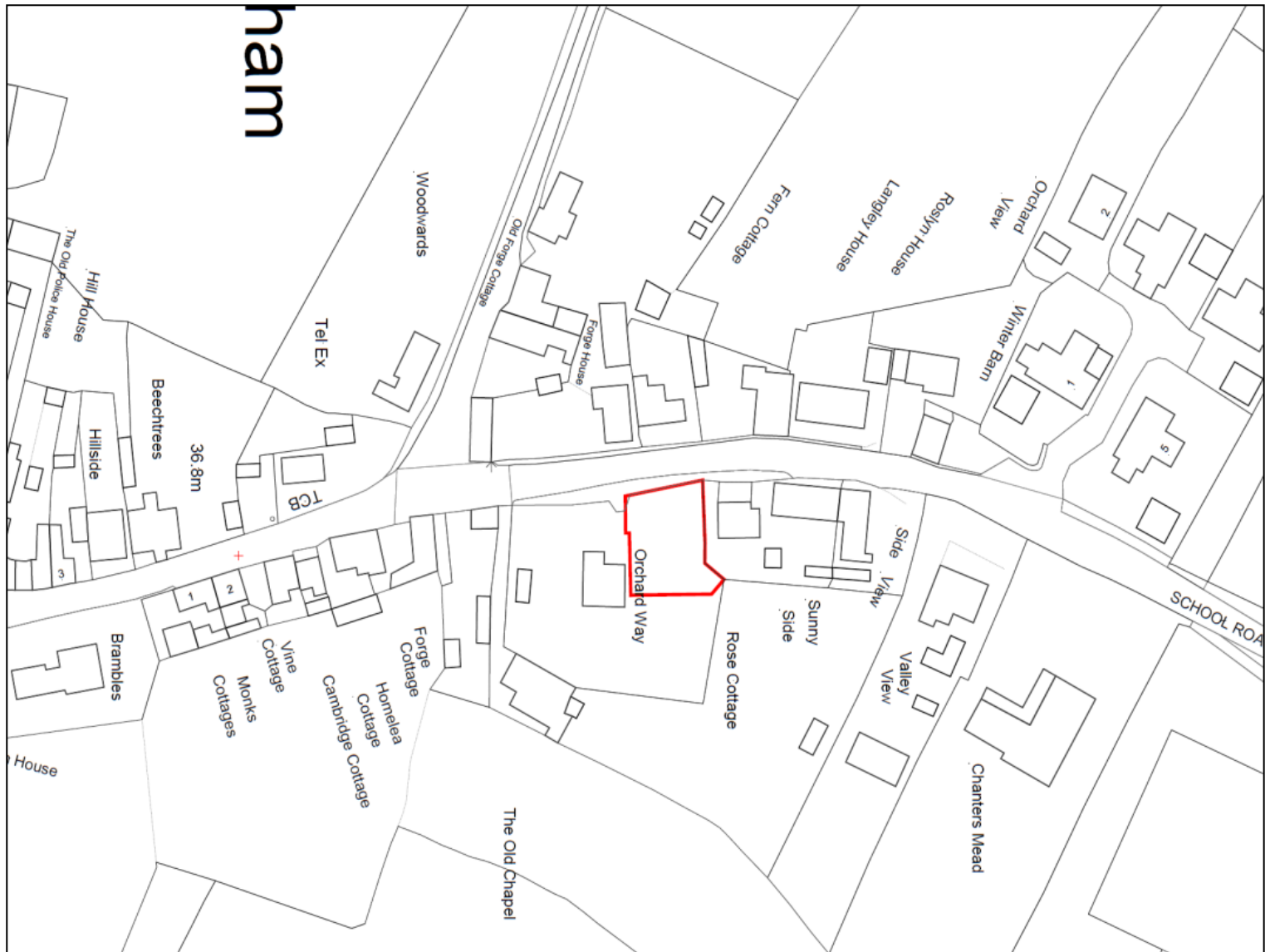
Page 329





# Plotted Site

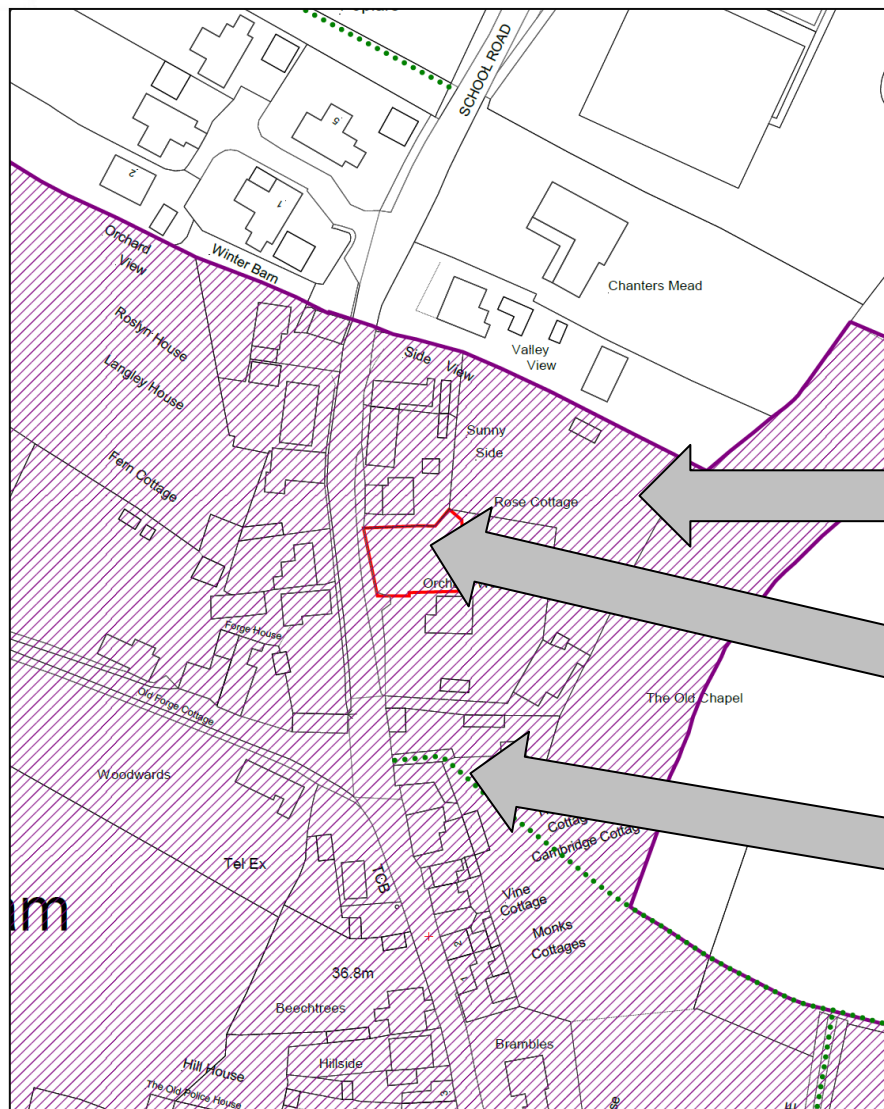
Slide 3





## Constraints Map

Slide 4



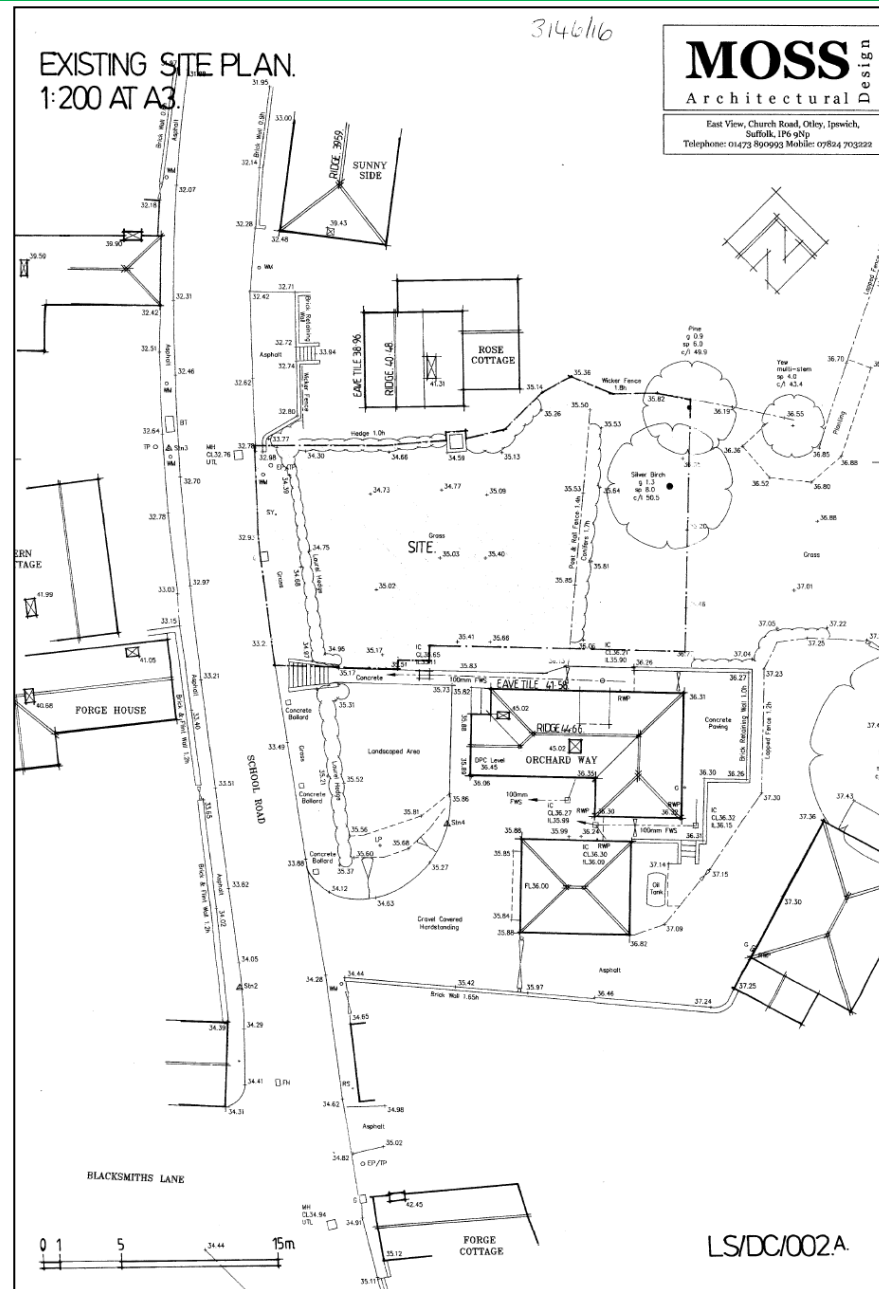
**Conservation Area**

**Site**

**SCC Footpaths**

# Existing Site Plan

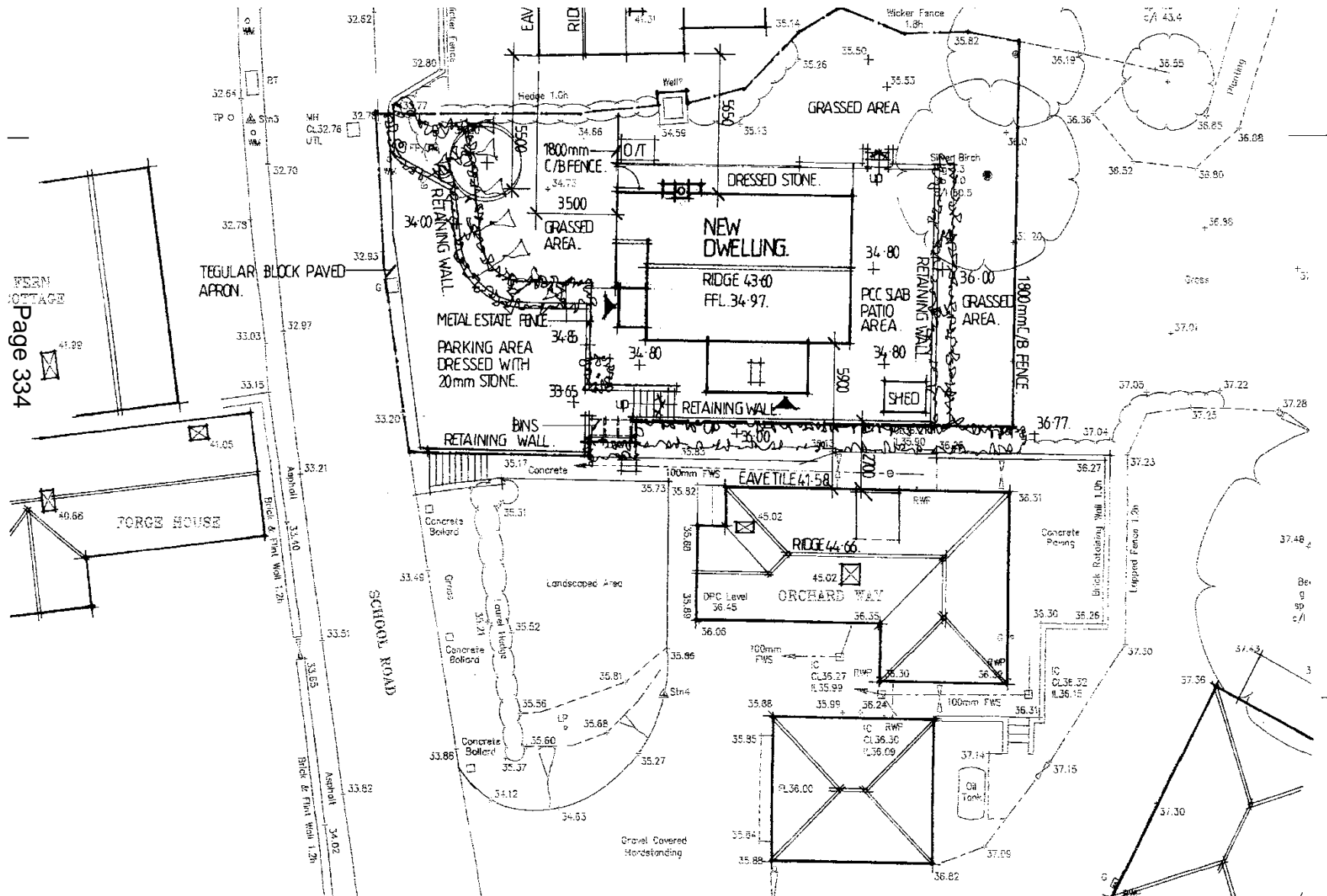
Page 333



Slide 5

## Proposed Site Plan

Slide 6

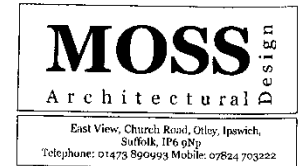




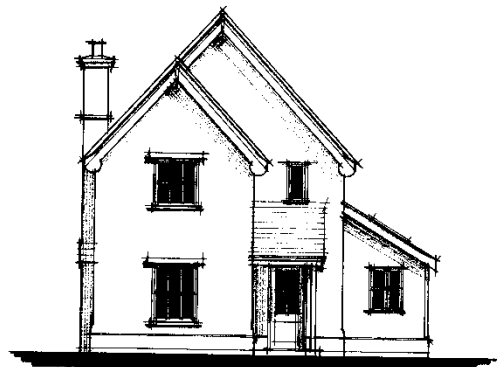
## Proposed Elevations

Slide 7

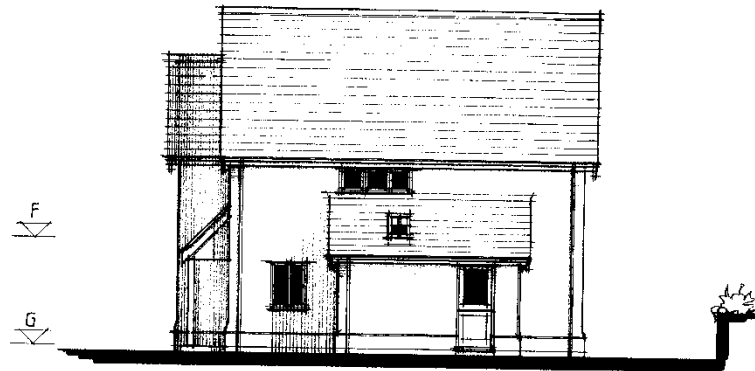
PROPOSED ELEVATIONS.  
1:100 AT A3.



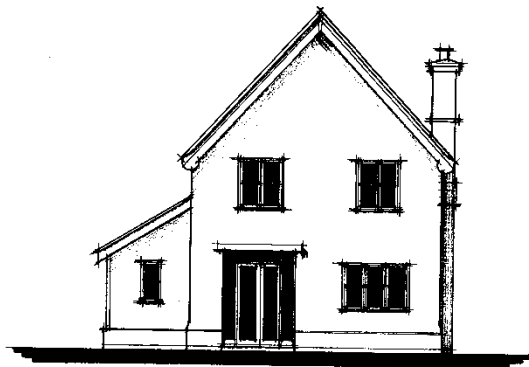
3146116



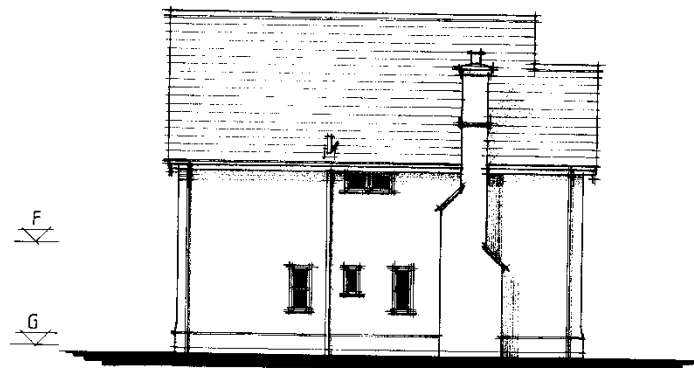
FRONT - WEST.



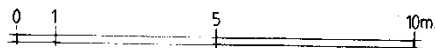
SIDE - SOUTH.



REAR - EAST.



SIDE - NORTH.



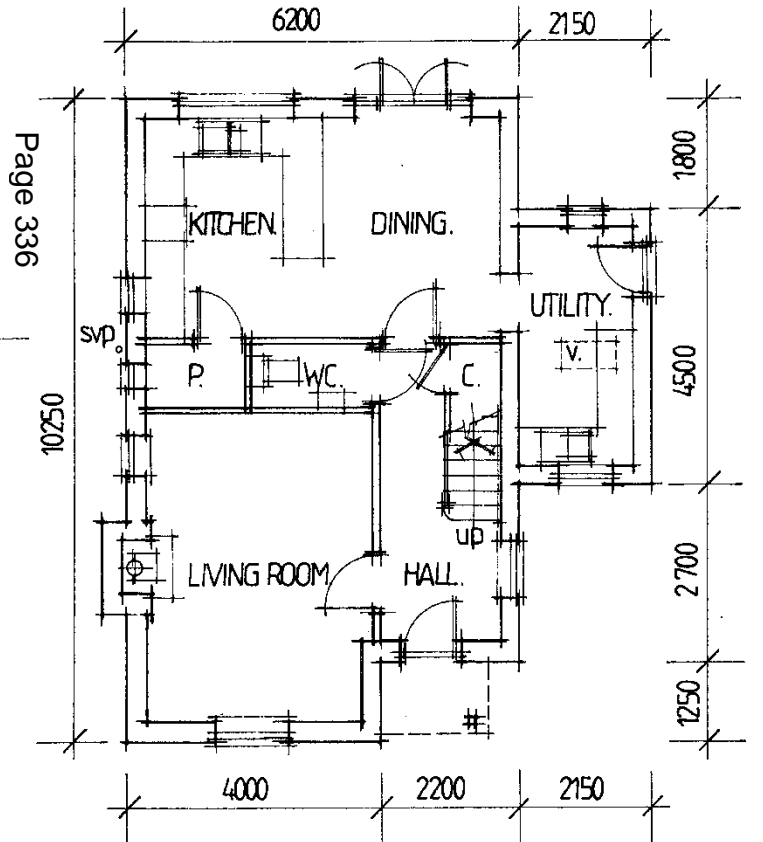
## PROPOSED FLOOR PLANS. 1:100 AT A4.

3146/16

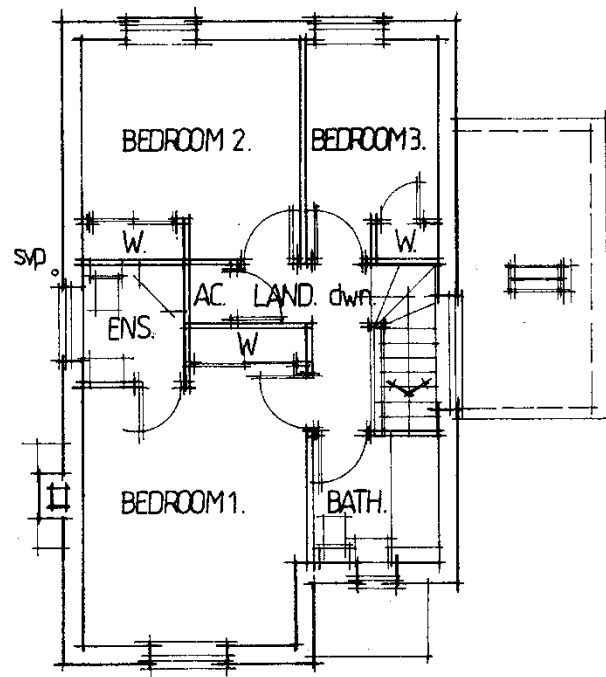
**MOSS** Design  
Architectural

East View, Church Road, Otley, Ipswich,  
Suffolk, IP6 9Np  
Telephone: 01473 890993 Mobile: 07824 703222

### GROUND FLOOR.



### FIRST FLOOR.

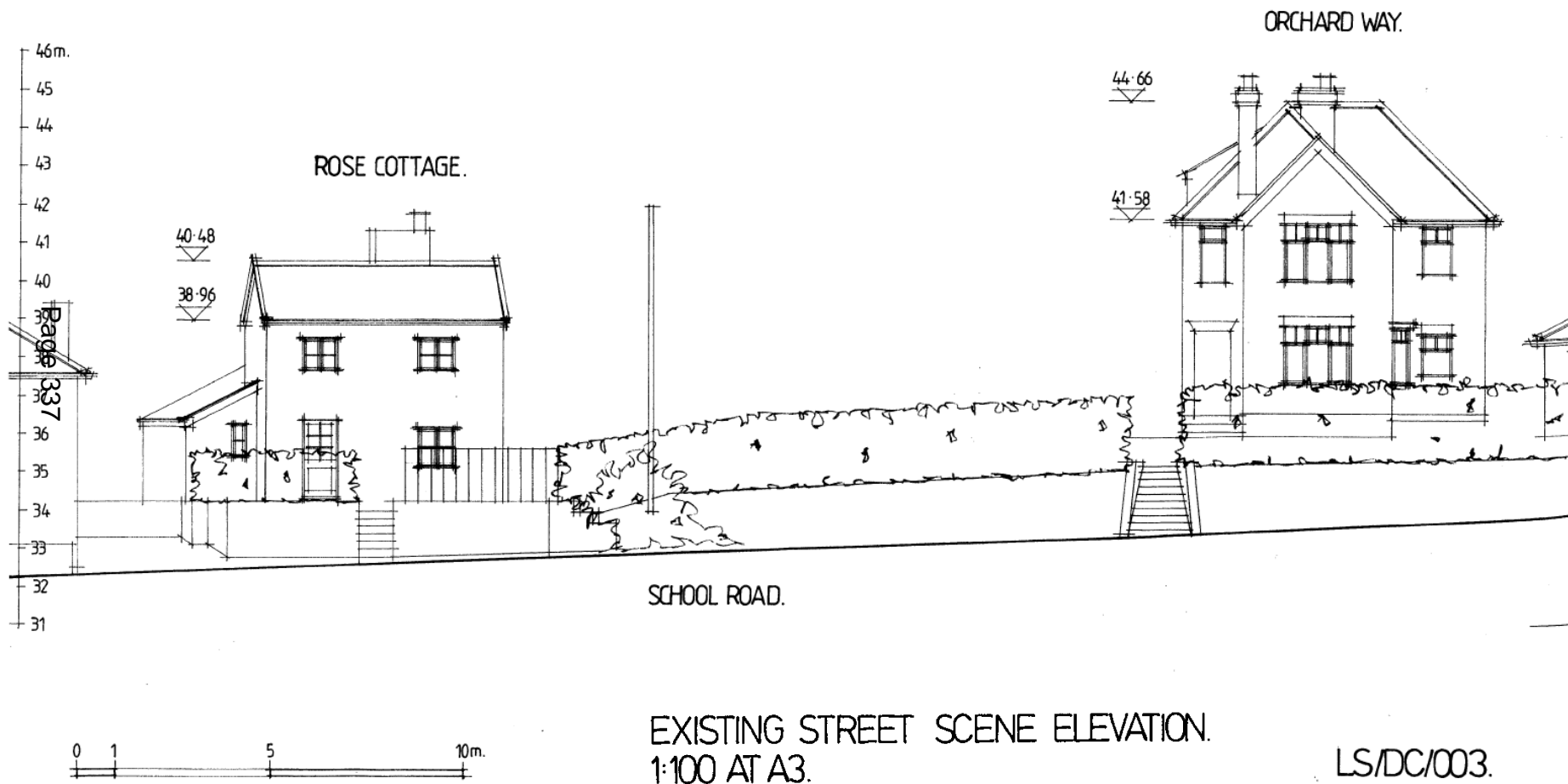


0 1 5 10m.

1 S/DC/M5A

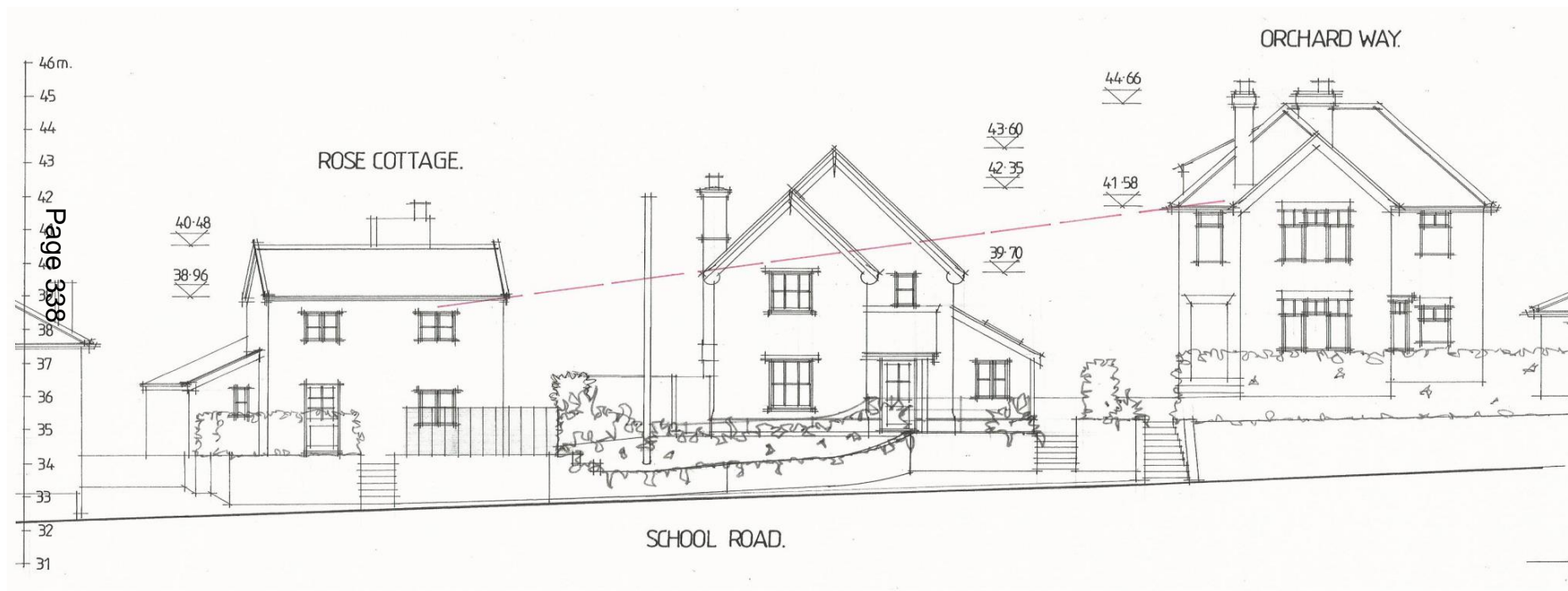
## Existing Street Scene

Slide 9



## Proposed Street Scene

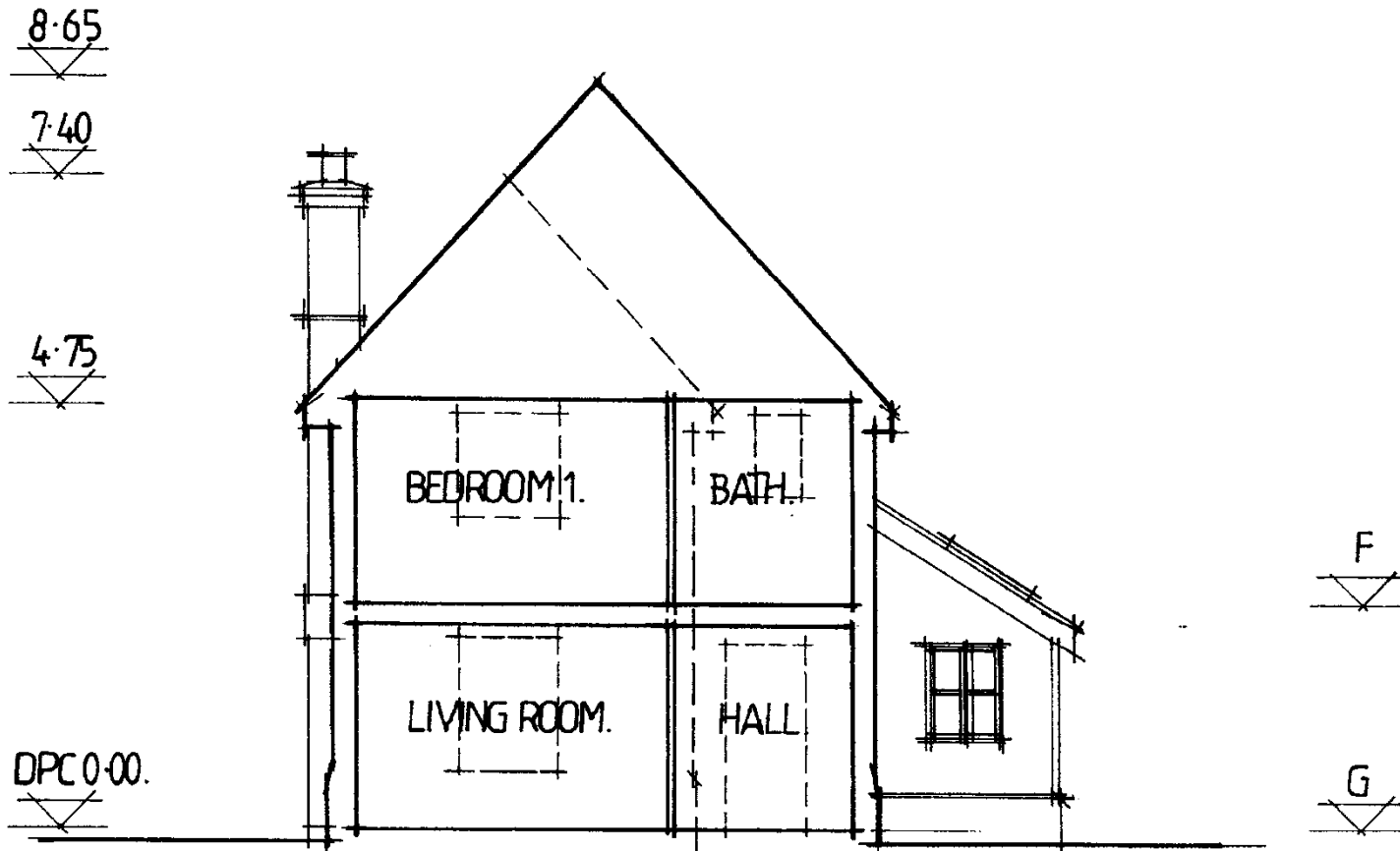
Slide 10



## Proposed Section

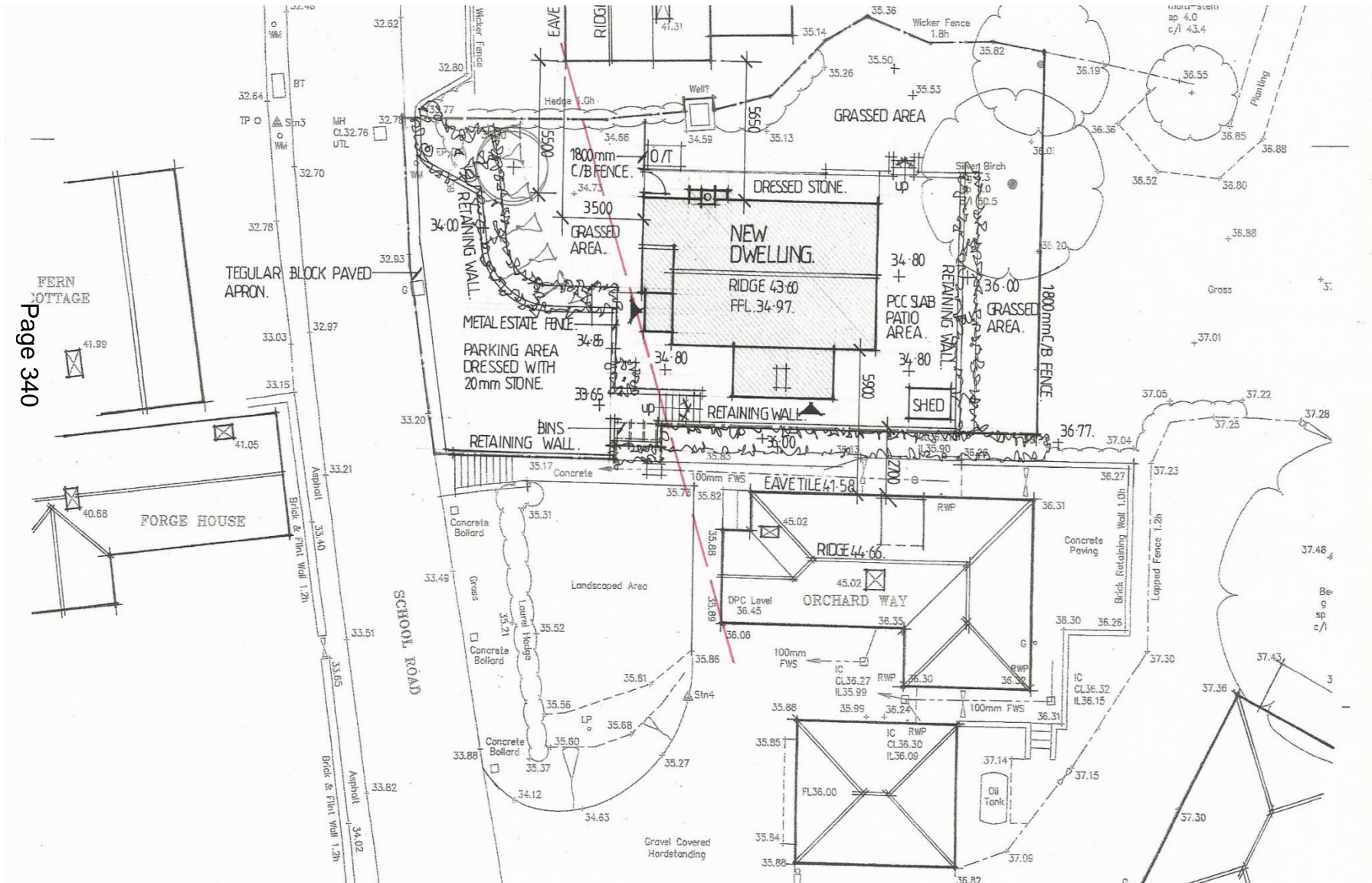
Slide 11

Page 339



## Alignment Plan

Slide 12





## MEMBER REFERRAL TO COMMITTEE

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

|  |   |
|--|---|
| Planning application reference   | 3146/16   |
| Parish   | Coddenham   |
| Member making request  | Tim Passmore  |
| 13.3 Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance | The Street Scene<br>Impact on surrounding privacy / overlooking of existing dwellings<br>The Conservation Area – one of the oldest in Mid Suffolk<br>Visual amenity<br>Overdevelopment of the area  |
| 13.4 Please detail the clear and substantial planning reasons for requesting a referral  | In my opinion this development whilst an improvement on the original proposals, severely compromises the visual amenity and privacy of surrounding dwellings.<br>I am also concerned about the impact on the street scene bearing in mind the presence of the Conservation Area.<br>I would seriously consider the potential for overdevelopment in this sensitive site |
| 13.5 Please detail the wider District and public interest in the application   | I have been approached by neighbours and this was of great concern at the recent parish council meeting I attended where several members of the public were present as well as the parish councillors   |
| 13.6 If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development               | N/A   |
| 13.7 Please confirm what steps you have taken to discuss a referral to committee with the case officer   | I have discussed this on two occasions with Lindsey Wright and I think it appropriate for this to be considered by the committee. I am well aware that most cases are decided by delegated authority given to the planning officers.  |

**From:** Peter Whitehouse [mailto:parishclerk.coddenham@gmail.com]  
**Sent:** 25 October 2016 21:18  
**To:** Planning Admin  
**Subject:** RE: Saved search results and Tracked Applications have been updated

Sirs,  
Re: Application 3146/16

I am advised that your closing date for comments on Planning Application 3146/16 has been extended to 1<sup>st</sup> Nov 2016.  
As you will know, I am unable to update the holding comment placed on the online page last month. Please take note of the following comments, submitted on behalf of Coddenham Parish Council.

Coddenham Parish Council considered the above proposal at its meeting of the 11th October 2016 and have asked that the following comments are taken into account:  
Given the narrow street and with regard to the proposed parking arrangements, the Council expressed concerns about accessing and exiting the property, and the possible impact on road safety. They were also concerned that the amended proposal do not appears to preserve or enhance the oldest conservation area in east Suffolk. Council **requests** that the Planning Officer refers the matter to Planning Committee and that the Committee be asked to visit the site prior to making any decision.

Yours sincerely,

Peter Whitehouse  
Parish Clerk



## Consultation Response Pro forma

|          |   |  |                  |
|----------|---|--|------------------|
| <b>1</b> | <b>Application Number</b>   | 3146/16 Land at Orchard Way, School Road, Coddendam, IP6 9PS   |                  |
| <b>2</b> | <b>Date of Response</b>   | 30/08/2016   |                  |
| <b>3</b> | <b>Responding Officer</b>   | Name:  | Rebecca Styles   |
|          |   | Job Title:   | Heritage Officer |
|          |   | Responding on behalf of...   | Heritage         |
| <b>4</b> | <b>Summary and Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>• Less than substantial harm to a designated heritage asset because the proposal does not enhance the significance or character of the conservation area due to the position and scale of the development proposed, inappropriate use of surface materials and large amount of incongruous solar PV equipment on the southern roof slope.</li> </ul> 2. The Heritage Team recommends amendments as per section 6.  |                  |
| <b>5</b> | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation.<br>Please refer to any guidance, policy or material considerations that have informed your recommendation.           | <p>The application site 'Land at Orchard Way, School Road, Coddendam, IP6 9PS' is located within the Coddendam Conservation Area towards the north of the historic core of the village.</p> <p>This application seeks planning permission for the erection of a dwellinghouse, formation of a parking area and creation of an access on the eastern side of School Road.</p> <p>The application site is presently domestic garden land associated with Orchard Way, to the south of Rose Cottage. The application site is not located within the setting of any listed buildings, but is located in an area of Coddendam village where there are a number of undesignated historic assets and is within the Coddendam Conservation Area.</p> <p>The proposed dwellinghouse would be constructed using soft red brick, have a clay pantile roof of the principle building, and would use slate on the single storey lean to at the rear. These are appropriate materials for the proposed dwellinghouse, and are located repeatedly in the Coddendam Conservation Area.</p> <p>The proposed dwelling would face gable on to the highway, mirroring the design of a number of properties</p> |                  |

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

|   |  |   |
|---|--|---|
|   |  | <p>on School Road upon the northern approach into Coddendam Conservation Area.</p> <p>The Heritage team does have a number of concerns over the present proposal.</p> <p>The positioning of the dwelling is in line with the principle elevation of Rose Cottage. Due to the elevated position of the east side of School Road, the dwellinghouse would be particularly prominent in its proposed location. The size of the proposed dwellinghouse would have a contrived appearance due to the small size of the application site compared to the large scale of the proposed dwelling. The Heritage team would prefer to see the principle elevation of the proposed dwelling more in line with the principle elevation of Orchard Way, further back from the highway. This will reduce the impact of the development on the street scene, and if the scale of the dwellinghouse is reduced, this would decrease the harm caused by the proposed development in the Conservation Area by creating a less contrived, more considered development.</p> <p>The proposed surface treatment for the parking area is block paving. The Heritage team would be more supportive of an application which used a less 'urban' surface treatment, which would cause less harm to the Coddendam Conservation Area through using materials more akin to a rural village setting.</p> <p>11 solar panels are proposed to be installed on the roof of the south elevation. The number and position of solar panels proposed would harm the setting of the Coddendam Conservation Area due to the modern and incongruous materials found in solar PV equipment. A reduced amount of solar panels and repositioning to create a more simple arrangement would reduce the harm of the solar panels to the Conservation Area. Perhaps other carbon reducing energy systems could be considered which would have less impact upon the Conservation Area.</p> <p>This application does not enhance the significance or character of the conservation area due to the position and scale of the development proposed, inappropriate surface materials and large amount of incongruous solar PV equipment on the southern roof slope. The Heritage team feels unable to support this application and considers it to be contrary to national and local policies – NPPF 137, MSDC Local Plan HB8.</p> |
| 6 | <b>Amendments, Clarification or Additional</b> | <ul style="list-style-type: none"> <li>- Reduction of Solar PV panels / consideration of alternative carbon reducing energy methods with</li> </ul>   |

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

|   |  |   |
|---|--|---|
|   | <b>Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate | less visual impact upon the Conservation Area.<br>- Revision of surface treatment for parking area of a less 'urban' design.<br>- Repositioning/resizing of proposed dwelling to be more in line with the principle elevation of Orchard Way and to reduce the cramped and contrived effect of the proposal compared to adjacent, generously sized plots. |
| 7 | <b>Recommended conditions</b>  |   |

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

## Consultation Response Pro forma

|   |   |  |                  |
|---|---|--|------------------|
| 1 | <b>Application Number</b>   | 3146/16 Land at Orchard Way, School Lane, Coddendam, IP6 9PS   |                  |
| 2 | <b>Date of Response</b>   | 25/10/2016   |                  |
| 3 | <b>Responding Officer</b>   | Name:  | Rebecca Styles   |
|   |   | Job Title:   | Heritage Officer |
|   |   | Responding on behalf of...   | Heritage         |
| 4 | <b>Summary and Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>No harm to a designated heritage asset because the revised scheme with an increased plot size and increased distance of the proposed dwelling to be set back from the highway, as well as the removal of suburban, incongruous materials from the design have omitted the harm of the proposal to the Coddendam Conservation Area.</li> </ul> 2. The Heritage Team recommends conditions as per section 7.   |                  |
| 5 | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation.<br>Please refer to any guidance, policy or material considerations that have informed your recommendation.           | <p>This consultation response refers to revised drawings, references LS/DC/001A, LS/DC/002A, LS/DC/003, LS/DC/004A, LS/DC/005A, LS/DC/006A, LS/DC/007A LS/DC/008A, LS/DC/MA/A regarding the proposal to erect a two storey detached dwelling within the Coddendam Conservation Area.</p> <p>The original concerns of the Heritage team considered the harm of to the Coddendam Conservation Area due to the position and scale of the development proposed, particularly as the eastern side of School Lane is higher than the west, whilst the small plot size gave the appearance of the dwelling appearing cramped and contrived; the inappropriate use of suburban surface materials and large amount of incongruous solar PV equipment on the southern roof slope were modern, suburban materials inappropriate to the rural village character of the Conservation Area. It was felt that the original proposal would cause less than substantial harm to the character of the Coddendam Conservation Area.</p> <p>These revised drawings have sought to address the original concerns of the Heritage team by increasing the size of the plot, moving back the principle elevation of the proposed dwellinghouse, revising the surface treatment and omitting the solar PV equipment from the southern roof slope. The design of the proposed lean to has been modified, the front bay window has been omitted, and the external facing of the dwelling is now proposed to be render instead of soft red brick.</p> <p>The increase in plot size and repositioning of the proposed dwelling would set the principle elevation of the</p> |                  |

|   |  |   |
|---|--|---|
|   |  | <p>dwelling back by a further 3.5 metres (9.3 metres in total from the highway) provides the dwelling a more generous plot which no longer has a cramped and contrived appearance. The modifications to the design of the proposed dwellinghouse by reducing the scale of the lean to and removing the bay window from the proposal give the dwelling a more modest appearance. This more simplistic design, along with the increased plot size and the greater extent of the dwelling being set back from the highway would reduce the impact of the proposed dwelling on the Conservation Area as the drawings no longer present an overcrowded or confined appearance of the proposed dwelling.</p> <p>The removal of the solar PV and permeable block paving are welcome alterations to the scheme, removing incongruous, suburban materials from the proposal, and the dwelling would now provide a more traditional appearance which would be more in keeping with the Conservation Area.</p> <p>The revised facing material of painted render rather than soft red bricks is a suitable material which is representative of traditional materials used within the Conservation Area, and the Heritage team supports this amendment to the proposal.</p> <p>The proposal will have an effect on the Coddensham Conservation Area, in the sense that there would be a new dwelling where there is presently domestic garden land, however it is not considered that this effect will be a harmful one with regard to the character of the Conservation Area. The Heritage team therefore removes its objection to the scheme, subject to the following conditions.</p> |
| 6 | <p><b>Amendments, Clarification or Additional Information Required</b><br/>(if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p> |   |
| 7 | <b>Recommended conditions</b>  | <ul style="list-style-type: none"> <li>• Sample panel of brick, bond and mortar mix to be used for the plinth, chimney and retaining wall to be submitted and agreed by the LPA prior to commencement of development.</li> <li>• Sample of roofing materials – clay pantiles to dwelling, ridge tiles, and slate to single storey lean to to be submitted and agreed by the LPA prior to</li> </ul>   |

|  |  |  |
|--|--|--|
|  |  | <p>commencement of development.</p> <ul style="list-style-type: none"> <li>• Cladding to be stained black</li> <li>• Drawings of railings to be agreed prior to commencement of development.</li> <li>• Manufacture details and specification of rooflight to be submitted and agreed by LPA prior to commencement of development.</li> <li>• Elevations of shed shown on drawing LS/DC/004A to be submitted and agreed prior to commencement of development.</li> <li>• Render mix and component ratio to be agreed prior to commencement of development.</li> <li>• Colour of painted render to be agreed prior to commencement of development.</li> </ul> |
|--|--|--|

Kind regards,  
**Rebecca Styles BA MA**

**From:** David Harrold  
**Sent:** 10 August 2016 13:50  
**To:** Planning Admin  
**Cc:** Lindsey Wright  
**Subject:** Plan ref 3146/16/FUL Land at Orcard Way, School Road, Coddham. EH - Land Contamination.

Thank you for consulting me on the above application.

I note the satisfactory Envirosearch Report dated 14 July 2016 and completed contaminated land questionnaire.

I can confirm in respect of land contamination that I do not have any adverse comments and no objection to the proposed development.

David Harrold MCIEH

Senior Environmental Health Officer  
Babergh and Mid Suffolk Council

01449 724718

**From:** Nathan Pittam  
**Sent:** 19 September 2016 11:22  
**To:** Planning Admin  
**Subject:** 3146 / 16 - EH AMENDED PLANS Land Contamination.

**M3 : 184049**

**3146 / 16 - EH AMENDED PLANS Land Contamination.**

**Land at Orchard Way, School Road, Coddendam, IPSWICH, Suffolk.**

**Erection of a detached dwelling, formation of parking area and vehicular access.**

Many thanks for your request for comments in relation to the amended plans at the above development. I can confirm that I have no objection to the proposed development but 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](http://www.babergh.gov.uk) [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



**From:** David Pizzey  
**Sent:** 16 August 2016 09:35  
**To:** Lindsey Wright  
**Cc:** Planning Admin  
**Subject:** 3146/16 Land at Orchard Way, Coddham

Lindsey

There are no arboricultural implications relating to this proposal.

Regards

David

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

Your Ref: MS/3146/16  
Our Ref: 570\CON\2646\16  
Date: 30/08/2016  
Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

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

**For the Attention of:** Lindsey Wright

Dear Lindsey

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3146/16**

**PROPOSAL:** Erection of a detached dwelling, formation of parking area and vehicular access

**LOCATION:** Orchard Way, School Road, Coddendam, Suffolk.

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

**1 AL 3**

Condition: The new vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01; and with an entrance width of 3m and made available for use prior to occupation of dwelling. Thereafter the access shall be retained in the specified form.

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

**2 NOTE 02**

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/>

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

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management

**From:** Kyle Porter  
**Sent:** 07 October 2016 09:31  
**To:** Lindsey Wright  
**Subject:** MS/3146/16

Hi Lindsey,

Just received some amended documents for the above application but they do not significantly differ to the originals so SCCs position on the application is still the same.

Regards,

**Kyle Porter**  
Development Management Technician  
Central Area  
Resource Management  
Suffolk County Council  
Endeavour House, Russell Road, Ipswich  
IP1 2BX  
Ext. 5379

## **Committee Report**

**Committee Date:** 22 February 2017

**Item No:** 7

**Reference:** 4832/16

**Case Officer:** SES

---

**Description of Development:** Erection of detached single storey dwelling

**Location:** 3 All Saints Road, Creeting St Mary IP6 8NF

**Parish:** Creeting St. Mary

**Ward:** The Stonhams

**Ward Member:** Cllr Suzie Morley

**Site Area:** 0.1

**Conservation Area:**

**Listed Building:** All

**Received:** 02/12/2016 09:01:03

**Expiry Date:** 24/02/2017

---

**Application Type:**

**Development Type:** DWL

**Environmental Impact Assessment:**

**Applicant:** Mr KW Borley & Mr GJ Rivers

**Agent:** Philip Cobbold Planning Ltd

---

## **DOCUMENTS SUBMITTED FOR CONSIDERATION**

List of applications supporting documents and reports

### **Defined Red Line Plan:**

The defined Red Line Plan for this application is Drawing Site Location Plan received 2nd December 2016 only. This drawing is the red line plan that shall be referred to as the defined application site. Any other drawings approved or refused that may show any alternative red line plan separately or as part of any other submitted document have not been accepted on the basis of defining the application site.

### **Approved Plans and Documents:**

Application Form, CIL Form, Design and Access Statement, Land Contamination Report, Land Contamination Questionnaire, Site Location Plan and Drawing Nos. 4188/01, 4188/02, 4188/03, 4188/04 and 4188/05 all received on the 2nd December 2016.

The application plans and documents submitted by the Applicant can be viewed online AT [www.midsuffolk.gov.uk](http://planningpages.midsuffolk.gov.uk/online-applications/simpleSearchResults.do;jsessionid=F5289A2326D01C129E61E082BD101C77?action=firstPage) using the following link <http://planningpages.midsuffolk.gov.uk/online-applications/simpleSearchResults.do;jsessionid=F5289A2326D01C129E61E082BD101C77?action=firstPage> Alternatively, a copy is available to view at the Mid Suffolk and Babergh District Council Offices.

## **SUMMARY**

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

---

## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

---

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

- This application is reported to committee as the Agent is currently employed as a consultant for Mid Suffolk District Council

The Monitoring Officer has reviewed the application file and is satisfied that the application has been processed properly and correctly in accordance with all established procedures and requirements.

---

## **PART TWO – APPLICATION BACKGROUND**

---

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

### **History**

2. There is no planning history relevant to the application site. A detailed assessment of the planning history including any material Planning Appeals will be carried out as needed in Part Three:

### **Details of Previous Committee / Resolutions**

3. None

### **Details of Member site visit**

4. None

### **Details of any Pre Application Advice**

5. None

---

## **PART THREE – ASSESSMENT OF APPLICATION**

---

### **Consultations**

6. Summary of Consultations
  - Creeting St Mary Parish Council – Support
  - SCC Highways – No objection, means of enclosure to be set back by 2.4m from the edge of the carriageway for pedestrian safety
  - SCC Rights of Way – No objection
  - MSDC Environmental Health – No objection
  - MSDC Heritage – No harm to a designated heritage asset

### **Representations**

7. Summary of neighbour and other representations
  - None received

### **The Site and Surroundings**

8. The application site is not contained within the settlement boundary of Creeting St Mary but abuts it. It is a field associated with the Grade II Listed farmhouse of No. 3 All Saints Road and lies to the north east of the heritage asset. The field is an open space of grass with a very large outbuilding to the north eastern boundary. A public footpath runs outside of the boundary fence from All Saints Road heading North West, there is mature hedgerow to most of the boundary. The application site is located to the rear of the existing linear development of All Saints Road. The site is accessed from the existing access and driveway of No. 3 All Saints Road.

### **The Proposal**

Please note details of the proposed development including plans and application documents can be found online.

9. The proposal is for a detached single storey dwelling with integral two bay garage. The dwelling would be sited on the field adjacent to No. 3 All Saints Road. The site would be accessed using the existing access point and driveway of No. 3 and would wrap around the Listed Building at the rear of the site. The proposed dwelling would be a horseshoe shape building located centrally on the plot with a double garage attached to the north eastern corner of the dwelling with parking/turning area. The dwelling would provide four bedrooms (two being en-suite). The horseshoe layout would form an enclosed courtyard with brick wall. The dwelling's design resembles a low level farm building and would be finished in brick and weatherboard with clay pantiles to the roof.

### **NATIONAL PLANNING POLICY FRAMEWORK**

10. The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate

otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

- Paragraph 17 of the NPPF supports new dwellings that are considered to be sustainable locations and supports and enhances existing communities.

### **CORE STRATEGY**

11. CS1 – Settlement Hierarchy  
CS5 – Mid Suffolk's Environment

### **NEIGHBOURHOOD PLAN / SUPPLEMENTARY PLANNING DOCUMENTS / AREA ACTION PLAN**

12. None

### **SAVED POLICIES IN THE LOCAL PLAN**

13. GP1 – Design and Layout of Development  
HB1 – Protection of Historic Buildings  
H15 – Development to reflect local characteristics  
H16 – Protecting existing residential amenity  
H17 – Keeping residential development away from pollution  
RT12 – Footpaths and Bridleways  
T10 - Highway considerations in development

### **Main Considerations**

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

### **The Principle of Development**

16. The main considerations in the principle of development in this case is the location of a new dwelling, its impact on the heritage asset, intensification of an existing access, contamination and public footpaths.

### **Sustainability Assessment of Proposal**

17. Creting St Mary has two separate settlement boundaries. The first is Jacks Green which does not include any amenities but is located close to Needham Market and the other is located to the north east of Jacks Green and includes the village hall and primary school. Creting St Mary is classed as a secondary Village in policy CS1 of the Core Strategy. Secondary Villages are considered to be unsuitable for growth but capable of taking appropriate residential infill.

The application is not within the settlement boundary of Creting St Mary but abuts it. It is within close proximity to the primary school and is therefore considered to be a sustainable location for a new dwelling.



The site is technically outside of the settlement boundary and its development would normally be considered contrary to policy. However, as members are aware, the Council currently has a shortfall in their five year supply of housing land. In such circumstances, where the Council's adopted policies for the supply of housing may not be considered 'up to date', sites which otherwise may not have been supported for development but which are considered reasonably well located in relation to sustainable settlements can be viewed more positively.

This is considered to be such a site. It abuts the settlement boundary and can be viewed as a logical extension to the village.

### **Site Access, Parking and Highway Safety Considerations**

18. No. 3 All Saints Road has an existing access onto the highway and it is proposed to use this access point for both No. 3 and the proposed new dwelling. The proposed driveway would provide a parking/turning head to No. 3 in the south western corner of the site with the driveway running along the western boundary to the new dwelling. A two bay garage is proposed with a parking/turning area for the new dwelling. SCC Highways has requested a condition to be attached to an approval as stated above.

### **Design and Layout [Impact on Street Scene]**

19. The proposed dwelling would be located centrally in the plot with the closest point of the building being 8m from a common boundary. The design of the building is single storey in a horseshoe shape with a ridge height of 6.3m taking elements that are commonly seen in barn conversions. The dwelling would be finished in traditional materials of brick, weatherboard and clay pantiles. The other dwellings in the area are mixture of ages, designs and layouts. The Listed building is a rendered thatch cottage and other dwellings adjoin the site are brick, rendered and flint.

### **Landscape Impact**

20. No landscaping details accompanied the application and details of landscaping would be a condition of an approval. The site is in a very rough and uncared for state. The site is well screened from the wider landscape on the western boundary by a mature hedgerow which includes mature trees. The proposal is not considered to impact on the landscape because the building is a low level single storey building which resembles a traditional Suffolk outbuilding.

### **Environmental Impacts - Land Contamination**

21. A contamination report and questionnaire accompanied the application. Environmental are content that there are no issues of land contamination on this site.

### **Heritage Issues**

22. No. 3 All Saints Road is a Grade II listed C18th traditional Suffolk timber framed, thatched farmhouse, located in Creting St Mary.

This application seeks planning permission for the erection of a single storey, detached dwelling which would be located to the NE of the listed building. The dwelling would be constructed using pantiles, brick and timber boarding, of the design of a converted outbuilding.

The land on which the dwelling is proposed was not historically associated with the Grade II listed dwelling, and was formerly used as allotments before being used as domestic garden associated with No. 3 All Saints Road. The erection of a dwelling on this land would not therefore divide the building's historic curtilage, and would be of considerable distance from the historic core of the site.

The footprint of the proposed dwelling is large when compared to the size of the historic core of No.3 All Saints Road. However, the single storey and relatively utilitarian design of the proposed dwelling would not dominate the Grade II listed building.

This proposal would not harm the setting of the designated heritage asset and the Heritage team does not object to this proposal.

### **Impact on Residential Amenity**

23. The proposed dwelling is single storey with good spacing between the proposed dwelling and the neighbouring properties. The application is not considered to raise any issues of loss of light or overlooking.

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

24. A financial benefit would be collected under CIL and is material. Council Tax and New Homes Bonus would be non-material considerations for the planning decision.

---

## **PART FOUR – CONCLUSION**

---

### **Planning Balance**

25. When taken as a whole and as a matter of planning judgement, the proposal is considered to adhere to the development plan and NPPF and therefore can be considered sustainable development. There is a presumption in favour of sustainable development. The application is therefore recommended for approval.

### **Statement Required By Article 35 of The Town and Country Planning (Development Management Procedure) Order 2015.**

26. When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising. There have been no issues to resolve with the applicant on this occasion.
27. There are no issues raised that cannot be dealt with under a condition.

### **Identification of any Legal Implications of the decision**

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

- Human Rights Act 1998
- The Equalities Act 2012

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

### **RECOMMENDATION**

The application site is considered to be a sustainable location, does not raise any issues of residential amenity, highway safety or contamination, does not cause harm to a heritage asset, the design and finish of the dwelling are considered to be in-keeping with the rural area. Therefore the proposal is considered to be acceptable.

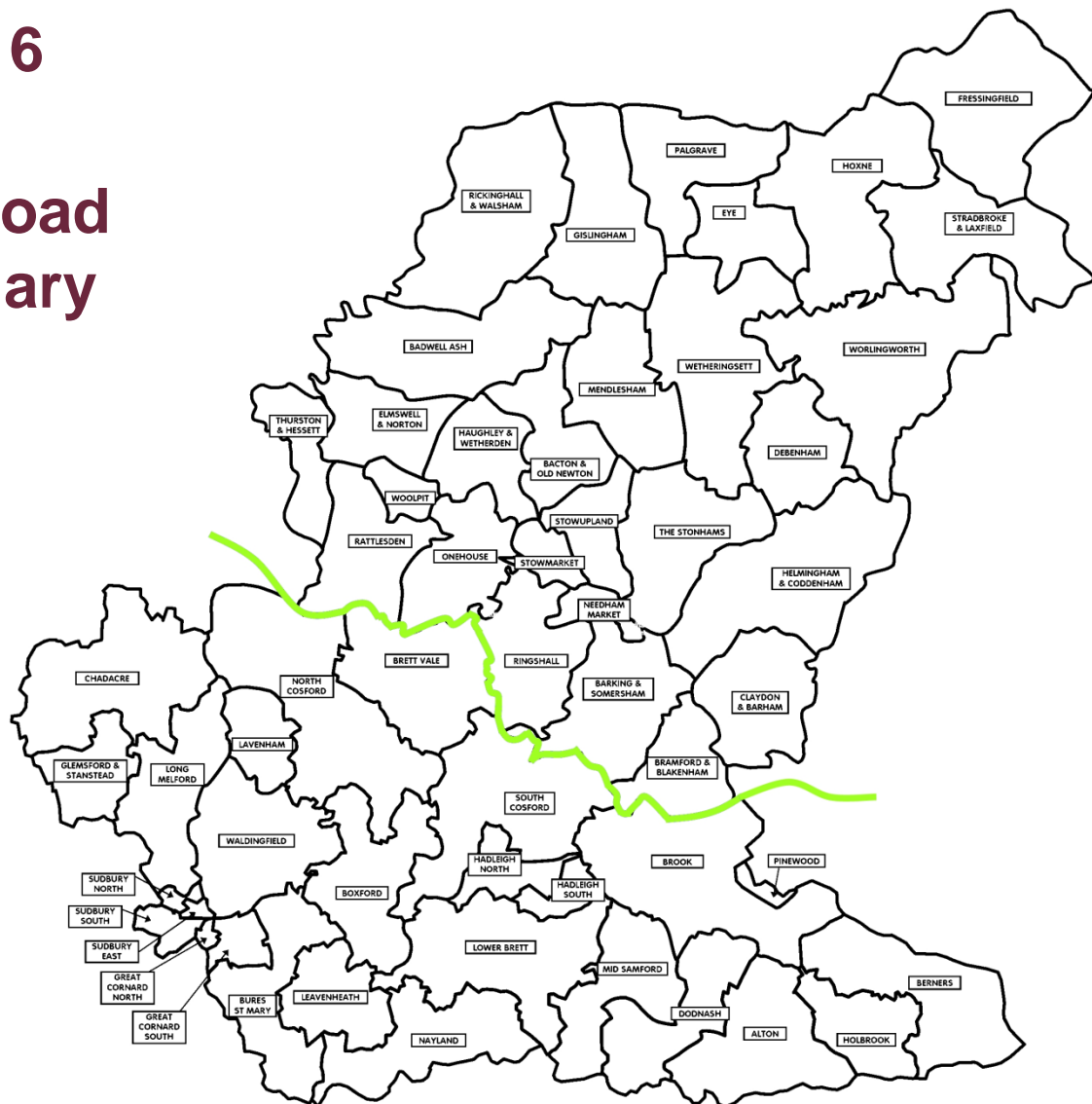
An approval would be subject to the following conditions:

- 1) Standard Time Limit Condition.
- 2) Approved documents
- 3) Landscaping to be agreed
- 4) Landscaping time limit
- 5) Highways condition (as per SCC recommendation)
- 6) Samples of finishing materials to be agreed

This page is intentionally left blank

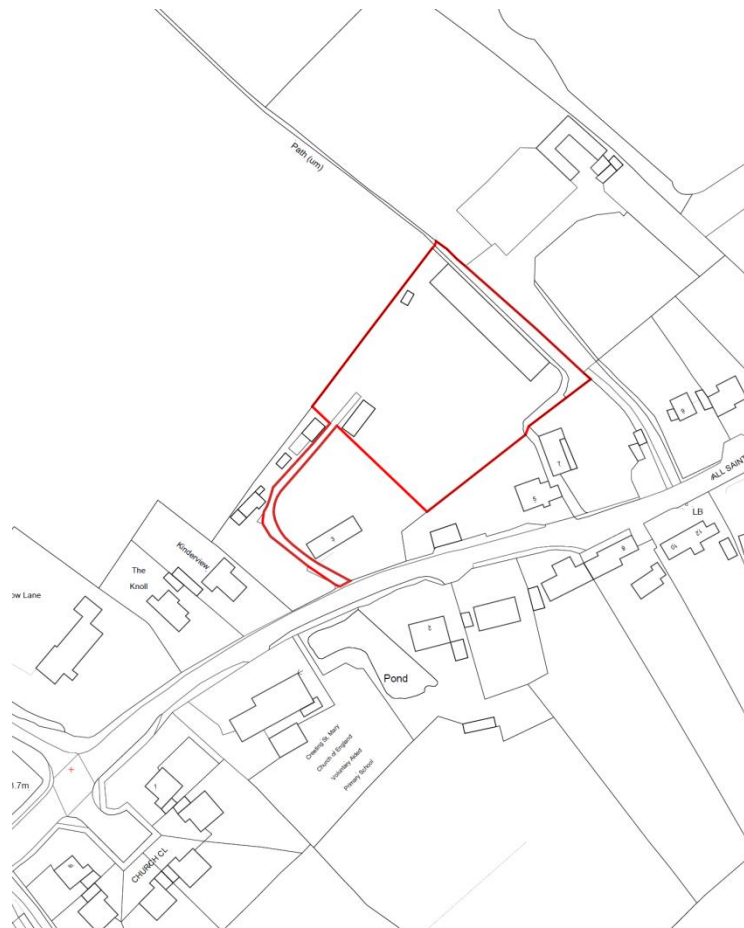
**Application No: 4832/16**

**Address: 3 All Saints Road  
Creeting St Mary**



## Site Location Plan

Slide 2



Title: Red Site Plan  
Reference: 4832/16  
Site:

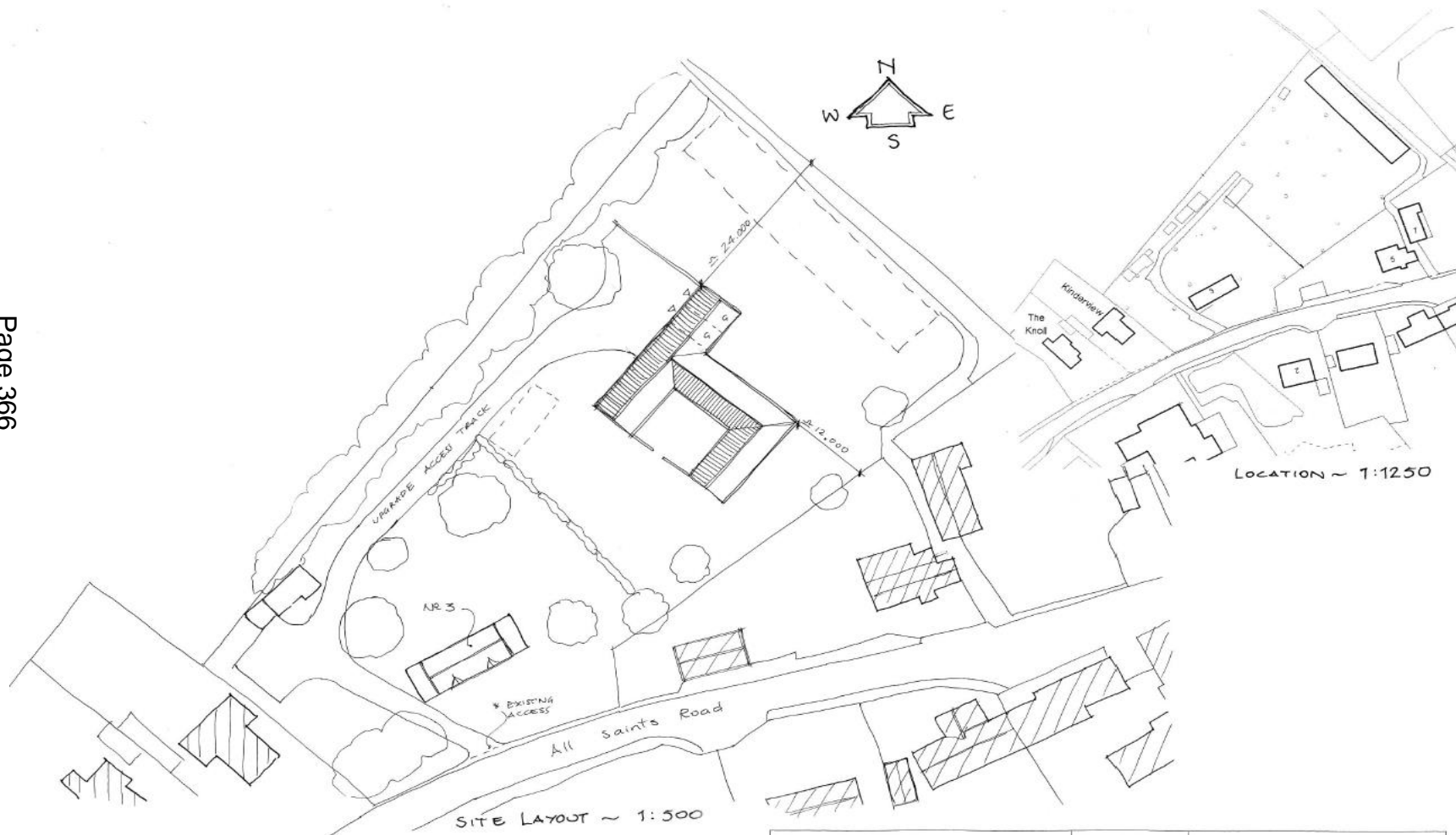
## Site Location Plan



# Site Layout

Slide 4

Page 366



|          |   |           |                    |   |
|----------|---|-----------|--------------------|---|
| Client   | RIVERS & BORLEY   | Scale:    | 1:500              | <b>BROWN &amp; SCARLETT</b><br><b>ARCHITECTS</b><br>1 Old Hall Barns, Thurston Road<br>Pakenham, IP31 2NG<br>Tel: 01284 768800<br>info@brownandscarlett.co.uk |
| Project: | PROPOSED NEW DWELLING LAND<br>ADJ. 3 ALL SAINTS ROAD,<br>CREETING ST MARY | Date:     | NOV 2016           |   |
| Drawing: | DETAILED PLANNING   | Contract: | 4188<br>Drg No. 01 |   |



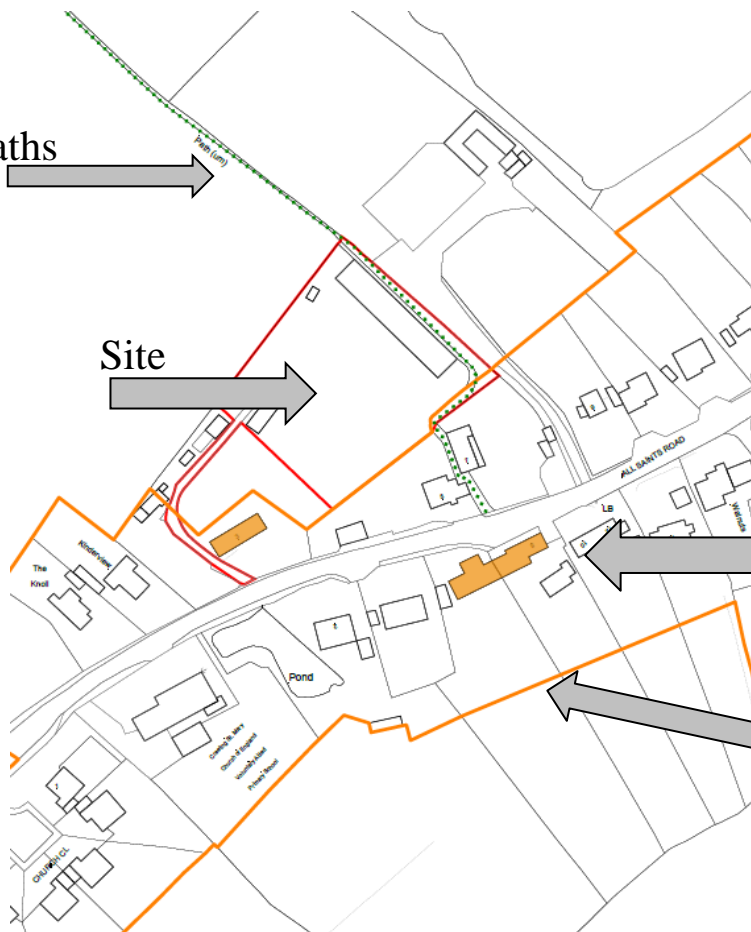
## Constraints Map

SCC Footpaths

Site

Listed Buildings

Settlement Boundary



Title: Constraints Map

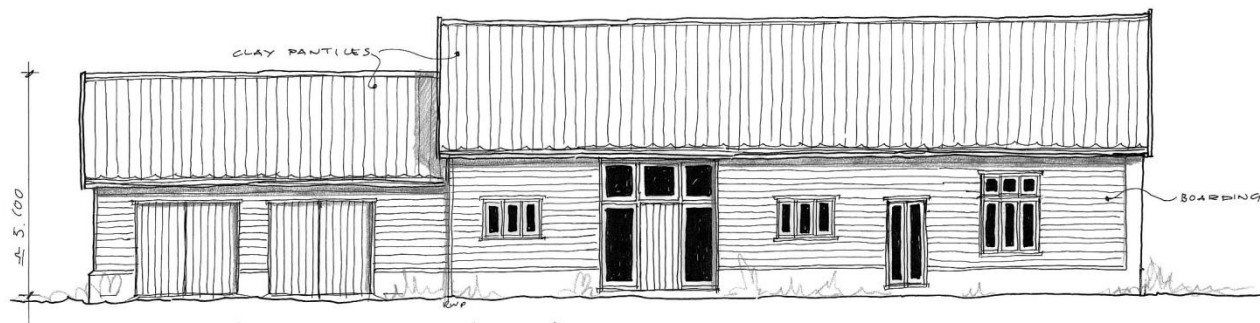
Reference: 4832/16

Site:

# NE & NW Elevations

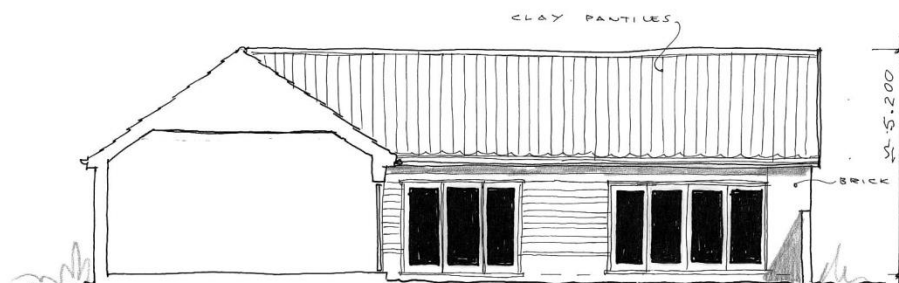


NORTH - EAST ELEVATION ~

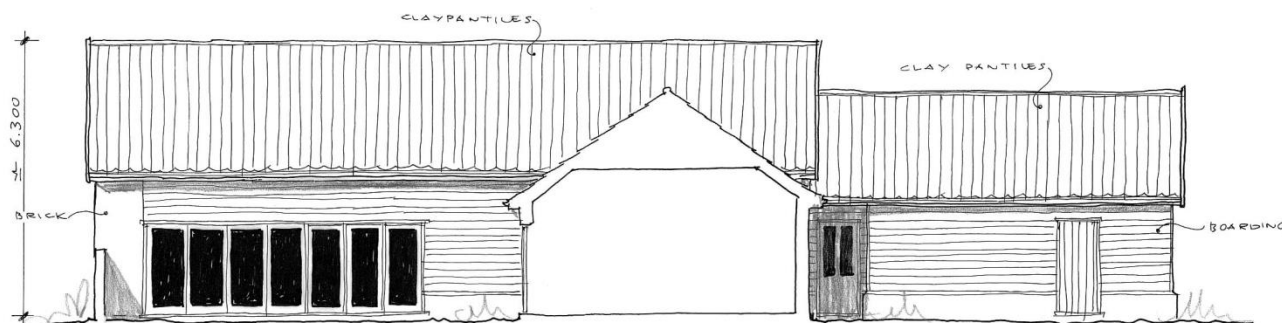


NORTH - WEST ELEVATION (FRONT) ELEVATION ~ 1:100

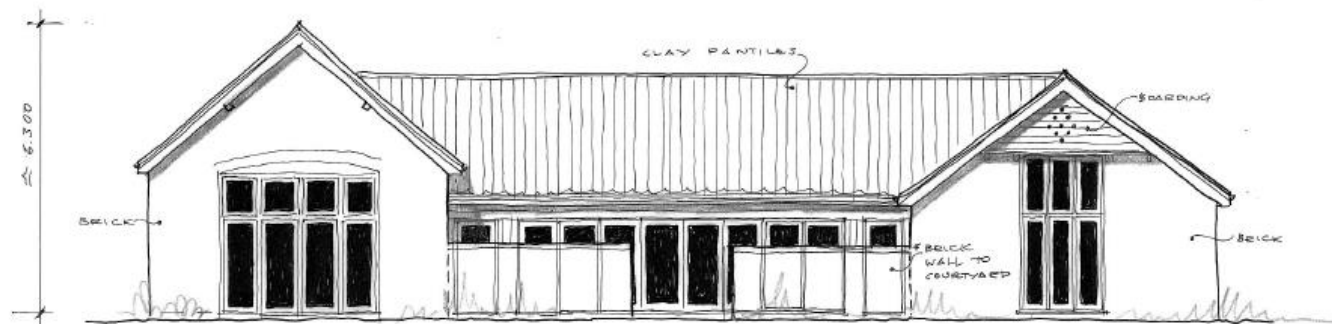
# NW & NE Courtyard Elevation



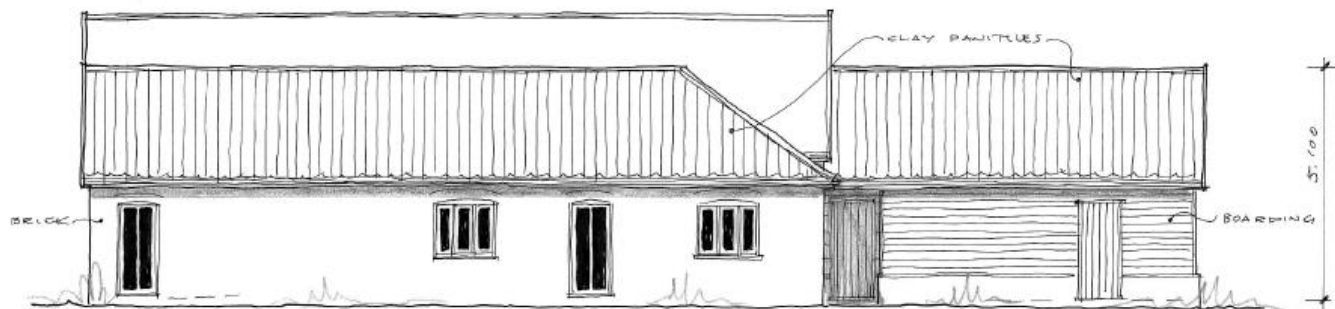
NORTH - WEST COURTYARD ELEVATION ~



SOUTH - EAST COURTYARD ELEVATION ~ 1:100



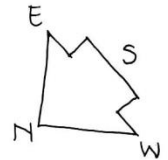
SOUTH - WEST ELEVATION ~ 1:100



SOUTH - EAST ELEVATION ~

# Ground Floor Plan

Slide 9



|         |   |                              |   |
|---------|---|------------------------------|---|
| client  | RIVERS & BORLEY   | Scale: 1:100                 | <b>BROWN &amp; SCARLETT</b><br>ARCHITECTS   |
| object  | PROPOSED NEW DWELLING LAND<br>ADJ. 3 ALL SAINTS ROAD,<br>CREETING ST MARY | Date: NOV 2016               | 1 Old Hall Barns, Thurston Road<br>Pakenham, IPS1 2NG<br>Tel: 01284 768800<br>info@brownandscarlett.co.uk |
| drawing | DETAILED PLANNING   | Contract: 4188<br>Drg No. 02 |   |

This page is intentionally left blank

Your Ref: MS/4832/16  
Our Ref: 570\CON\4354\16  
Date: 03/01/2017  
Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

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

**For the Attention of: Samantha Summers**

Dear

**TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4832/16**

**PROPOSAL:** Erection of detached single storey dwelling  
**LOCATION:** 3, All Saints Road, Creeting St Mary, Ipswich, Suffolk, IP6 8NF  
**ROAD CLASS:**

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

1 V 7

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) any means of frontage enclosure shall be set back 2.4 metres from the edge of the carriageway of the adjacent highway.

Reason: In the interests of highway safety, to avoid obstruction of the highway and provide a refuge for pedestrians.

Yours sincerely,

**Mr Kyle Porter**  
**Development Management Technician**  
Strategic Development – Resource Management



**From:** RM PROW Planning  
**Sent:** 06 January 2017 10:12  
**To:** Planning Admin  
**Cc:** philipcobbold@btinternet.com  
**Subject:** RE: Consultation on Planning Application 4832/16

**Our Ref:** E208/005A/ROW905/16

**For The Attention of:** Samantha Summers

### **Public Rights of Way Response**

Thank you for your consultation concerning the above application.

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

Public Footpath 5A is recorded adjacent to the proposed development area.

We do not have **any objection** to this proposal.

### **Informative Notes:**

Please note that the granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way.

Nothing should be done to stop up or divert the Public Right of Way without following the due legal process including confirmation of any orders and the provision of any new path. In order to avoid delays with the application this should be considered at an early opportunity.

The alignment, width, and condition of Public Rights of Way providing for their safe and convenient use shall remain unaffected by the development unless otherwise agreed in writing by the Rights of Way & Access Team.

Nothing in this decision notice shall be taken as granting consent for alterations to Public Rights of Way without the due legal process being followed. Details of the process can be obtained from the Rights of Way & Access Team.

“Public Rights of Way Planning Application Response - Applicant Responsibility” is attached for the applicant.

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

**From:** [planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk) [mailto:[planningadmin@midsuffolk.gov.uk](mailto:planningadmin@midsuffolk.gov.uk)]  
**Sent:** 19 December 2016 10:50

## Consultation Response Pro forma

|          |   |  |                  |
|----------|---|--|------------------|
| <b>1</b> | <b>Application Number</b>   | 4832/16 3 All Saints Road, Creeting St Mary  |                  |
| <b>2</b> | <b>Date of Response</b>   | 10/01/2017   |                  |
| <b>3</b> | <b>Responding Officer</b>   | Name:  | Rebecca Styles   |
|          |   | Job Title:   | Heritage Officer |
|          |   | Responding on behalf of...   | Heritage         |
| <b>4</b> | <b>Summary and Recommendation</b><br>(please delete those N/A)<br><br>Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application. | 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> <li>No harm to a designated heritage asset because although the footprint of the proposed dwelling would exceed that of the historic core of 3 All Saints Road, the proposed dwelling would be erected on land which was not historically associated with the listed building, would be of sufficient distance and of subservient height not to harm the setting of the listed asset.</li> </ul> 2. The Heritage Team recommends conditions as per section 7.  |                  |
| <b>5</b> | <b>Discussion</b><br>Please outline the reasons/rationale behind how you have formed the recommendation.<br>Please refer to any guidance, policy or material considerations that have informed your recommendation.           | 3 All Saints Road is a Grade II listed C18th traditional Suffolk timber framed, thatched farmhouse, located in Creeting St Mary.<br><br>This application seeks planning permission for the erection of a single storey, detached dwelling which would be located to the NE of the listed building. The dwelling would be constructed using pantiles, brick and timber boarding, of the design of a converted outbuilding.<br><br>The land on which the dwelling is proposed was not historically associated with the Grade II listed dwelling, and was formerly used as allotments before being used as domestic garden associated with 3 All Saints Road. The erection of a dwelling on this land would not therefore divide the building's historic curtilage, and would be of considerable distance from the historic core of the site.<br><br>The footprint of the proposed dwelling is large when compared to the size of the historic core of 3 All Saints Road. However, the single storey and relatively utilitarian design of the proposed dwelling would not dominate the Grade II listed building.<br><br>This proposal would not harm the setting of the designated heritage asset and the Heritage team does not object to this proposal. |                  |
| <b>6</b> | <b>Amendments,</b>  |  |                  |

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

|   |  |   |
|---|--|---|
|   | <b>Clarification or Additional Information Required</b><br>(if holding objection)<br><br>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate |   |
| 7 | <b>Recommended conditions</b>  | -Sample of roof tile to be submitted to LPA for agreement prior to commencement of development<br>- Sample of brick to be used for external facing to be submitted to LPA prior to commencement of development<br>-Finish of timber boarding to be agreed prior to commencement of development. |

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

**Sent:** 17 January 2017 14:24  
**To:** Planning Admin; Samantha Summers  
**Cc:** jennie Blackburn  
**Subject:** Consultation on Planning Application 4832/16  
**Importance:** High

Samantha - Many thanks for allowing an extension to this consultation. Please note the following comments from the Creeting St Mary Parish Council Meeting held Mon 16 January 2017.

Support to the above planning application was approved provided the following conditions were met.

1. Code gp1: That the dwelling was single storey
2. Code hb1&h16: The driveway to the proposed new dwelling wraps around the existing Grade 2 cottage and is deemed inappropriate and potentially damaging to this property.
3. Assuming the existing barns are to be demolished then investigation must be made as to any asbestos in the structures.
4. What plans are proposed for repairs to the existing thatched cottage (No. 3 All Saints Road)?

thank you

Marys Road, Creeting St Mary, Suffolk IP6 8LZ  
☎: 01449 721156  
✉: [clerk.csmc@yahoo.co.uk](mailto:clerk.csmc@yahoo.co.uk)

**From:** Nathan Pittam  
**Sent:** 21 December 2016 11:05  
**To:** Planning Admin  
**Subject:** 4832/16/FUL. EH - Land Contamination.

**M3 ; 187984**  
**4832/16/FUL. EH - Land Contamination.**  
**3 All Saints Road, Creeting St Mary, IPSWICH, Suffolk, IP6 8NF.**  
**Erection of detached single storey dwelling.**

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

Regards

Nathan

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

**From:** Nathan Pittam  
**Sent:** 21 December 2016 11:05  
**To:** Planning Admin  
**Subject:** 4832/16/FUL. EH - Land Contamination.

**M3 ; 187984**  
**4832/16/FUL. EH - Land Contamination.**  
**3 All Saints Road, Creeting St Mary, IPSWICH, Suffolk, IP6 8NF.**  
**Erection of detached single storey dwelling.**

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

Regards

Nathan

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