

Public Document Pack



COMMITTEE:	DEVELOPMENT CONTROL COMMITTEE A
DATE:	WEDNESDAY, 12 MAY 2021 9.30 AM
VENUE:	KING EDMUND CHAMBER, ENDEAVOUR HOUSE, 8 RUSSELL ROAD, IPSWICH

Councillors	
<u>Conservative and Independent Group</u> Matthew Hicks (Chair) Richard Meyer Dave Muller (Vice-Chair) Timothy Passmore	<u>Green and Liberal Democrat Group</u> Rachel Eburne John Field Sarah Mansel John Matthissen

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

The Council, members of the public and the press may record/film/photograph or broadcast this meeting when the public and the press are not lawfully excluded.

AGENDA

PART 1

MATTERS TO BE CONSIDERED WITH THE PRESS AND PUBLIC PRESENT

Page(s)

- 1 **APOLOGIES FOR ABSENCE/SUBSTITUTIONS**
- 2 **TO RECEIVE ANY DECLARATIONS OF PECUNIARY OR NON-PECUNIARY INTEREST BY MEMBERS**
- 3 **DECLARATIONS OF LOBBYING**
- 4 **DECLARATIONS OF PERSONAL SITE VISITS**
- 5 **NA/20/15 CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 14 APRIL 2021**

To Follow.
- 6 **TO RECEIVE NOTIFICATION OF PETITIONS IN ACCORDANCE WITH THE COUNCIL'S PETITION SCHEME**

7 **NA/20/16 SCHEDULE OF PLANNING APPLICATIONS** 7 - 14

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

- a **DC/19/02656 LAND SOUTH OF, OLD STOWMARKET ROAD, 15 - 106**
WOOLPIT, BURY ST EDMUNDS, SUFFOLK, IP30 9RU
- b **DC/20/05587 GREAT BRICETT BUSINESS PARK, THE STREET, 107 - 178**
GREAT BRICETT, SUFFOLK, IP7 7DZ

8 **SITE INSPECTION**

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

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

Notes:

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

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

Those persons wishing to speak on a particular application Must register at least 1 working day in advance of the meeting. There will be a limited number of spaces to attend the meeting to ensure a Covid safe environment. Where possible Members of the public are asked to view the meeting through the youtube livestream in line with Government guidance.

Members of the public who do wish to attend the meeting in person must register with the committee officer on the details below to reserve a place.

Speakers will be invited by the Chairman to speak when the relevant item is under consideration. This will be done in the following order:

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

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

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

Date and Time of next meeting

Please note that the next meeting is scheduled for Wednesday, 23 June 2021 at 9.30 am.

Webcasting/ Live Streaming

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

For more information about this meeting, including access arrangements and facilities for people with disabilities, please contact the Committee Officer, Robert Carmichael - 01449724930 - committees@baberghmidsuffolk.gov.uk

Introduction to Public Meetings

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

Domestic Arrangements:

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

Evacuating the building in an emergency: Information for Visitors:

If you hear the alarm:

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

Mid Suffolk District Council

Vision

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

Strategic Priorities 2016 – 2020

1. Economy and Environment

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

2. Housing

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

3. Strong and Healthy Communities

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

Strategic Outcomes

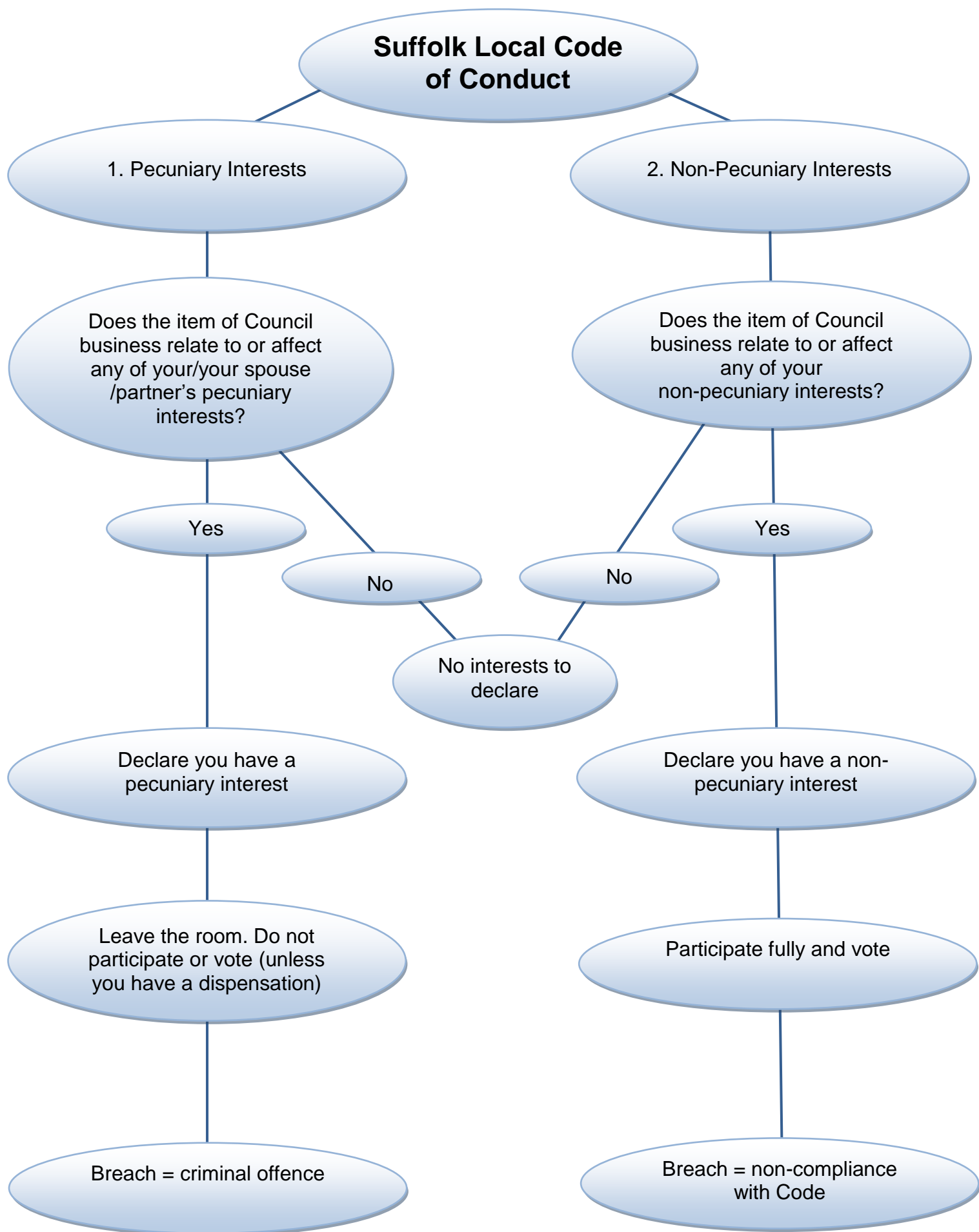
Housing Delivery – More of the right type of homes, of the right tenure in the right place

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

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

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

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



Agenda Item 7

MID SUFFOLK DISTRICT COUNCIL

DEVELOPMENT CONTROL COMMITTEE A

12 May 2021

INDEX TO SCHEDULED ITEMS

<u>ITEM</u>	<u>REF. NO</u>	<u>SITE LOCATION</u>	<u>MEMBER/WARD</u>	<u>PRESENTING OFFICER</u>	<u>PAGE NO</u>
7A	DC/19/02656	Land South of Old Stowmarket Road, Woolpit, Bury St Edmunds, Suffolk, IP30 9RU	Elmswell and Woolpit / Cllr Sarah Mansel & Cllr Helen Geake	Rose Wolton	15-106
7B	DC/20/05587	Great Bricett Business Park, The Street, Great Bricett, Suffolk, IP7 7DZ	Battisford and Ringshall / Cllr Daniel Pratt	Katherine Hale	107-178

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

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

Plans and Documents

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

Policies and Planning Consideration

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

Note on National Planning Policy Framework 2019 (NPPF)

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

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

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

Note on Community Infrastructure Levy Regulations (CIL)

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

Note on Obligations and Conditions

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

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

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

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

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

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

- Council Tax
- New Home Bonus
- Business Rates

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

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

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

Note on Photos/Video Footage and other media

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

BMSDC COVID-19 – KING EDMUND COUNCIL CHAMBER ENDEAVOUR HOUSE

Babergh and Mid Suffolk District Councils (BMSDC) have a duty of care to ensure the office and the space used by Members of the Public, Councillors and Staff are COVID-19 Secure and safe. But each person is responsible for their own health and safety and that of those around them.

The BMSDC space within Endeavour House has been assessed and the level of occupancy which is compatible with COVID-19 Secure guidelines reached, having regard to the requirements for social distancing and your health and safety. As a result, you will find the number of available seats available in the Council Chamber and meeting rooms much lower than previously.

You must only use seats marked for use and follow signs and instructions which are on display.

The following specific guidance must be adhered to:

Arrival at Endeavour House (EH) and movement through the building

- On arrival use the main entrance.
- If there are other people inside signing in, wait outside until the space is free.
- Whilst in EH you are now required to wear your face covering (unless you have an exemption) when inside in all parts of the building (including the access routes, communal areas, cloakroom facilities, etc.).
- Use the sanitizer inside the entrance and then sign in.
- Please take care when moving through the building to observe social distancing – remaining a minimum of 2m apart from your colleagues.
- The floor is marked with 2m social distancing stickers and direction arrows. Please follow these to reduce the risk of contact in the walkways.
- Do not stop and have conversations in the walkways.
- There are restrictions in place to limit the occupancy of toilets and lifts to just one person at a time.
- Keep personal possessions and clothing away from other people.
- Do not share equipment including pens, staplers, etc.

- A seat is to be used by only one person per day.
- On arrival at the desk/seat you are going to work at you must use the wipes provided to sanitize the desk, the IT equipment, the arms of the chair before you use them.
- When you finish work repeat this wipe down before you leave.

Cleaning

- The Council Chamber and meeting rooms at Endeavour House has been deep cleaned.
- General office areas including kitchen and toilets will be cleaned daily.

Fire safety and building evacuation

- If the fire alarm sounds, exit the building in the usual way following instructions from the duty Fire Warden who will be the person wearing the appropriate fluorescent jacket
- Two metre distancing should be observed as much as possible but may always not be practical. Assemble and wait at muster points respecting social distancing while you do so.

First Aid

- Reception is currently closed. If you require first aid assistance call 01473 264444

Health and Hygiene

- Wash your hands regularly for at least 20 seconds especially after entering doors, using handrails, hot water dispensers, etc.
- If you cough or sneeze use tissues to catch coughs and sneezes and dispose of safely in the bins outside the floor plate. If you develop a more persistent cough please go home and do not remain in the building.
- If you start to display symptoms you believe may be Covid 19 you must advise your manager, clear up your belongings, go home and follow normal rules of isolation and testing.
- Whilst in EH you are required to wear your face covering when inside (unless you have an exemption) in all parts of the building (including

the access routes, communal areas, cloakroom facilities, etc.). Re-useable face coverings are available from the H&S Team if you require one.

- First Aiders – PPE has been added to first aid kits and should be used when administering any first aid.
- NHS COVID-19 App. You are encouraged to use the NHS C-19 App. To log your location and to monitor your potential contacts should track and trace be necessary.

Agenda Item 7a

Committee Report

Item 7A

Reference: DC/19/02656

Case Officer: Rose Wolton

Ward: Elmswell & Woolpit.

Ward Member/s: Cllr Helen Geake. Cllr Sarah Mansel.

RECOMMENDATION – GRANT PLANNING PERMISSION WITH CONDITIONS

Description of Development

Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Location

Land South Of, Old Stowmarket Road, Woolpit, Bury St Edmunds Suffolk IP30 9RU

Expiry Date: 07/09/2020

Application Type: OUT - Outline Planning Application

Development Type: Major Small Scale - Dwellings

Applicant: Pigeon Capital Management 2 Ltd

Agent: Turley

Parish: Woolpit

Site Area: 2.18 Hectares

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: Yes

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

It is a “Major” application for: a residential land allocation for 15 or more dwellings

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

Core Strategy 2008

CS01 – Settlement Hierarchy
CS02 – Development in the Countryside & Countryside Villages
CS03 – Reduce Contributions to Climate Change
CS04 – Adapting to Climate Change
CS05 – Mid Suffolk's Environment
CS06 – Services and Infrastructure
CS09 – Density and Mix (of Housing)

Core Strategy Focused Review 2012

FC01 – Presumption in Favour of Sustainable Development
FC01.1 – Mid Suffolk Approach to Delivering Sustainable Development

Mid Suffolk Local Plan 1998

SB02 – Development Appropriate to its Setting
HB08 - Safeguarding the character of conservation areas
HB01 - Protection of historic buildings
T09 - Parking Standards
GP01 - Design and layout of development
H03 - Housing development in villages
H04- Proportion of Affordable Housing
H07 - Restricting housing development unrelated to needs of countryside
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
CL08 – Protecting wildlife habitat
CL09 – Recognised wildlife areas
CL11 – Retaining high quality agricultural land
T04 – Planning obligations and highways infrastructure
T09 – Parking Standards
T10 – Highway considerations in development
T11 – Facilities for pedestrians and cyclists
T12 – Designing for people with disabilities
RT04 – Amenity open space and play areas within residential development
RT12 – Footpaths and bridleways
SC04 – Protection of groundwater supplies
SC08 – Siting of new school buildings

NPPF - National Planning Policy Framework

Woolpit Neighbourhood Plan – Policies to Note: WPT1 (Spatial Strategy), WPT2 (Location and Scale of New Housing Developments), WPT6 (Housing Type), WPT18 (Design), and WPT19 (Design and Character).

Neighbourhood Plan Status

The application site is within a Neighbourhood Plan Area. Members are advised that the Woolpit Neighbourhood Plan has been submitted to the District Council, and the Reg 16 Submission Consultation began on Monday 16th December, ending 7th February 2020. The Plan then went to Independent Examination, with that process ending late February 2020. On the 5th of October 2020, Mid Suffolk's Cabinet Committee agreed that the Woolpit Neighbourhood Plan should continue to a local referendum; this is subject to the implementation of all modifications set out in the independent Examiner's Report. No date has been given for the referendum for the Neighbourhood Plan at this stage. Accordingly, although the plan does not have full weight, more weight can be given to the Plan at this stage.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council (Appendix 3)

Woolpit Parish Council

The Woolpit Parish Council raises no objection to this proposal. With a recommendation that a footpath between the Health Centre carpark and the School Entrance be provided.

Officer comment:

The Parish Council's support for this application is noted. Members are advised that officers have secured a connection from the planned health centre car park and the expanded school site. Wider pedestrian connectivity through the surgery site will be dependent upon the co-operation of the practice manager but that is beyond the applicant's control.

The car park expansion site is being delivered under the outline permission for what is now the first phase of development currently being built out by David Wilson Homes. Officers have ensured that in negotiating the layout for the application currently before Members there will be good connectivity.

Elmswell Parish Council – Received 08.12.2020

Objection. The following comments are made:

“Elmswell Parish Council objects to this application as it serves to compound the problems presented by the failure to properly rationalise the provision of primary education in the area. The pressing need is for Elmswell children of primary school age to go to school in Elmswell.. The stresses of bussing young children over A14 twice daily for 200 days each year and the position of the extra traffic management burden from this and from the private car traffic, inevitably generated is unsustainable and should not be countenanced.

A new strategic overview of primary education in the area is much needed”.

Officer comment:

Whilst the concerns of Elmswell Parish Council are noted. Delivery of primary school places is a matter for the County Council as the local education authority. It will be noted that it is [proposed to a primary school contribution via a S106 Agreement along with an additional parcel of land [for £1] that will be used to expand the playing field at the adjacent school.

National Consultee (Appendix 4)

Highways England

Raises no objection to this proposal. The following comment is made:

“Referring to the planning application referenced above, dated 7 June 2019, application for the provision of land for the extension of Woolpit Primary Academy School and the erection of up to 40 dwellings, associated works and infrastructure, land south of Old Stowmarket Road, Woolpit, Busy St Edmunds, Suffolk, IP30 9RU, notice is hereby given that Highways England’s formal recommendation is that we offer no objection. Highways Act Section 175B is not relevant to this application”.

Anglian Water

Raise no objection to this proposal, subject to 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”.

Natural England

No Comment.

Suffolk Police

No Objection in principle, recommend a change to layout at reserved matters to address concerns raised. The following comment is made:

“Parking and garaging areas are set too far back for plots 13, 17, 18, 28, 29 and 39. Police prefer properties to each have their own garages and that garages are placed immediately next to properties.

Parking for plots 14, 18, 19 and plots 21-23 are too far to the side of their respective properties for any surveillance. Police recommend that vehicles are parked either to the immediate side, or in front of properties. Rear parking and/or rear parking should not be incorporated as it is a known generator for crime.

Rear parking has been incorporated for plots 24-25, 30-31, 37-38. The Police do not recommend rear parking, as it provides no surveillance and can make a homeowner more vulnerable. The footpath area proposed to connect the new development with the local surgery is a concern, as it provides access to the rear of plots 14-15 at least possibly other plots along that area too. There are two main areas that are a concern from the point of view of perceived antisocial behaviour being able to occur, namely along the open spaces area by 16, 18-20, 21 and plot 26, particularly by the rear of the plots 16 and 18-19. Secondly, along the south eastern side to the east of plot 38 where there is an open spaced area. The parking area for plots 1-9 is a concern. It is not known how the buildings will comprise and what active windows will be incorporated to provide vital surveillance for the owners vehicles and to provide surveillance of the far south western side that backs onto the existing properties near to the health centre.

Environment Agency

No Comment.

County Council Responses (Appendix 5)

SCC Developments Contributions Manager

Raises no objection to this proposal, subject to securing certain agreements within the Section 106. The following comments are made:

“This letter replaces my previous letter dated 27 June 2019....to aid simplicity, as Mid Suffolk’s CIL covers libraries, waste and secondary school infrastructure, these have been removed from this letter but the County Council may make a future bid for CIL money of £8,640 towards libraries provision, £4,400 to waste provision and £166,425 to secondary and sixth form provision.

In line with the Department for Education’s recent guidance on securing developer contributions for education, the County council is seeking a range of options to mitigating the growth in the vicinity by ensuring there are enough primary places available. Growth in Elmswell is beyond what the expanded Elmswell primary school can accommodate so the strategy in the emerging joint Local Plan is for primary school places (from a pupil place planning perspective) to be available in Woolpit with a safe route under 2 miles by a new cycleway/footway connecting the two villages.

This application includes provision of land for the extension of Woolpit Primary Academy School. A feasibility study commissioned by SCC concludes that a feasible expansion project is significantly more expensive compared to completed expansion projects in the County and when set against the Department for Education's benchmark expansion costs. It is therefore, not known at this stage whether SCC will gain support from the DfE to proceed with the expansion. Whilst the numbers on roll are currently lower than expected at Woolpit Primary Academy, which may be in part due to the school being judged as Requires Improvement by Ofsted at its latest inspection in November 2018, many of the Woolpit residing pupils who are attending schools elsewhere will be displaced back to their catchment school due to growth in those catchments and the pupil admissions process. The leadership team at the school are working alongside the Thedwastre Education Trust to ensure that standards and children's progress are improves across the school. Therefore, Woolpit Primary School's roll needs to reflect that 71 pupils are currently attending surrounding schools (Rougham, Thurston, Elmswell and Norton) and a further 40 pupils attend schools further afield.

Therefore, a number of risks arising from whether an expanded Woolpit Primary School could support the growth emerging in the area. In principle, SCC has agreed to enter into a land option for the land forming part of this application with the provision that there is a connection for the foul and surface water connections as these can't be dealt with on the land for the extension for the School. However, at this point in time it has not been confirmed that the school will be able to expand.

Therefore, due to the scale, location and distribution of housing growth in the locality, the emerging strategy to deliver a sustainable approach for primary school provision is based on:

- a) Expanding the existing school; or*
- b) retaining the current primary school and delivering a second (new primary school in Woolpit)*

When taking into account recent decisions and pending planning applications in Woolpit and Elmswell, the numbers on roll at Woolpit Primary Academy as well as the number of pupils living in Woolpit attending other schools our latest forecasts identify that there will be no surplus places at the catchment Primary School to accommodate the childing arising from this scheme.

Therefore, the education strategy is to secure a land option for a new primary school, as well as securing a land option for the expansion of the existing primary school. This accords with the recent DfE guidance, which states at Para.17... 'we recommend that you identify a preferred and contingency school expansion project in a planning obligation, as long as both would comply with the Section 106 tests. This will help you respond to changing circumstances and new information, such as detailed feasibility work leading you to abandon a preferred expansion project'.

If expansion is deliverable the developer contributions mechanism would fall under the District's CIL funding. As the expansion proposal has not been confirmed, the current approach is for a new primary school for the village with proportionate land and build costs secured by section 106 contributions. Should the expansion be confirmed the obligation in the S106 agreement will cease or be returned. This follows the approach set out for planning permissions 2112/16 and 1636/16. A proportionate developer contribution, based on the primary age pupils requiring funding from the proposed development is calculated as follows:

- £20,508 per pupil place
- From 40 dwellings based on the mix and surplus place it is calculated that 9 primary age pupils will arise
- Therefore, 9 pupils x £20,508 per place = £184,572 (2020/21 costs).

Total primary school S106 contribution - £184,572 + £11,646 = £196,218.
 3196,2018/40 Dwellings = £4905.45 per dwelling.

Should expansion at the existing school be confirmed, the obligation will cease.

Secondary School – Transport Contributions

6 secondary-age pupils are forecast to arise from the proposed development. Developer contributions are sought to fund school transport provision for a minimum of five years for secondary- age pupils. Therefore, contributions of £1,205 x 6 pupils x 5 years = £36,150, increased by the TPI. Contribution held for a minimum period of 10 years from the date of the final dwelling occupation. The contribution will be used for secondary school transport costs

Pre- School Provision

Total S106 contribution = £82,032

Legal Costs

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

Monitoring Fee

The CIL regs allow for the charging of monitoring fees. In this respect the county council charges £412 for each trigger point in a planning obligation, payable on completion of the deed.”

SCC Rights of Way

Raise no objection to this proposal, offering informative comments in regard to permission required outside of this planning permission.

SCC Highways – Received 03.09.2020

No Objection, subject to conditions and S106 contribution and cycleway contribution. The following comments are made:

“The revised plan indicates an improved connection for pedestrians and cyclists between the site, the proposed school extension and the village through the previous permitted site and towards Old Stowmarket Road.

We would like to reiterate the request for a contribution from the development, this will enable sustainable access to come to fruition as there will be a cycle link to Elmswell Rail Station. To construct the cycle link between Elmswell and Woolpit, SCC has estimated the design and construction will be approximately £850/dwelling. Therefore, we would be seeking a contribution of £34000 for the scheme.

It is our opinion this development can demonstrate it can achieve safe and suitable access to the site for all users and would not have a severe impact on the road network (NPPF Para.108 and 109) therefore we do not object to the proposal. We recommend the conditions previously outlined in our response dated 25th June 2019". .

SCC Archaeological Service

No objection. However, would like to add that in addition to the justification in the original comments; archaeological investigations in recent weeks adjacent to this application area identified a Bronze Age enclosure which included a Bronze Age inhumation. This does not affect the previous advice.

SCC Fire and Rescue

Raise no objection to this proposal, subject to a condition securing fire hydrants.

SCC Floods and Water Management

Raise no objection to this proposal, subject to conditions.

SCC – Travel Plan Co-Ordinator

Does not wish to make any comments. The comments are expressed through SCC Highways Authority.

Place Services Ecology

No Objection, subject to ecological mitigation and enhancement measures.

Internal Consultee Responses (Appendix 6)

Infrastructure Team

Raise no objection to this proposal. The following comments are made:

"This development site lies within the high value zone for MSDC CIL Charging and would, if granted planning permission, be subject to CIL rate of £115m2 (subject to indexation). The Developer should ensure they understand their duties in relation to compliance with the CIL Regulations 2010 (as amended). Guidance is available as a pre-application service and via information within the CIL webpages.

Please be aware that a CIL liability notice will not be produced until the Reserved Matters is granted".

Environmental Health – Air Quality – Received 28.07.2020

Raise no objection to this proposal. The following comments are made:

"I have referred to the Environmental Protection UK (EPUK) Guidance 2017 – Land Use Planning and Development Control: Planning for Air Quality, in assessing this application with regard to air quality. The development would not meet the criteria in the EPUK Guidance for requiring an air quality assessment. Therefore, I have no objection to make with regard to this application".

Environmental Health – Land Contamination – Received 28.07.2020

Raise no objection to this proposal, subject to a condition. The following comments are made:

“The Environmental Protection Team has no objection to the proposed development, but based on evidence within the report ref: 777046-MLM-ZZ-XX-RP-J-0001 dated 01/11/18 following the phase one contaminated land assessment undertake by MLM group which highlights that further intrusive investigation is required”.

Environmental Health – Noise/Odour/Light/Smoke – Received 28.08.2020

Raise no objection to this proposal, subject to conditions. The following comments are made:

“I have no objection, in principle, to the proposed development, I recommend, however that a planning condition is attached which restricts the hours of noise intrusive work during construction of the development.....I also recommend that no development shall take place until a Construction Method Statement has been submitted to and approved, in writing, by the Local Planning Authority”.

Environmental Health – Sustainability Issues

No Objection, Subject to conditions.

Heritage Team

No comment.

Public Realm

No objection in principle, the following comments are made:

“The Public Realm team welcome the proposed treatment of the public open space to create wildflower meadows and to enhance the area for biodiversity. The team has concerns over the level of play provision included in the development. It would be expected that for a development of this size (190 houses) that play provision including older children (up to age 12) would be included on the site. There is no other play facility within the area that is easily accessible to any children resident on this development. Public Realm therefore consider that the play provision included in the development is inadequate”. It should be noted that this is a Reserved Matters consideration, not outline.

“The Public Realm Team support the inclusion of the LEAP and approve of the proposed equipment that appears to be in keeping with the overall site”.

Raise no objection to this proposal. Comments regarding play equipment to be addressed at the Reserved Matters stage, as well as a local management company to be agreed within the S106.

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

Following the submission of new documentation as of November 2020, with regards to the illustrative housing mix information, the proposal is found to be acceptable.

MSDC - Waste Manager (Major Developments)

Raise no objection, subject to conditions. The following comments are made:

“Ensure that the proposal is suitable for a 32 tonne RCV to manoeuvre around the site and that the surface is suitable for a RCV to drive on. All bins would need to be brought up to the main service road for collection and left at the edge of the curtilage. Please provide a map of all the

wheeled bin presentation points for approval. Plot 1-6 would require a bin store for the communal bins which would need to be adequate to accommodate a set of 1100l bins alongside a 1x240l glass bin. The threshold should be flush and dropped curb should use if bin needs to be take over a curb to be emptied. Plot 20, 21 and 22 bins to be at the end of the shared access, Plot 32, 33, 34, 35 and 36 to be presented at the end of the shared access. Plot 39 and 40 to bins to presented at the end of the shared access”.

Communities (Major Development)

No specific comments.

B: Representations

At the time of writing this report at least 15 letters/emails/online comments have been received. It is the officer opinion that this represents 15 objections, 0 support and 0 general comment. A verbal update shall be provided as necessary.

Views are summarised below:-

- Affects to Local Ecology/Wildlife
- Conflict with NPPF
- Design
- Development too High
- Dominating/Overbearing
- Increase in Pollution
- Increased Traffic/Highways Issues
- Landscape Impact
- Light Pollution
- Loss of Light
- Loss of Open Space
- Loss of Outlook
- Loss of Privacy
- Noise
- Out of Character
- Overdevelopment
- Overlooking
- Residential Amenity
- Fear of Crime
- Inadequate Access
- Inappropriate in Conservation Area
- Increase in Anti-Social Behaviour
- More Open Space Needed on Development
- Building Work
- Drainage
- Impact on Property Value
- Inadequate Parking
- Loss of Parking
- Inadequate Public Transport Provision

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.) Members should note that full copies of all representations are made available online to view, and can be accessed here: <https://planning.baberghmidsuffolk.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

PLANNING HISTORY

1636/16 - Outline planning permission with all matters reserved except for access for the erection of up to 120 dwellings. Construction of a car park to be associated with Woolpit Health Centre. Access to the site and individual accesses to five self-build plots and associated open space. (Proposal includes highway improvements to Heath Road and Old Stowmarket Road, including double mini roundabout at The Street, Old Stowmarket Road and Heath Road junction). – Granted 04.07.2018

DC/19/05196 - First submission of details application (for approval of reserved matters) for outline planning permission 1636/16 amended by Section 96a permission DC/18/03517. Layout, Scale, Appearance and Landscaping to be considered for the erection of 115No dwellings. – Granted 16.04.2020.

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. The site is located to the east side of Woolpit, south of the Phase 1 development site for up to 115 dwellings permitted under planning ref: 1636/16 (it should be noted that this development now has Outline and Reserved Matters Approval, and has commenced works), and north of the Woolpit Primary Academy School. Woolpit is designated as a Key Service Area centre within the Core Strategy. The site itself has no designation within the Development Plan and lies outside the defined settlement boundary; but is bound by existing or committed development on 3 sides; the site abuts the settlement boundary to the north and south.
- 1.2. The site's current use is agricultural, however not actively farmed at this time.
- 1.3. South Boundary: This would form the proposed school extension site, with continuation of the school playing field. This boundary would be adjacent to the existing school.
- 1.4. East Boundary: This would form an area of open space, which would back onto existing agricultural land and track road, separated by mature trees and other plant life as boundary treatments.

- 1.5. North Boundary: This would form the connection to the approved Phase 1 development site.
- 1.6. West Boundary: This would connect to an area of open space provided through the Phase 1 development site, as well as back on to existing neighbouring properties and Health Centre.

2. The Proposal

- 2.1. Outline planning permission with all matters reserved for up to 40 dwellings, associated works and infrastructure, as well as provision of land for the extension of Woolpit Primary Academy School. The proposal includes 35% affordable housing, as well as a mix of housing to accommodate local needs and changing demographics, including bungalows and smaller units. The housing mix will be considered at the Reserved Matters stage. It should be noted that an indicative layout plan showing the proposed housing mix at reserved matters stage has been submitted with this application and is has been approved by the Strategic Housing team; this assures confidence that an appropriate mix and design of development can be agreed at the Reserved Matters Stage. If Members are satisfied with the suggested mix and layout they are advised to support the recommended condition that makes mix one of the Reserved Matters details along with requiring the RM layout and mix to closely follow the indicative layout and associated mix detail submitted with the outline application.
- 2.2. Accordingly, this application seeks to establish the principle of development. On this basis, details such as appearance and siting are reserved, but an indicative plan is proposed to demonstrate that at least one approach to future development on this site can be achieved at a reserved matters stage. There is also a Parameter Plan, which has been submitted which sets out the guiding principles for the development of the site in terms of use, layout, access and building heights as discussed with Ward Members previously. Any detailed scheme subsequently submitted at Reserved Matters stage would need to accord with the development principles shown on the Parameters Plan if so conditioned as described above.
- 2.3. While outline, there are a handful of other certainties in this case for determination at this stage. Firstly, the development is for a maximum of 40 dwellings. The type, height, number of bedrooms, number of storeys of the dwellings remain reserved, but reserved matters would not be for more than 40 dwellings. The Parameters Plan includes design principles which are intended to provide some comfort to the Council and local residents, including the incorporation of bungalows along the south boundary, open space provision and cycle and pedestrian links to further the sustainability of the site. The Parameters Plan also provides design principles of the school expansion site, offering pedestrian and vehicle access, and turning space for coaches.
- 2.4. The parameters plan shows the access to the development on the northern side, emerging from the Phase 1 development site. This would be the only vehicular access on to the site, with the remaining access routes to be for cyclists and pedestrians. This access is fixed following the approval of the reserved matters of the Phase 1 site to the north.

- 2.5. The school expansion site is proposed to be located to the south of the proposed residential area, adjacent to the existing school.

3. The Principle Of Development

- 3.1. At this time Mid Suffolk has a five year housing land supply of 7.67 years, as of the latest review in 2020.

- 3.2. Woolpit is defined as a Key Service Centre within the Adopted Settlement Hierarchy [CS 2014] and as a Core Village in the Draft JLP.

- 3.3. The Adopted Core Strategy [CS1] states:

“The majority of new development (including retail, employment and housing allocations) will be directed to towns and key service centres.....”

- 3.3. The NPPF requires that development be sustainable. The NPPF (Para.8) defines three dimensions to sustainable development; the economic role, social role and environmental role. These roles should not be considered in isolation.

Para.9 of the NPPF identifies that environmental, social and economic gains should be sought jointly. Therefore, the Core Strategy Focus Review 2012 (post NPPF) Policy FC1 seeks to secure development that improves the economic, social and environmental conditions in the area and proposal must conserve and enhance local character. Para.78 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.

- 3.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “...where making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise...”. In this case, the development plan consists of the Core Strategy (adopted 2008), the Core Strategy Focussed Review (adopted 2012) and the Local Plan (adopted 1998). The site abuts the settlement boundary of Woolpit in the emerging Joint Local Plan. Within the emerging Joint Local Plan, Woolpit continues to be identified as a Key Service Centre and focus for growth in the district. It is considered to be a sustainable location for development; and in terms of location, the site is considered to be in accordance with the overall growth strategy in the currently Adopted and emerging plans.

- 3.4. Members are advised that within the emerging Joint Local Plan the site identified for this planning application attaches to a larger site (Phase 1 development site permitted under planning ref 1636/16) which is allocated land (ref LA094), with a given area of 6.52 hectares, that has been permitted as a residential development of up to 120 dwellings; the Reserved Matters scheme has now been approved and construction works have commenced. The overall site is one of five growth sites for Woolpit proposed within the Joint Local Plan. The stage that the Joint Local Plan has reached in its formation means that it has limited weight as a material consideration at this stage. This being said, it does

provide an indication of the intended direction of travel with regard to the Council's approach to sustainable growth within Woolpit, in order to meet its ongoing needs locally and within the District. The fact that Phase 1 of the development on the allocated land has already been given permission, and the Council had already set out its intent to allocate the site for development is an important one and it is important for Members to consider the consistency of that decision given the individual circumstances of this application. Once this permission has been implemented the Application site will be surrounded on 3 sides by development.

- 3.5. It should also be noted that the Woolpit Neighbourhood Plan has been submitted and due to go to local referendum in the coming months. The proposal would accord with the provisions of Policy WPT2 of the emerging Neighbourhood plan to be seen at referendum. This Policy has been largely endorsed by the Examiner subject to minor modifications. The Policy WPT2 is proposed to read as follows:

All new residential proposals will be supported subject to their:

Being within the capacity of the existing infrastructure and road layout of the village, or providing the necessary additional capacity;

Being well related to the existing pattern of development;

*Preserving or enhancing the character and appearance of the Conservation Area.
All proposals should take into account any cumulative impact taken with other existing housing commitments in the village. They should also demonstrate that:*

The scale and character of the proposal respects the landscape, landscape features, streetscape, heritage assets and important spaces and key views into and out of the village;

The proposal will conform positively to the local character, shape and scale of the area;

The development (for example through its scale) will preserve or enhance the existing focal points, and the village centre and its Conservation Area;

The proposed housing density is consistent with the village character and adjacent housing. Woolpit should remain a village, and to preserve its village character, major developments must be appropriately subdivided and landscaped in order to meet this objective.

A landscape and visual impact appraisal will be required for all major development proposals outside the existing settlement boundary unless they are located in an area of low landscape and visual sensitivity as shown in the Landscape Appraisal. In all areas outside the settlement, development proposals would have to demonstrate due regard to the particular sensitivities identified in the Woolpit NP Landscape Appraisal (March 2018) and seek ways to mitigate effectively against potential harmful impacts, particularly in areas with higher sensitivity.

- 3.6 This application delivers much needed affordable housing at 35% and a school playing field extension and helps to complete a high-quality development in this part of Woolpit. The proposal is considered acceptable in principle and it has attracted the support of Woolpit Parish Council.

4. Nearby Services and Connections Assessment Of Proposal

- 4.1. Paragraph 72 of the NPPF identifies that the provision of large numbers of new dwellings

“...can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages or towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities....”. Within the adopted development plan, the village of Woolpit is identified as a Key Service Centre, It is identified that main residential growth will be focused at Stowmarket, Needham Market and Eye, with the Key Service Centres also accommodating appropriate levels of residential growth.

- 4.2. By definition, Woolpit as a Key Service Centre is a natural focus for development because of its accessible facilities and services.
- 4.3. In the case of the application site, it is located adjacent to and abuts the established settlement boundary for the village. Following completion of the Phase 1 David Wilson Homes Scheme to the north of the site will be surrounded by development on three sides and it would therefore represent an infill site in many respects. Woolpit contains a number of facilities that would be utilised by the population that would be created as a result of the proposed development taking place. These include various shops, a primary school, village hall, pubs, employment opportunities etc. in addition, the village does benefit from regular bus services that run throughout the week, other than Sundays, and these would be within convenient walking distance of the proposed development.
- 4.3. As part of the development proposal, the scheme would include the provision of a cycle and pedestrian link between the Health Centre car park and the School extension site, therefore contributing towards the creation of improved cycle/pedestrian links in the village. It would also provide a new vehicular and pedestrian access to the existing primary school to enable its expansion.
- 4.4. The proposed development is therefore considered to be located sustainably in relation to services and connection provision.

5. Site Access, Parking And Highway Safety Considerations

- 5.1. The NPPF identifies at Para.108 that in assessing specific applications for development, it should be ensured that, inter alia, significant impacts on the transport network and highway safety can be cost effectively mitigated to an acceptable degree. Para.109 recognises that

development “....Should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe....”.

- 5.2. The requirement for safe access is reflected in development plan Policy CS6, which identifies the need for new development to provide or support the delivery of appropriate and accessible infrastructure, and Policy T10 which lists criteria that will be considered in regard of new development proposals.
- 5.3. As Members will note, the impacts arising from the traffic generated by the proposed development is one of the concerns identified by objectors. The layout plan shows the main vehicular access will emerge from the south of the Phase 1 development site which has been approved as part of the reserved matters for that scheme, with the remaining access points being for cycle and pedestrian use. Realistically this is the only achievable point of access and the layout for phase 1 was approved in the knowledge that the estate spine road may service a second phase of development. SCC as local highway authority is satisfied with the main access approved previously [phase 1] and has raised no objection to an additional 40 units being served from it. Access was originally a reserved matter of this application, however, to ease the public and Ward Members, the Parameters Plan shows where the final access will be.
- 5.4. The principle of these pedestrian and cycle links is established through the proposed Parameter Plan which any reserved matters application would need to accord with. The SCC Highway Authority also raise no objection on highway grounds, please refer to the consultation response above; officers are satisfied in this regard.
- 5.5. It should be noted that the Applicants have committed to provide a financial contribution through a Section 106 agreement to ensure the improvement of pedestrian and cycle links between Woolpit and Elmswell (See consultation from SCC Highways above). It should also be noted the Parameters Plan confirms that the scheme will provide pedestrian and vehicle access onto the school extension site, with manoeuvring provision for coaches and buses.
- 5.6. In terms of connectivity between Phase 1 and Phase 2 and the surgery, the car park extension site and the school extension site the parameters plan highlights the good level of access between these elements.

6. Design and Layout [Impact On Street Scene]

- 6.1. Section 12 of the NPPF refers to design, it provides that good design is a key aspect of sustainable development it should contribute positively to making places better for people. Decisions should aim to ensure that development will function well and add to the overall

quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore, it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is “proper to seek to promote or reinforce local distinctiveness” 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.130). 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.

- 6.2. The proposal is outline and both appearance and layout are reserved. While this is the case, Members should still be certain that a development can be demonstrated that would be unlikely to have any unacceptable detriment on amenity or otherwise cause harm in order to judge the principle that such development can be achieved. The proposal includes a Parameters Plan which sets out the high-level design principles for the site as well as an indicative layout plan demonstrating how the site can be developed on this basis. This allows for clearer understanding that such a development or similar up to 40 dwellings can be carried out in accordance with key design principles discussed with officers and the local community. Issues such as potential overlooking have been recognised, and it is considered the only area where this would have impact is on the south west boundary. The neighbouring properties have long rear gardens, and the proposed dwellings along that area of the boundary would be two storey and bungalows have been incorporated to ensure that the overlooking potential is limited. The remainder of the two storey properties would be focussed towards the central area of the site, so as to avoid adverse overlooking potential to warrant refusal. This being said, this is outline, where housing mix, height's, scale and appearance will be considered at Reserved Matters. Members should note that through the Parameters Plan, the Applicant has committed to providing bungalows along the south boundary to avoid overlooking potential towards the existing neighbours.
- 6.3. Reasonable open space is indicated on the eastern boundary and understanding of site constraints in terms of ecological and landscape interests are considered with the layout proposal. This layout plan is considered to be of good design overall and while it may not be the layout implemented in precisely the same form the principles of the site layout and measures to address amenity issues along this boundary are established by the Parameters Plan.
- 6.4. This demonstrates there is not likely to be significant or any unacceptable harm in principle and reserved matters is the appropriate stage to deal with the remaining detailed layout and design considerations.
It should be noted that the area designated for the school expansion site is on the south side, adjacent to the existing school playing field. The school site would have an access for pedestrians and cars, as well as space for manoeuvring of coaches and buses.
- 6.5. Furthermore, the development is for up to 40 dwellings, meaning the figure is not set and options to reduce development to ensure appropriate layout can be dealt with at reserved

matters stage if necessary; however, it is considered that 40 dwellings on this site is appropriate and achievable at this stage.

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

- 7.1. The site is a field and within the countryside, abutting the settlement boundary and connecting to an existing development (1636/16). On this basis there is limited impact on the wider landscape, but in this case the site is enclosed on almost three sides by the village and the Phase 1 development site. The site is more open to the east, however, due to existing vegetation along the eastern boundary along with the terrain and form of Woolpit the extent of openness is limited. It is judged that suitable landscaping on site would be able to screen the site without too much trouble and the Parameters Plan demonstrates that open space will be located to the east, further limiting any landscape impact. The details of the proposed landscaping can be considered at a reserved matters stage; however, such landscaping is considered to ensure that the development is acceptable in landscape and environmental terms.

8. Land Contamination, Flood Risk, Drainage and Waste

- 8.1. The NPPF at Para.180 identifies inter alia that planning decisions should ensure that a site is suitable for its proposed use. In addition, Para.180 makes clear that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner. In addition, Local Plan Policy SC4 identifies the Council's intention to ensure that new development proposals minimise the risk of contamination of underground water resources. Members are advised that the application contains Contamination Assessments.
- 8.2. This information has been considered by the Council's Land Contamination Officer and it is noted that no objection to the proposal is raised. Members are advised that the Officer would require the imposition of the standard condition on grant of planning permission.
- 8.3. In relation to flood risk and drainage, the NPPF identifies at Para.155 that "*...Inappropriate development in areas at risk from flooding should be avoided by directing development away from the areas at highest risk....*". Leading from this, development Policy CS4 identifies that "*...the council will support development proposals that avoid areas of current and future flood risk...*".
- 8.4. In this regard it is noted that the entire site for the proposed development is located within flood zone 1. Therefore, the site is not considered liable to unusual flooding events, and in that regard accords with the identified requirements of the NPPF and development plan policy. It should be noted that the LLFA raise no objection to this proposal, subject to conditions.

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

- 9.1. Under the NPPF Para.185 states to provide that *“in determining planning applications, local planning authorities should take account of; the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness”*. Furthermore, Para.193 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”*.
- 9.2. In this case, the reference can be given to both Lady’s Well, a scheduled ancient monument and Woolpit Church. The existing development and approved Phase 1 development to the north of the site, obscures the views to the heritage assets, there is a significant distance and the relationship with roads and fields between reduces the visual connectivity even more. It is not considered that the development would have any significant impact on any designated and non-designated heritage assets. It should be noted that the Council’s heritage team wished to make no comment on the proposal.

10. Impact On Residential Amenity

- 10.1. Policies within the adopted development plan require, inter alia, that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. It is considered that this proposal does not give rise to any concerns of loss of neighbour amenity by reason of form and design that cannot be dealt with at reserved matters stage. The submitted Parameters Plan and the Indicative Layout Plan show that bungalows and landscaping to provide screening have been incorporated on the south western boundary, where it is considered the neighbours would be most affected by the proposal. This reduces the overlooking potential significantly, as well as light blocking potential. Given the measures proposed for this site boundary, there is limited residential amenity harm.

11. Biodiversity

- 11.1 Current discussions indicate that there is no significant or unacceptable harm to biodiversity interests that could not be allowed for within the site and conditioned as recommended. Please refer to the consultation response from Place Services – Ecology. Mitigation and enhancement measures have been conditioned and will run concurrently with the Reserved Matters application.

11. Planning Obligations

- 11.1. The application is liable for CIL and, therefore, Suffolk County Council has outlined the monies that it would be making for a bid for to mitigate the impact of the development on existing infrastructure.
 - 11.2. In accordance with the Community Infrastructure Levy Regulations, 200, the obligations recommended to be secured by way of a planning obligation deed area (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.
 - 11.3. The application, if approved, will amongst other things require the completion of a S106 agreement to secure the on-site delivery 14 no. affordable dwellings.
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PART FOUR – CONCLUSION

12. Planning Balance and Conclusion

- 12.1. In order to achieve sustainable development, the Framework identifies that economic, social and environmental gains must be sought jointly and simultaneously.
- 12.2. The Council embraces its statutory duties in relation to the historic environment and considerable importance has been attached to the harm. It is considered that this proposal would not cause any significant or unacceptable harm to any designated or non-designated heritage assets. The application satisfies the policies of the development plan and the NPPF.
- 12.3. It is fully acknowledged and appreciated that, at this point, the site identified for the proposed development is outside of an area that is allocated for residential development and settlement boundaries. That said, despite a conflict with the policy in this regard, it abuts the established settlement boundary for Woolpit, which has Key Service Centre status within the adopted Local Plan. The application site is considered to be located in a sustainable position, being adjacent to the village and accessible. The fact that the site falls outside of the current settlement boundary is not, in itself, considered to be a sound reason to reject the proposed development, particularly given the status of the identified policies; that the emerging Joint Local Plan still carries limited weight, that the proposal accords with Policy WPT2 of the emerging Woolpit Neighbourhood Plan and the proposed development is so well connected to the Phase 1 development, the new surgery car park site and provides for an expansion of school land [also well connected].
- 12.4 It is considered that the proposal is sustainable development bearing in mind its location, access to local service provision, etc. in addition, the population generated by this development would assist in helping to sustain local services. The proposal also provides an expansion to an existing primary school which would improve local infrastructure and is considered a benefit to the scheme. Equally, the provision of market and affordable housing (in line with Government's objective of significantly boosting the supply of homes under the NPPF) and the financial contributions to improved links between Woolpit and

Elmswell are also considered benefits to the scheme. The impacts arising from the development could, it is felt, be adequately mitigated through S106 agreement and the imposition of conditions on a grant of planning permission. Lastly, the outline nature of the application means that the Council would be able to consider detailed development proposals through submission of reserved matters. Any such submissions would need to accord with the development and design principles set out within the proposed Parameters Plan ensuring that the scheme will deliver key requirements to ensure a high quality design in accordance with the relevant planning policies. The application is considered to accord with the policies of the NPPF when taken as a whole; the NPPF directs that planning permission should be granted.

- 12.5. In terms of the environmental pillar of sustainable development, the site is an area of undeveloped land, adjacent to open countryside and between an existing residential development and developing residential development. The impact on the character and appearance of the area, biodiversity and flood risk is considered to be neutral.
- 12.6. By reason of its location in a Key Service Centre Village, the proposal is not considered to place absolute reliance on the private car as a means of transport which would minimise potential environmental harm in this respect.
- 12.7. Whilst the proposal would not result in environmental benefit, proposed mitigation by way of landscaping, sustainable land drainage and increased linkage to the villages existing pedestrian network is considered to offset any harm. The proposal, is therefore, considered to have a neutral impact in terms of the environmental dimension of sustainable development.
- 12.8. Having regard to the above, it is assessed that there are not adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Noting the significant benefits to be realised in allowing the development to proceed, it is considered that there are numerous and compelling reasons to grant planning permission other than in accordance with the existing development plan and even where weighed against any identified harm.
- 12.9. The application proposal is, therefore, considered to represent sustainable development.

RECOMMENDATION

That the application is GRANTED planning permission and includes the following conditions:-

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

- Affordable Housing

This shall include:

- 14 rented Affordable Units (35%)

- Financial contribution towards a new cycle link (£34000)
- Transfer of land for an extension to the primary school [laying field for £1
- Financial Contribution towards land and build costs of a new Primary school in the village (£184,572). If the school expansion site is confirmed as a land option, then there shall be clause to ensure that the S106 Agreement is returned. Should the land for the school extension site not be required for school purpose, then the land will be made available for MSDC to be used as open space.
- Financial contribution towards Secondary School Transport (£36,150)
- Financial contribution towards Pre-School provision (£82,032)

THEN

(2) The Chief Planning Officer be authorised to GRANT OUTLINE Planning Permission subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- Standard time limit (3yrs for implementation of scheme for the submission of Reserved Matters
- RM to be submitted in accordance with the submitted Parameters Plan ref 017-033-302 P3
- RM to include housing mix and size [no of bedrooms/people]
- Approved Plans (Plans submitted that form this application)
- Concurrent with reserved matters a scheme for the provision and implementation of water, energy and resource efficiency measures
- Electric Vehicle Charging scheme to be agreed
- Construction works and deliveries operating hours
- A Construction Management Strategy

- Materials to be agreed
- Bin presentation and storage to be agreed concurrent with reserved matters
- Surface Water Strategy (ensuring the satisfactory storage and disposal of surface water)
- Sustainable Urban Drainage System (ensuring a suitable system has been implemented and that all flood risk assets and owners are recorded)
- Scheme of Archaeological Evaluation
- Written report on the results of the Archaeological Evaluation
- Written Scheme of Investigation
- Archaeological Project Design Strategy
- Preliminary Ecological Appraisal
- Landscape and Ecological Management Plan to be agreed
- Biodiversity Enhancement Strategy to be agreed
- Badger Method Statement to be agreed
- Lighting Design Scheme for Biodiversity
- Fire Hydrants to be agreed
- Carriageways and Footways binder course level
- Estate Road and Footpaths
- Residents Travel Pack
- Parking and Manoeuvring
- Strategy for land contamination investigation

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

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

(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured within 6 months or such further time as the Chief Planning Officer considers reasonable to conclude the agreement where he is satisfied genuine and reasonable progress is being made then the Chief Planning Officer be authorised to refuse the application on appropriate ground/s

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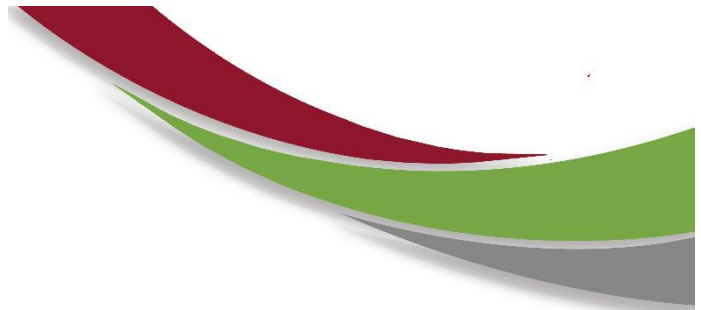
Application No: DC/19/02656

Location: Land South of Old Stowmarket Road, Woolpit

Appendix 1: Call In Request	N/A	
Appendix 2: Details of Previous Decision	N/A	
Appendix 3: Town/Parish Council/s	Woolpit Parish Council Elmswell Parish Council	
Appendix 4: National Consultee Responses	Highways England Anglian Water Natural England Suffolk Police Environment Agency	
Appendix 5: County Council Responses	SCC Developments Contributions Manager SCC Rights of Way SCC Highways SCC - Archaeology SCC - Fire and Rescue SCC Floods and Water Management	
Appendix 6: Internal Consultee Responses	Place Services Ecology MSDC Infrastructure Team MSDC Environmental Health – Air Quality MSDC Environmental Health - Land Contamination MSDC Environmental Health – Noise/Light/Smoke/Odour	



Babergh and Mid Suffolk District Councils



	MSDC Environmental Health – Sustainability Issues MSDC Heritage MSDC Public Realm MSDC - Strategic Housing MSDC Waste Manager MSDC Communities	
Appendix 7: Any other consultee responses	15 letters/emails/online comments received. 15 objections, 0 support and 0 general comment.	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information	N/a	

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils

Consultee Comments for Planning Application DC/19/02656

Application Summary

Application Number: DC/19/02656

Address: Land South Of Old Stowmarket Road Woolpit Bury St Edmunds Suffolk IP30 9RU

Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Case Officer: Rose Wolton

Consultee Details

Name: Mrs Peggy Fuller

Address: 86 Forest Road, Onehouse, Stowmarket, Suffolk IP14 3HJ

Email: Not Available

On Behalf Of: Woolpit Parish Clerk

Comments

Councillors support the application with bungalows behind the cottages on Heath Road and the landscaping by Oaklands. Cllrs trust that these will remain on the Reserved Matters application.

From: Elmswell Parish Council <clerk@elmswellpc.co.uk>
Sent: 08 December 2020 15:12
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: FAO Rose Walton ref DC/19/02656 at Woolpit

DC/19/02656 Extension to Woolpit Primary School / Erection of up to 40 dwellings

Elmswell Parish Council objects to this application as it serves to compound the problems presented by the failure to properly rationalise the provision of primary education in the area.

The pressing need is for Elmswell children of primary school age to go to school in Elmswell.

The stresses of bussing young children over A14 twice daily for 200 days each year and the imposition of the extra traffic management burden from this and from the private car traffic inevitably generated is unsustainable and should not be countenanced.

A new strategic overview of primary education in the area is much needed. Meanwhile, the implications behind this application are such that, on behalf of Elmswell's children, both present and future, it cannot be supported.

Peter Dow CiLCA
Clerk to Elmswell Parish Council

Regards

Peter

Peter Dow CiLCA
Clerk to Elmswell Parish Council



Developments Affecting Trunk Roads and Special Roads

Highways England Planning Response (HEPR 16-01)

Formal Recommendation to an Application for Planning Permission

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

To: Mid Suffolk District Council

CC: growthandplanning@highwaysengland.co.uk

Council's Reference: DC/19/02656

Referring to the planning application referenced above, dated 7 June 2019, application for the provision of land for the extension of Woolpit Primary Academy School and the erection of up to 40 dwellings, associated works and infrastructure, land south of Old Stowmarket Road, Woolpit, Bury St Edmunds, Suffolk, IP30 9RU, notice is hereby given that Highways England's formal recommendation is that we:

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

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

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

Date: 20 June 2019

Signature:

Name: Mark Norman

Position: Spatial Planning Manager

Highways England:

Woodlands, Manton Lane
Bedford MK41 7LW

mark.norman@highwaysengland.co.uk

This development is unlikely to have a severe affect upon the strategic road network

Planning Applications – Suggested Informative Statements and Conditions Report

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

AW Site Reference: 148553/1/0066409

Local Planning Authority: Mid Suffolk District

Site: Land South Of Old Stowmarket Road
Woolpit Bury St Edmunds Suffolk IP30 9RU

Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Planning application: DC/19/02656

Prepared by: Pre-Development Team

Date: 9 September 2019

ASSETS

Section 1 - Assets Affected

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

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 - Used Water Network

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

Section 4 - Surface Water Disposal

The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

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 - 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.

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

Next steps

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

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

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

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

Surface water:

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

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 20 November 2020 09:56
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: Planning Consultation DC/19/02656 (Amendment) - NE Response
Importance: High

F.A.O. Ms Rose Wolton

Dear Ms Wolton,

Thank you for your consultation.

Application ref: DC/19/02656 (Amendment)
Our ref: 334624

Natural England has no comments to make on this application.

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

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

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

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

Yours sincerely

Clare Foster
Natural England
Consultation Service
Operations Delivery
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

Tel: 0300 060 3900

Email: consultations@naturalengland.org.uk

www.gov.uk/natural-england

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

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

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

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

During the current coronavirus situation, Natural England staff are working remotely and from some offices to provide our services and support our customers and stakeholders. Although some offices and our Mail Hub are now open, please continue to send any documents by email or contact us by phone to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.



Wash hands. Cover face. Make space

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Bury St Edmunds Police Station, Raingate Street, Bury St Edmunds, Suffolk, IP33 2AP

Tel: 101 Ext: 4141 (Direct Dial 01284 77 4141) (Calls may be monitored for quality control, security and training purposes. www.suffolk.police.uk)

Phil Kemp Design Out Crime Officer
Bury St Edmunds Police Station
Suffolk Constabulary
www.suffolk.police.uk

Planning Application (DC/19/02656)

SITE: Extension of Woolpit Primary School and up to 40 Dwellings, at Land South of Old Stowmarket Road, Woolpit, IP30 9RU

Applicant: Pigeon Capital Management Ltd

PLANNING OFFICER: Ms Rose WOLTON

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 out the installation as per manufacturer guidelines.

Suppliers of suitably accepted products can be obtained by visiting www.securedbydesign.com.

Dear **Ms WOLTON**

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

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

It should be noted that comments have previously been made with regard to planning application MS/1636/16 and DC/19/05196/RM for this area.

It is noted that this is an outline planning application and more in-depth details will follow through further proposals, as a result it is hard to make specific in-depth comments.

Parking looks a concern around the development.

As the proposed development area comprises open land, historically it is a low crime area. However, a number of criminal offences have been recorded around the surrounding area, (see para 4).

The design should look at techniques and principles to assist with the orientation and navigation of the site, creating identifiable spaces to discourage and minimise the risk of crime and Anti-Social Behaviour through natural and informal surveillance.

1.0 Main Security Concerns

- 1.1 Research regarding burglaries has shown that around 85% of unlawful entries occur via the rear of a property. (SBD Homes 2019 (V2) pages 21-22, at Paras 13.1-13.3 refers). Parking and garaging areas are set too far back for plots 13,17,18,28,29 and plot 39. Police prefer properties to each have their own garages and that these garages and/or parking spaces are not set back to allow an offender unobserved access into such areas and in particular the back gate. Instead it is preferred garages are flush by the side of properties. If garages cannot be incorporated for all properties and certain plots will rely on open spaced parking (or car ports) by the side of the property, it is strongly recommended that dusk to dawn security lighting is installed to illuminate these areas and that it conforms to BS5489:2013 standards, along with active windows placed at the side of these properties to afford some surveillance for owners' vehicles. (SBD Homes 2019, pages 22-23, para 16.1 and 16.5-16.8 refers).**
- 1.2 Parking for plots 14, 18,19 and plot 21-23 are too far to the side of their respective properties for any surveillance. Police recommend that vehicles are parked either to the immediate side, or in front of properties to offer residents the opportunity to obtain surveillance of their vehicle. Vehicles parked too far away from their designated properties, usually have less surveillance and are at more risk of theft, or damage. Vehicle parking not allocated immediately by an owner's**

property also tends to lead to antisocial behaviour through vehicles parked where they shouldn't be, or where they interfere with other residents' properties. (SBD Homes 2019, page 23, para 16.6 refer).

- 1.3 Rear parking has been incorporated for plots 24-25, 30-31, 37-38. The Police do not recommended rear parking, as it provides no surveillance and can make a home owner more vulnerable in the winter months, when parking and going to their respective properties around darkly lit areas. Such areas can also become areas for antisocial behaviour, that include gatherings of groups, criminal damage and graffiti (SBD Homes 2019, pages 22-23, paras 16.1-16.4 and 16.7-16.10, along with pages 66-67, paras 55.1-55.2 refer).
- 1.4 It is a documented fact that where parking spaces are either too far from respective properties or in short supply, such problems usually lead to antisocial behaviour, either from residents frustrated at not being able to park within their own living space, or from visitors who have always parked there in the past and now find it difficult to do so. The resulting problems that such shortages produce include antisocial behaviour, either verbal or physical, along with criminal damage, graffiti and assault.
- 1.5 For further information on this problem there is a thesis by the prominent college professor, Rachel Armitage, from the University of Huddersfield who oversaw a seven month project into such conditions, for further details use the following link: https://live-cpop.ws.asu.edu/sites/default/files/problems/parking_garage_theft/PDFs/Car%20Parking%20Crime%20and%20Anti%20Social.pdf One of the main findings of this report stated "Developments must have allocated car parking spaces for visitors and the design allocation of on street and communal parking must take care to avoid neighbour disputes".
- 1.6 If inadequate on-street parking is designed into the development, it is strongly recommended that all open spaced areas, have post and rail fencing, or other types of bollards to prevent off road parking and reduce the risk of other antisocial activity to take place by motor bikes or mopeds. (SBD Homes (V2) 2019, pages 17-18, Para 9.2 refers).
- 1.7 The footpath area proposed to connect the new development with the local surgery is a concern, whilst it is recognised of the need to connect the two and that if an authorised route is not designated, one will only be manmade. In its current form it opens access to the rear of plots 14-15 at least and possibly other plots along that area too. It would be preferred if the footpath entrance area could be moved from so near to the rear of properties. If the design has to remain in its current format, it is strongly advised that the area is well illuminated.
- 1.8 There are two main areas that are a concern from the point of view of perceived antisocial behaviour being able to occur, namely along the open spaced area by 16,18-20, 21 and plot 26, particularly by the rear of plots 16 and 18-19 which are near to what looks like an electricity sub-station. Secondly along the south eastern side to the east of plot 38 where there is an open spaced area.
- 1.9 It is strongly recommended that in order to reduce crime and reassure local residents active windows are incorporated that include overlooking onto public open space areas. Such measures will greatly assist in reducing problems associated with antisocial behaviour and possible drug taking. It is good to see that a number of houses are frontal facing towards the main open spaced area and it is requested that active windows are incorporated (SBD Homes 2019, page 21, paras 11.1-11.2 refers).
- 1.10 Open Spaced areas tend to attract antisocial behaviour, so care needs to be given to the sighting of any public seating, which could be a magnet for attracting crowds and antisocial issues. (SBD Homes 2019, page 16, paras 8.18-8.18.7 and page 17-18 paras 9.1-9.5).
- 1.11 The parking area for plots 1-9 is a concern. It is not known how the buildings will comprise and what active windows will be incorporated to provide vital surveillance for the owners' vehicles and to provide surveillance of the far south western side that backs onto the existing properties near in to the health centre.



As in its current form it opens up the area for an offender to enter and access the rear of these existing properties.

1.12 Where vegetation is incorporated either side of any footpath, it is recommended that it is low growing and regularly maintained, to prevent hiding places for any would be offender. (SBD Homes (V2) 2019, pages 14-16, at Paras 8.1-8.17 refers).

1.13 It would be good to know how the development will be perimetered off and how public open spaces and areas will be sectioned off, to reduce the risk of possible antisocial behaviour from off road bikes.

1.14 Lighting Roads and segregated footpaths for adopted, private roads, footpaths and car parks must comply with BS5489:-1:2013. Bollard lighting is not compliant with BS5489:-1:2013, as it does not give sufficient light at the right height to aid the reduction of the fear of crime, as they do not light people's faces sufficiently. (SBD Homes (V2) 2019, pages 16-17, at Paras 8.19-8.21 refers).

1.15 In particular the detailed design should take account of the following principles:

- **Access and movement:** *Places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security.*
- **Structure:** *Places should be structured so that different uses do not cause conflict with no recesses, or obstacles for an offender to hide.*
- **Surveillance:** *In places where all publicly accessible spaces are overlooked CCTV should be co-ordinated within the lighting and landscape design. Lighting design should be co-ordinated with a CCTV installation and the landscape design to avoid any conflicts and to ensure that the lighting is sufficient to support a CCTV system.*
- **Lighting:** *Lighting should be designed to conform to BS 5489-1:2013 and light fittings should be protected where vulnerable to vandalism. The colour rendering qualities of all lamps should be to SBD standard of a minimum of at least 60Ra on the colour rendering index.*
- **Ownership:** *Places that promote a sense of ownership, respect, territorial responsibility and community.*
- **Physical protection:** *Places that include necessary, well-designed security features.*
- **Activity:** *Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.*
- **Management and maintenance:** *Places that are designed with management and maintenance in mind, to discourage crime in the present and the future, encouraging businesses and legitimate business users to feel a sense of ownership and responsibility for their surroundings can make an important contribution to community safety and crime prevention. Clarity in defining the use of space can help to achieve a feeling of wellbeing and limit opportunities for crime.*

2.0 SECURE BY DESIGN (SBD)

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

The role of a Design Out Crime Officer within Suffolk Police is to assist in the design process to achieve a safe and secure environment for residents and visitors without creating a 'fortress environment'.

It is strongly advised the developers seek Secure by Design National Building Approval membership from Secure by Design (SBD). Further details can be found at the following link:
<http://www.securedbydesign.com/sbd-national-building-approval/>

It would be good to see the development, or at least the Social Housing element built to SBD Homes 2019 at
https://www.securedbydesign.com/images/downloads/HOMES_BROCHURE_2019_NEW_version_2.pdf

Further information on SBD can be found at www.securedbydesign.com

Further advice is also contained in the Suffolk Police Residential Design Guide 2020 Residential design guide - print.pdf https://www.suffolk.police.uk/sites/suffolk/files/residentialdesignguide_low.pdf

3.0 REFERRALS

3.1 Section 17 of the Crime and Dis-Order Act outlines the responsibilities placed on local authorities to

prevent crime and dis-order.

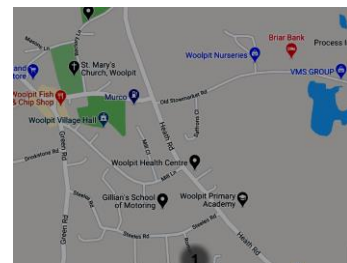
3.2 The National Planning Policy Framework on planning policies and decisions to create safe and accessible environments, laid out in chapter 8, para 91b and chapter 12, para 127f, in that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.3 The Suffolk Design Guide for Residential Areas- Shape of Development – Design Principles (Security) Looking at the careful design of a new development with regard to landscaping, planting and footpaths.

3.4 Department for Transport – Manual for Streets (Crime Prevention) The layout of a residential area can have a significant impact on crime against property (homes and cars) and pedestrians.

4.0 CRIME STATISTICS FOR POST CODE AREA IP30 9RU

4.1 The crime figures have been obtained from the Suffolk Police Crime computer base and the National Police Crime Mapper web site. The Police Crime Mapper Web site is available for any member of the public to view using the following link: <https://www.police.uk/pu/your-area/suffolk-constabulary/stowmarket/?tab=CrimeMap>



4.2 The graph right indicates a breakdown of the offences committed around this area between June-November 2020, totalling 36 offences, the majority relating to violent and sexual offences, which totalled 18, followed by ASB/public order offences totalling 5.

Offence	June 2020	July 2020	Aug 2020	Sept 2020	Oct 2020	Nov 2020
Burglary/Theft	1		1			1
Vehicle Crime					2	
Criminal Damage/Arson	1					
ASB/Public Order/Harrassment		1	2	2		
Violent & Sexual Offences	4	1	4	7	2	
Shoplifting	1					
Drugs					1	
Other Offences				4	1	
Grand Totals	7	2	7	13	6	1

5.0 FINAL CONCLUSION

To reiterate, concerns around this development are:

- Parking and garaging areas are set too far back for plots 13,17,18,28,29 and plot 39. Police prefer properties to each have their own garages and that garages are placed immediately next to properties.
- Parking for plots 14, 18,19 and plot 21-23 are too far to the side of their respective properties for any surveillance. Police recommend that vehicles are parked either to the immediate side, or in front of properties Rear parking and/or rear parking should not be incorporated as it is a known generator for crime.
- Rear parking has been incorporated for plots 24-25, 30-31, 37-38. The Police do not recommended rear parking, as it provides no surveillance and can make a home owner more vulnerable.
- The footpath area proposed to connect the new development with the local surgery is a concern, as it opens access to the rear of plots 14-15 at least and possibly other plots along that area too.
- There are two main areas that are a concern from the point of view of perceived antisocial behaviour being able to occur, namely along the open spaced area by 16,18-20, 21 and plot 26, particularly by the rear of plots 16 and 18-19. Secondly along the south eastern side to the east of plot 38 where there is an open spaced area.
- The parking area for plots 1-9 is a concern. It is not known how the buildings will comprise and what active windows will be incorporated to provide vital surveillance for the owners' vehicles and to provide surveillance of the far south western side that backs onto the existing properties near to the health centre.

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

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

Yours sincerely

Phil Kemp

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

From: Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>
Sent: 01 July 2019 08:14
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: DC/19/02656 - Land South of Stowmarket Road, Woolpit

Good Morning

We have this consultation logged as not meeting our consultation checklist – I have attached this for your info. Therefore, the Environment Agency has no comments.

Kind Regards

Liam

Liam Robson

Sustainable Places Planning Advisor – East Anglia Area (East)

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

liam.robson@environment-agency.gov.uk

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

Working hours: Monday to Friday 7am-3pm



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

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



From: BMSDC Planning Area Team Yellow

[<mailto:planningyellow@baberghmidsuffolk.gov.uk>]

Sent: 26 June 2019 11:46

To: Ipswich, Planning <planning.ipswich@environment-agency.gov.uk>

Subject: DC/19/02656 - Land South of Stowmarket Road, Woolpit

Good morning

The consultation deadline for receiving comments for the above planning application expires tomorrow and I would be grateful if you could advise if you will be forwarding any comments.

Regards

Paul Hankins

Planning Support Officer - Development Management

Babergh and Mid Suffolk District Councils - Working Together

Direct tel 01449 724534

Your ref: DC/19/02656
Our ref: 00050054
Date: 20 November 2020
Enquiries to: Peter Freer
Tel: 01473 264801
Email: peter.freer@suffolk.gov.uk

By e-mail only:

planningyellow@baberghmidsuffolk.gov.uk

FAO Rose Wolton –
Planning Officer

Dear Rose,

**Re: Land South Of, Old Stowmarket Road, Woolpit, Bury St Edmunds Suffolk
IP30 9RU**

I refer to the following application for planning permission in Mid Suffolk - Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Proposed number of dwellings from development:	1 bedroom apartments	2 bedroom+ Houses/apartments	Total
	4	36	40

This letter replaces my previous letter dated 27 June 2019 as it is now over six months since that was submitted. To aid simplicity, as Mid Suffolk's CIL covers libraries, waste and secondary school infrastructure, these have been removed from this letter but the County Council may make a future bid for CIL money of **£8,640** towards libraries provision, **£4,400** to waste provision and **£166,425** to secondary and sixth form provision (costs to be updated in line with costs at time of a CIL bid submission).

I set out below Suffolk County Council's views, which provides our infrastructure requirements for primary, early years and secondary school transport associated with this proposal Council.

- 1. Education.** Paragraph 94 of the NPPF states: 'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

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

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

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

The local catchment schools are Woolpit Primary Academy and Thurston Community College.

School level	Minimum pupil yield:	Required:	Developer Contribution mechanism:
Primary school age range, 5-11:	9	9	S106
Secondary school age range, 11-16:	6	6	CIL
Secondary school age range, 16+:	1	1	CIL

Primary School

In line with the Department for Education's recent guidance on securing developer contributions for education, the County Council is seeking a range of options to mitigating the growth in the vicinity by ensuring there are enough primary places available. Growth in Elmswell is beyond what the expanded Elmswell primary School can accommodate so the strategy in the emerging joint Local Plan is for primary school places (from a pupil place planning perspective) to be available in Woolpit with a safe route under 2 miles by a new cycleway/footway connecting the two villages.

The schemes recently approved or on our 'radar' in the Elmswell and Woolpit primary school catchments give a minimum cumulative total of 1,024 dwellings

Application Reference	Local Plan Site ID	Address	Catchment	Application Status	Total Dwellings	Estimated Primary Pupil Yield
DC/18/02416/OUT	LA065	Land to the North and West of School Road	Elmswell CP School	Pending Decision	86	19

DC/20/01677/OUT		Land West of former bacon factory	Elmswell CP School	Pending Decision	65	16
DC/19/02656/OUT		Land South of Old Stowmarket Road Phase 2	Woolpit Primary Academy	Pending Decision	40	9
DC/18/04247/OUT	LA095	Land off Bury Road, North of The Street	Woolpit Primary Academy	Pending Decision	300	70
DC/19/02605/OUT		Land at Haughley Park	Woolpit Primary Academy	Appeal	134	34
	LA064	Pightle Close	Elmswell CP School	Local Plan Site	60	15
	LA066	St Edmunds Drive (formerly land west of Station Road)	Elmswell CP School	Local Plan Site	90	23
	LA095	Broadgrass Green	Woolpit Primary Academy	Local Plan Site	200	50
	LA097	Land West of Heath Road	Woolpit Primary Academy	Local Plan Site	30	8
	SS1065	Land West of Church Road	Woolpit Primary Academy	Local Plan Site	10	3
	SS0736	Land North of Tostock Road	Woolpit Primary Academy	Local Plan Site	9	2

This application includes provision of land for the extension of Woolpit Primary Academy School. A feasibility study commissioned by SCC concludes that a feasible expansion project is significantly more expensive compared to completed expansion projects in the County and when set against the Department for Education's benchmark expansion costs. It is therefore not known at this stage whether SCC will gain support from the DfE to proceed with the expansion. Whilst the numbers on roll are currently lower than expected at Woolpit Primary Academy, which may be in part due to the school being judged as Requires Improvement by Ofsted at its latest inspection in November 2018, many of the Woolpit residing pupils who are attending schools elsewhere will be displaced back to their catchment school due to growth in those catchments and the pupil admissions process. The leadership team at the school are working alongside the Thedwastre Education Trust to ensure that standards and children's progress are improved across the school. Therefore Woolpit Primary School's roll needs to reflect that 71 pupils are currently attending surrounding schools (Rougham, Rattlesden, Thurston, Elmswell, and Norton) and a further 40 pupils attend schools further afield.

There are therefore a number of risks arising from whether an expanded Woolpit primary school could support the growth emerging in the area. In principle SCC has agreed to enter into a land option for the land forming part of this application with the provision that there is a connection for the foul and surface water connections as these can't be dealt with on the land for the extension of the School. However at this point in time it has not been confirmed that the school will be able to expand.

Therefore due to the scale, location, and distribution of housing growth in the locality, the emerging strategy to deliver a sustainable approach for primary school provision is based on:

- a) Expanding the existing school, or;
- b) Retaining the current primary school and delivering a second (new) primary school in Woolpit.

When taking into account recent decisions and pending planning applications in Woolpit and Elmswell, the numbers on roll at Woolpit Primary Academy as well as the number of pupils living in Woolpit attending other schools our latest forecasts identify that there will be no surplus places at the catchment Primary School to accommodate the children arising from this scheme.

Therefore the education strategy is to secure a land option for a new primary school, as well as securing a land option for the expansion of the existing primary school. This accords with recent the DfE guidance, which states at paragraph 17; "...we recommend that you identify a preferred and 'contingency' school expansion project in a planning obligation, as long as both would comply with the Section 106 tests. This will help you *respond to changing circumstances and new information, such as detailed feasibility work leading you to abandon a preferred expansion project*".

If expansion is deliverable the developer contributions mechanism would fall under the District's CIL funding. As the expansion proposal has not been confirmed, the current approach is for a new primary school for the village with **proportionate land and build costs secured by section 106 contributions.** Should the expansion be confirmed the obligation in the s106 agreement will cease or be returned. This follows the approach set out for planning permissions 2112/16 and 1636/16.

The County Council will require proportionate developer contributions for land and build costs for a new school from this proposed development, which will need to be secured by way of a S106 planning obligation. This is on the basis that the Mid Suffolk CIL Position Statement does not include funding for new primary schools which is helpfully set out in the District's CIL and S106

guidance document¹.

The recent DfE guidance advises in paragraph 15 that costs of mainstream school places be based on “national average costs published annually in the DfE school place scorecards”, to differentiate between the average per pupil cost of a new school, permanent expansion or temporary expansion, and that this average should be adjusted using BCIS location factors. The most recent scorecard is 2019 and the national average new build school cost per pupil for primary schools is £20,508 (March 2020). The regional weighting for the East of England based on BCIS indices, which includes Suffolk, is 1. When applied to the national new build cost (£20,508 / 1.00) produces a total of £20,508 per pupil for new primary schools.

A proportionate developer contribution, based on the primary age pupils requiring funding from the proposed development is calculated as follows:

- £20,508 per pupil place
- From 40 dwellings based on the mix and surplus place it is calculated that 9 primary age pupils will arise;
- Therefore 9 pupils x £20,508 per place = **£184,572 (2020/21 costs)**

Assuming the cost of the site for the new primary school, based on a maximum cost of £100,000 per acre (£247,100 per hectare), is £543,620 for a 2.2 hectare site and equates to £1,294 per pupil place. For the proposed development, this equates to a proportionate land contribution of 9 places x £1,294 per place = **£11,646**.

*Total primary school s106 contribution - £184,572 + £11,646 = **£196,218***

*£196,218 / 40 Dwellings = **£4,905.45 per dwelling***

Should expansion at the existing school be confirmed, the obligation will cease.

Secondary School – transport contributions

SCC require secondary school transport S106 contributions as the development is over 3 miles walking distance to the nearest Secondary School. This is an additional cost to SCC as the development is not located within statutory walking distance of a Secondary School and SCC will have responsibilities to provide ‘free’ home to school transport for secondary pupils on an ongoing basis for the life of the development.

¹ <https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/Babergh-and-Mid-Suffolk-CIL-and-s106-Guidance-document-September-2019.pdf>

Our approach to school transport cost is directly related to the number of children likely to be living in the dwellings and is set out in the final section on page 2 of the [“update on developer contribution costs for early years and education”](#), published on the SCC Developers Guide to Infrastructure Contributions in Suffolk webpage. On average the current cost (May 2020) of transporting a school pupil from home to school is £6.34 per day (return) or £1,205 per annum. The calculation of school transport contributions is based on 190 days per year over 5 years for secondary school pupils.

6 secondary-age pupils are forecast to arise from the proposed development. Developer contributions are sought to fund school transport provision for a minimum of five years for secondary-age pupils. Therefore, contributions of £1,205 x 6 pupils x 5 years = **£36,150**, increased by the RPI. Contribution held for a minimum period of 10 years from date of the final dwelling occupation. The contribution will be used for secondary school transport costs.

The securing of a School Transport Contribution by the approaches as set out above have been confirmed in appeal decisions, as a matter of principle, to be compliant with Regulation 122 of the CIL Regulations. Decision examples include (Planning Inspectorate 7 digit case reference numbers): 3179674, 3161733, 3182192, and 3173352.

- 2. Pre-school provision.** Education for early years should be considered as part of addressing the requirements of the NPPF Section 8: ‘Promoting healthy and safe communities’. It is the responsibility of SCC to ensure that there is sufficient local provision under the Childcare Act 2006. The Childcare Act in Section 7 sets out a duty to secure free early years provision and all children in England receive 15 free hours free childcare. Through the Childcare Act 2016, from September 2017 families of 3 and 4 year olds may now be able to claim up to 30 hours a week of free childcare. This new challenge has increased the assumptions on the overall need for full-time equivalent (FTE) places.

Given the scale of development proposed in the area, the recent legislative changes and the intention to establish a new primary school, the most practical approach is to establish a new early education setting on the site of the new primary school which would be a 60 place setting. Paragraph 16 of the DfE guidance says; “Developer contributions for early years provision will usually be used to fund places at existing or new school sites, incorporated within primary or all-through schools. Therefore, we recommend that the per pupil cost of early years provision is assumed to be the same as for a primary school”.

The Mid Suffolk District Council Position Statement states that new early education settings are not identified for funding through CIL so this would be secured through a s106 contribution.

	Minimum number of places arising:	Places required:	Proportionate cost per place £:
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Pre-School age range, 2-4:	4	4	20,508
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Total s106 early years contribution:

£82,032

3. **Legal costs.** SCC will require an undertaking for the reimbursement of its own legal costs, whether or not the matter proceeds to completion.
4. **Monitoring fee.** The CIL Regs allow for the charging of monitoring fees. In this respect the county council charges **£412** for each trigger point in a planning obligation, payable on completion of the deed.
5. **Time Limits.** The above information is time-limited for 6 months only from the date of this letter.

Yours sincerely,

P J Freer

Peter Freer MSc MRTPI
Senior Planning and Infrastructure Officer
Planning Section, Growth, Highways and Infrastructure

cc Carol Barber - SCC
Sam Harvey – SCC

From: GHI PROW Planning <PROWplanning@suffolk.gov.uk>
Sent: 29 July 2020 10:49
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: David Falk <david.falk@suffolk.gov.uk>; Claire Dickson <Claire.Dickson@suffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/19/02656

PUBLIC RIGHTS OF WAY AND ACCESS RESPONSE

REF: Land south of Old Stowmarket Road, Woolpit – DC/19/02656

Thank you for your consultation concerning the above application.

The proposed site does not contain any public rights of way (PROW), however Footpath 9 Woolpit runs adjacent to the south-eastern corner. The Definitive Map for Woolpit can be seen at <https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/Woolpit.pdf>. A more detailed plot of public rights of way can be provided. Please contact DefinitiveMaps@suffolk.gov.uk for more information. Note, there is a fee for this service.

We accept this proposal, and we are pleased to see that a pedestrian link through the public open space and onto FP9 has been included in the Illustrative Layout Plan dated June 2020. In relation to works carried out on or near to a PROW, the Applicant must take the following into account:

1. PROW are divided into the following classifications:
 - Public Footpath – only for use on foot or with a mobility vehicle
 - Public Bridleway – use as per a public footpath, and on horseback or by bicycle
 - Restricted Byway – use as per a bridleway, and by a ‘non-motorised vehicle’, e.g. a horse and carriage
 - Byway Open to All Traffic (BOAT) – can be used by all vehicles, in addition to people on foot, mobility vehicle, horseback and bicycle

All currently recorded PROW are shown on the Definitive Map and described in the Definitive Statement (together forming the legal record of all currently recorded PROW). There may be other PROW that exist which have not been registered on the Definitive Map. These paths are either historical paths that were not claimed under the National Parks and Access to the Countryside Act 1949 or since, or paths that have been created by years of public use. To check for any unrecorded rights or anomalies, please contact DefinitiveMaps@suffolk.gov.uk.

2. The applicant, and any future owners, residents etc, must have private rights to take motorised vehicles over a PROW other than a BOAT. To do so without lawful authority is an offence under the Road Traffic Act 1988. Any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy. We do not keep records of private rights and suggest that a solicitor is contacted.
3. **The granting of planning permission IS SEPARATE to any consents that may be required in relation to PROW.** It **DOES NOT** give authorisation for structures such as gates to be erected on a PROW, or the temporary or permanent closure or diversion of a PROW. Nothing may be done to close, alter the alignment, width, surface or condition of a PROW, or to create a structure such as a gate upon a PROW, without the due legal process being followed, and permission being granted from the Rights of Way & Access Team as appropriate. Permission may or may not be granted

depending on all the circumstances. To apply for permission from Suffolk County Council (as the highway authority for Suffolk) please see below:

- To apply for permission to carry out work on a PROW, or seek a temporary closure – <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/rights-and-responsibilities/> or telephone 0345 606 6071. **PLEASE NOTE** that any damage to a PROW resulting from works must be made good by the applicant. Suffolk County Council is not responsible for the maintenance and repair of PROW beyond the wear and tear of normal use for its classification and will seek to recover the costs of any such damage it is required to remedy.
 - To discuss applying for permission for structures such as gates to be constructed on a PROW – contact the relevant Area Rights of Way Team <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> or telephone 0345 606 6071.
 - To apply for permission for a PROW to be stopped up or diverted within a development site, the officer at the appropriate borough or district council should be contacted at as early an opportunity as possible to discuss the making of an order under s257 of the Town and Country Planning Act 1990 - <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/public-rights-of-way-contacts/> **PLEASE NOTE** that nothing may be done to stop up or divert the legal alignment of a PROW until the due legal process has been completed and the order has come into force.
4. Under Section 167 of the Highways Act 1980 any structural retaining wall within 3.66 metres of a PROW with a retained height in excess of 1.37 metres, must not be constructed without the prior written approval of drawings and specifications by Suffolk County Council. The process to be followed to gain approval will depend on the nature and complexity of the proposals. Construction of any retaining wall or structure that supports a PROW or is likely to affect the stability of the PROW may also need prior approval at the discretion of Suffolk County Council. Applicants are strongly encouraged to discuss preliminary proposals at an early stage.
5. Any hedges adjacent to PROW must be planted a minimum of 1 metre from the edge of the path in order to allow for annual growth and cutting, and should not be allowed to obstruct the PROW. Some hedge types may need more space, and this should be taken into account by the applicant. In addition, any fencing should be positioned a minimum of 0.5 metres from the edge of the path in order to allow for cutting and maintenance of the path, and should not be allowed to obstruct the PROW.

In the experience of the County Council, early contact with the relevant PROW officer avoids problems later on, when they may be more time consuming and expensive for the applicant to address. More information about Public Rights of Way can be found at www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/

Thank you for taking the time to consider this response.

Public Rights of Way Team

Growth, Highways and Infrastructure
Suffolk County Council
Phoenix House, 3 Goddard Road, Ipswich IP1 5NP
PROWplanning@suffolk.gov.uk

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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Rose Wolton

Dear Rose

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/19/02656

PROPOSAL: Two amended plans dated 24.08.2020, ref: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

LOCATION: Land South Of, Old Stowmarket Road Woolpit Suffolk IP30 9RU

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

The revised plan indicates an improved connection for pedestrians and cyclists between the site, the proposed school extension and the village through the previous permitted site and towards Old Stowmarket Road.

We would like to reiterate the request for a contribution from this development, this will enable sustainable access to come to fruition as there will be a cycle link to Elmswell Rail Station. To construct the cycle link between Elmswell and Woolpit, SCC has estimated the design and construction will be approximately £850/dwelling. Therefore, we would be seeking a contribution of £34,000 for the scheme.

It is our opinion this development can demonstrate it can achieve safe and suitable access to the site for all users and would not have a severe impact on the road network (NPPF para 108 and 109) therefore we do not object to the proposal. We recommend the conditions previously outlined in our response dated 25th June 2019.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

From: Gemma Stewart <Gemma.Stewart@suffolk.gov.uk>
Sent: 18 November 2020 13:14
To: Rose Wolton <Rose.Wolton@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Re-consultation Request - DC/19/02656_18_11_2020

Dear Rose,

Thank you for the re-consultation. It does not affect our previous advice (attached). We would like to take this opportunity to add that in addition to the justification included in my colleagues original consultation archaeological investigations conducted in recent weeks adjacent to this application area identified a Bronze Age enclosure which included a Bronze Age inhumation.

Regards,

Gemma

Gemma Stewart
Senior Archaeological Officer

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

Telephone: 01284 741242
Mobile: 07734978011
Email: gemma.stewart@suffolk.gov.uk

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

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

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

Our Ref: 2019_02656
Date: 17th June 2019

For the Attention of Vincent Pearce

Dear Mr Isbell

**Planning Application DC/19/02656 – Land south of Old Stowmarket Road, Woolpit:
Archaeology**

This site lies within an area of archaeological interest as defined by information held by the County Historic Environment Record (HER). Adjacent to the site are post-medieval brickworks (WPT 021) and scatters of Roman and medieval finds have been located within the vicinity (WPT 001, 009, 010). A first phase of evaluation at the adjacent development site has detected remains of prehistoric date (WPT 054). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following conditions would be appropriate:

**PART 1A - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT -
ARCHAEOLOGICAL EVALUATION**

No groundworks shall take place within the red line site boundary until a scheme of archaeological evaluation of the site has been submitted to and approved in writing by the Local Planning Authority. The evaluation shall be carried out in its entirety as may be agreed to the satisfaction of the Local Planning Authority.

PART 1B - ACTION REQUIRED PRIOR TO THE COMMENCEMENT OF DEVELOPMENT - ARCHAEOLOGICAL WRITTEN INVESTIGATION

No development shall take place within the red line site boundary until a written report on the results of the archaeological evaluation of the site has been submitted to the Local Planning Authority and confirmation by the Local Planning Authority has been provided that no further investigation work is required in writing.

Should the Local Planning Authority require further investigation and works, no development shall take place on site until the implementation of a full 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. Details of the provision to be made for analysis of the site investigation and recording.
- d. Details of the provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e. Details of the provision to be made for archive deposition of the analysis and records of the site investigation; and
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

PART 2 – SIGNING OFF OF FIELDWORK

The written scheme of investigation shall be carried out in its entirety prior to any other development taking place, or in such other phased arrangement as may be approved in writing by the Local Planning Authority.

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

Unless an alternative agreed timetable or phasing for the provision of results is agreed in writing by the Local Planning Authority, no building shall be occupied until:

- a. 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 Written Scheme[s] of Investigation approved under Condition[s] X;
- b. Provision has been made for the analysis, publication and dissemination of results and archive deposition, and a timetable and Updated Project Design for this has been submitted to and approved in writing by the Local Planning Authority. *[With respect to the final phase of development, this shall include provision for the publication of a final site wide report].*

The Updated Project Design shall be implemented as approved.

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. These conditions are required to be agreed prior to the commencement of any development to ensure features of archaeological importance are identified, preserved and secured to avoid damage or loss resulting from the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to archaeological and historic assets. This is in accordance with the National Planning Policy Framework 2019 and Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008).

INFORMATIVE:

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

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

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

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

Yours sincerely,

Rachael Abraham

Senior Archaeological Officer
Conservation Team

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

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

Your Ref:
Our Ref: FS/F311029
Enquiries to: Angela Kempen
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 14/06/2019

Dear Sirs

Land North East Heath Road, (South of Old Stowmarket Road), Woolpit, Bury St Edmunds IP30 9RU

Planning Application No: DC/19/02656/OUT

**Hydrants are required for this development
(see our required conditions)**

I refer to the above application.

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

Access and Fire Fighting Facilities

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

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

Water Supplies

Suffolk Fire and Rescue Service recommends that fire hydrants be installed within this development on a suitable route for laying hose, i.e. avoiding obstructions. However, it is not possible, at this time, to determine the number of fire hydrants required for fire

fighting purposes. The requirement will be determined at the water planning stage when site plans have been submitted by the water companies.

Sprinklers Advised

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

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

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: Sophie.pain@turley.co.uk

Enc: Sprinkler information

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

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

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

Date: 14 June 2019

Planning Ref: DC/19/02656/OUT

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING

**ADDRESS: Land North East Heath Road, (South of Old Stowmarket Road)
Woolpit, Bury St Edmunds IP30 9RU**

**DESCRIPTION: Ext. to Primary School + 40 Dwellings
HYDRANTS REQUIRED**

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Created: September 2015

Enquiries to: Fire Business Support Team

Tel: 01473 260588

Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

Suffolk Fire and Rescue Service – Automatic Fire Sprinklers in your Building Development

We understand from local Council planning you are considering undertaking building work.

The purpose of this letter is to encourage you to consider the benefits of installing automatic fire sprinklers in your house or commercial premises.

In the event of a fire in your premises an automatic fire sprinkler system is proven to save lives, help you to recover from the effects of a fire sooner and help get businesses back on their feet faster.

Many different features can be included within building design to enhance safety and security and promote business continuity. Too often consideration to incorporate such features is too late to for them to be easily incorporated into building work.

Dispelling the Myths of Automatic Fire Sprinklers

- Automatic fire sprinklers are relatively inexpensive to install, accounting for approximately 1-3% of the cost of a new build.
- Fire sprinkler heads will only operate in the vicinity of a fire, they do not all operate at once.
- An automatic fire sprinkler head discharges between 40-60 litres of water per minute and will cause considerably less water damage than would be necessary for Firefighters tackling a fully developed fire.
- Statistics show that the likelihood of automatic fire sprinklers activating accidentally is negligible – they operate differently to smoke alarms.

Promoting the Benefits of Automatic Fire Sprinklers

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.

- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.
- They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.
- Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.
- A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

The Next Step

Suffolk Fire and Rescue Service is working to make Suffolk a safer place to live. Part of this ambition is as champion for the increased installation of automatic fire sprinklers in commercial and domestic premises.

Any information you require to assist you to decide can be found on the following web pages:

Suffolk Fire and Rescue Service

<http://www.suffolk.gov.uk/emergency-and-rescue/>

Residential Sprinkler Association

<http://www.firesprinklers.info/>

British Automatic Fire Sprinkler Association

<http://www.bafsa.org.uk/>

Fire Protection Association

<http://www.thefpa.co.uk/>

Business Sprinkler Alliance

<http://www.business-sprinkler-alliance.org/>

I hope adopting automatic fire sprinklers in your build can help our aim of making 'Suffolk a safer place to live'.

Yours faithfully

Mark Hardingham
Chief Fire Officer
Suffolk Fire and Rescue Service

From: GHI Floods Planning <floods.planning@suffolk.gov.uk>
Sent: 03 August 2020 07:56
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Rose Wolton <Rose.Wolton@baberghmidsuffolk.gov.uk>
Subject: 2020/08/03 JS reply Land South Of, Old Stowmarket Road, Woolpit IP30 9RU Ref DC/19/02656

Dear Rose Wolton,

Subject: Land South Of, Old Stowmarket Road, Woolpit IP30 9RU Ref DC/19/02656

Suffolk County Council, Flood and Water Management have reviewed application ref DC/19/02656.

The following submitted documents have been reviewed and we recommend **approval subject to conditions**:

- Illustrative Layout Plan Ref 017-033-001 P2
- Site Location Plan Ref 017-033-002 P2
- Existing Site Plan Ref 017-033-003 P2
- Woolpit Phases 1 and 2 Combined Illustrative Masterplan Dated January 2019
- Woolpit Phase 2 Illustrative Landscape Masterplan Dated January 2019
- Flood Risk Assessment and Drainage Strategy Ref 1810-06/FRA/01 Rev D
- Surface Water Flood Risk for - Land south of Old Stowmarket Road, Woolpit, Suffolk. IP30 9QS
- Designers Response 5th July 2019
- Illustrative Layout Plan Ref 017-033-300 Rev P6

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

1. Concurrent with the first reserved matters application(s) a surface water drainage scheme shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be in accordance with the approved FRA and include:
 - a. Dimensioned plans and drawings of the surface water drainage scheme;
 - b. Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;
 - c. If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Q_{bar} or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the FRA;
 - d. Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;
 - e. Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;
 - f. Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the

- surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;
- g. Details of the implementation, maintenance and management of the strategy for the disposal of surface water on the site;
 - h. Details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP and shall include:
 - i. Method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include :-
 1. Temporary drainage systems
 2. Measures for managing pollution / water quality and protecting controlled waters and watercourses
 3. Measures for managing any on or offsite flood risk associated with construction
 - i. Details of the maintenance and management of the surface water drainage scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall be fully implemented as approved.

Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/construction-surface-water-management-plan/>

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

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

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/flood-risk-asset-register/>

Informatives

- Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991
- Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Any discharge of surface water to a watercourse that drains into an Internal Drainage Board district catchment may be subject to payment of a surface water developer contribution

- Any works to lay new surface water drainage pipes underneath the public highway will need a section 50 license under the New Roads and Street Works Act 1991
- Any works to a main river may require an environmental permit

Kind Regards

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

From: Chris Ward <Chris.Ward@suffolk.gov.uk>
Sent: 10 June 2019 08:55
To: Vincent Pearce <Vincent.Pearce@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>; Sam Harvey <Sam.Harvey@suffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/19/02656

Dear Vincent,

Thank you for consulting me about the proposed residential development at Land South of Old Stowmarket Road in Woolpit. I will be providing some Travel Plan and sustainable transport comments, however they will form part of the formal Suffolk County Council Highway response that Sam Harvey is leading on to comply with internal protocol.

Kind regards

Chris Ward
Travel Plan Officer
Transport Strategy
Strategic Development - Growth, Highways and Infrastructure
Suffolk County Council

Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

web : <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/travel-plans/>



30 November 2020

Rose Wolton
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/19/02656
Location: Land South Of Old Stowmarket Road Woolpit Bury St Edmunds Suffolk IP30 9RU
Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure. |

Dear Rose,

Thank you for re-consulting Place Services on the above application.

No objection subject to ecological mitigation and enhancement measures

Summary

We have reassessed the Preliminary Ecological Appraisal and Protected Species Assessment (Skilled Ecology Consultancy Ltd, May 2020) and Further Bat Survey Report (Skilled Ecology Consultancy Ltd, July 2020), supplied by the applicant, relating to the likely impacts of development on designated sites, Protected & Priority Habitats and Species.

In addition, we have reviewed the submitted further information, including the amended drawing 017-033-302 Rev P3 - Parameter Plan; drawing 017-033-300 Rev P13 - Illustrative Masterplan; and drawing 2218 A2 02 Rev D - Illustrative Landscape Masterplan.

We are still satisfied that there is sufficient ecological information available for determination and indicate that Place Services – Ecology comments (22 October 2019) are still applicable for this application. Therefore, the recommendation contained within in our initial consultation response should be secured and implemented.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.



Please contact us with any queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)
Ecological Consultant
Placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

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

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

From: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Sent: 19 November 2020 08:56
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Cc: Infrastructure Team (Babergh Mid Suffolk) <Infrastructure@baberghmidsuffolk.gov.uk>
Subject: FW: MSDC Planning Re-consultation Request - DC/19/02656

Good Morning,

Re DC/19/02656

This development site lies within the high value zone for MSDC CIL Charging and would, if granted planning permission, be subject to CIL at a rate of £115m² (subject to indexation). The Developer should ensure they understand their duties in relation to compliance with the CIL Regulations 2010 (as amended). Guidance is available as a pre-application service and via information within the CIL webpages.

Please be aware that a CIL liability notice will not be produced until the Reserved Matters is granted.

Kind Regards,

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

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 28 July 2020 13:30
To: Rose Wolton <Rose.Wolton@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Green <planninggreen@baberghmidsuffolk.gov.uk>
Subject: DC/19/02656 Air Quality.

Dear Rose

EP Reference : 279384
DC/19/02656 Air Quality.

Land south of, Old Stowmarket Road, Woolpit, BURY ST EDMUNDS, Suffolk.
Re-consultation: Outline Planning Application. (All matters reserved) Provision
of land for the extension of Woolpit Primary Academy School. Erection of up
to 40 dwellings, associated works and infrastructure.

Many thanks for your request for comments in relation to the above application. I can confirm that the comments provided by my colleague, Jennifer Lockington, in June 2019 remain valid and nothing submitted would cause me to amend her recommendations.

Kind regards

Nathan

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

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 28 July 2020 13:06
To: Rose Wolton <Rose.Wolton@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: DC/19/02656. Land Contamination.

Dear Rose

EP Reference : 279385

DC/19/02656. Land Contamination.

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

Re-consultation: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Many thanks for your request for comments in relation to the above application. I can confirm that the comments provided by my colleague, Andy Rutson-Edwards, in June 2019 remain valid and nothing submitted would cause me to amend his recommendations.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

Email: Nathan.pittam@baberghmidsuffolk.gov.uk

Work: 07769 566988 / 01449 724715

websites: www.babergh.gov.uk www.midsuffolk.gov.uk



From: Andy Rutson-Edwards
Sent: 28 August 2020 15:47
To: Rose Wolton **Subject:** re consultation DC/19/02656

Environmental Health -
Noise/Odour/Light/Smoke

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/19/02656

Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Location: Land South Of, Old Stowmarket Road, Woolpit, Bury St Edmunds Suffolk IP30 9RU

Reason(s) for re-consultation: Two amended plans dated 24.08.2020

Thank you for re consulting me on this application.

I have no additional comments to make and my previous comments still stand.

Regards

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

From: Peter Chisnall <Peter.Chisnall@baberghmidsuffolk.gov.uk>
Sent: 08 December 2020 21:31
To: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/02656

Dear Rose,

APPLICATION FOR OUTLINE PLANNING PERMISSION - DC/19/02656

Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Location: Land South Of, Old Stowmarket Road, Woolpit, Bury St Edmunds Suffolk IP30 9RU

Many thanks for your request to comment on the sustainability/Climate Change aspects of this re-consultation.

I initially responded on 26th June 2019 and reaffirmed my response on 7th September 2020.

It is acknowledged that the application is for outline permission but considering the importance of Climate Change Mitigation and the size of the development, some consideration of this topic area is expected.

I have no objection and if the planning department decided to set conditions on the application, I would recommend the following.

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

The Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation ((as per policy CS3, and NPPF)) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

Babergh and Mid Suffolk Councils declared a Climate Emergency in 2019 and have an aspiration to be Carbon Neutral by 2030, this will include encouraging activities, developments and organisations in the district to adopt a similar policy. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the

scheme without compromising the overall viability, taking into account the requirements to mitigate and adapt to future climate change.

With developments constructed with levels of insulation to just equal or slightly better the current building regulations' Part L requirements it is likely that they will need to be retrofitted within a few years to meet the National milestones and targets leading up to zero carbon emissions by 2050.

With all future Sustainability and Energy Strategy the Council is requiring the applicant to indicate the retrofit measures and to include an estimate of the retrofit costs for the properties on the development to achieve net Zero Carbon emissions by 2050. It is also to include the percentage uplift to building cost if those measures are included now at the initial building stage. The applicant may wish to do this to inform future owners of the properties.

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

Details as to the provision for electric vehicles should also be included please see the Suffolk Guidance for Parking, published on the SCC website on the link below:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

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

Guidance can be found at the following locations:

<https://www.midsuffolk.gov.uk/environment/environmentalmanagement/planningrequirements/>

Regards,

Peter

Peter Chisnall, CEnv, MIEMA, CEnvH, MCIEH
Environmental Management Officer
Babergh and Mid Suffolk District Council - Working Together
Tel: 01449 724611
Email: peter.chisnall@baberghmidsuffolk.gov.uk
www.babergh.gov.uk www.midsuffolk.gov.uk

From: Tegan Chenery <Tegan.Chenery@baberghmidsuffolk.gov.uk>
Sent: 25 November 2020 16:07
To: Rose Wolton <Rose.Wolton@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/19/02656 - Heritage response

Hello Rose,

DC/19/02656 – Land south of Old Stowmarket Road, Woolpit

Thank you for your most recent consultation dated 18th November 2020. The Heritage Team have no comments to make on the above application.

Tegan Chenery BA(Hons) MSt

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

tel: 01449 724677 | 07860 827107

email: tegan.chenery@baberghmidsuffolk.gov.uk

email: heritage@baberghmidsuffolk.gov.uk

web: www.babergh.gov.uk www.midsuffolk.gov.uk

For our latest Coronavirus response please visit our website via the following link:

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>

From: BMSDC Public Realm Consultation Mailbox <consultpublicrealm@baberghmidsuffolk.gov.uk>
Sent: 11 June 2019 15:56
To: BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: RE: MSDC Planning Consultation Request - DC/19/02656

Hello Planning Support

The Public Realm Team note that there is only a small area of public open space provision associated with this phase of development of the land south of Old Stowmarket Road. There does appear to be significantly more open space in Phase 1 of the development. The combined open space would appear to be adequate for a development of this size. At this stage it is not possible to make detailed comments on the provision but it would be anticipated that some degree of formal play provision would be provided. The layout of the scheme indicates that the open space serves the residents of this new development and the new car parking shown on the illustrative plan appears to serve the local health centre. It would therefore be anticipated that a local management company would be established to manage and maintain the open space and car park rather than the District Council taking on any responsibility for the open spaces.

Regards

Dave Hughes
Public Realm Officer

MID SUFFOLK DISTRICT COUNCIL - MEMORANDUM

TO: Rose Walton - Planning Officer

From: Louise Barker – Acting Strategic Housing Team Manager

Date: 4th December 2020

SUBJECT: - Re-Consultation dated 18th November 2020 for **Application Reference: DC/19/02656**

Proposal: Application for outline permission (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to **40** dwellings, associated works and infrastructure.

Location: Land South of, Old Stowmarket Road, Woolpit, Bury St Edmunds Suffolk IP30 9RU (Phase 2)

Re-Consultation Response:

This is a development proposal for up to 40 residential dwellings
This is an open market development and offers 14 affordable housing units which = 35% policy compliant position.
We have noted the contents of the agents email dated 17 th November and accompanying plans showing the development layout. With regards to the illustrative housing mix information we find the proposals acceptable.

5. Other requirements for affordable homes:


- Properties must be built to current Homes England Design standards and comply with the NDSS requirements.
-
- All affordable homes to comply with Building Regs Part M Cat 2
- The council is granted 100% nomination rights to all the affordable units in perpetuity
- Standard clauses in the S106 covering delivery of the affordable homes: -

(a) not Occupy or permit Occupation of more than fifty per cent (50%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until fifty per cent (50%) of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider; and

(b) not Occupy or permit Occupation of more than eighty per cent (80%) (rounded up to the nearest whole Dwelling) Market Housing Units in each Phase until all of the Affordable Housing Units for that Phase have been constructed and are ready for Occupation and have been transferred to the Registered Provider.

- Ensure adequate parking provision, cycle storage and bin provision is made for the affordable housing units
- The Shared Ownership properties will be capable of being staircased out to 100% ownership, but any capital receipt collected by the RP between 80 and 100% equity should be retained and reinvested in affordable housing within Mid Suffolk district.
- The Council will not support a bid for Homes England 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.
- Affordable homes to be tenure blind.

Consultation Response Pro forma

1	Application Number	DC/19/02656	
2	Date of Response	07/08/2020	
3	Responding Officer	Name:	Hannah Bridges
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the proposal is suitable for a 32 tonne RCV to manoeuvre around the site and that the surface is suitable for a RCV to drive on. Attached are the vehicle specifications for reference.</p> <div style="text-align: center;">  OLYMPUS - 8x4MS Wide - Euro 6 - Smo </div> <p>All bins would need to be brought up to the main service road for collection and left at the edge of the curtilage.</p> <p>Please provide a map of all the wheeled bin presentation points for approval. Plot 1-6 would require a bin store for the communal bins which would need to be adequate to accommodate a set of 1100l bins along side a 1x240l glass bin. The threshold should be flush and a dropped curb should use if bin needs to be take over a curb to be emptied.</p> <p>Plot 20,21 and 22 bins to be at the end of the shared access, plot 32, 33, 34,35 and 36 to be presented at the end of the shared access. Plot 39 and 40 to bins to presented at the end of the share access.</p>	
6	Amendments, Clarification or Additional Information Required (if holding objection)		

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.

	If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	Meet the conditions in the discussion.

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

Consultee Comments for Planning Application DC/19/02656

Application Summary

Application Number: DC/19/02656

Address: Land South Of Old Stowmarket Road Woolpit Bury St Edmunds Suffolk IP30 9RU

Proposal: Outline Planning Application. (All matters reserved) Provision of land for the extension of Woolpit Primary Academy School. Erection of up to 40 dwellings, associated works and infrastructure.

Case Officer: Vincent Pearce

Consultee Details

Name: Mr Tony Bass

Address: Endeavour House, Ipswich IP1 2BX

Email: tony.bass@baberghmidsuffolk.gov.uk

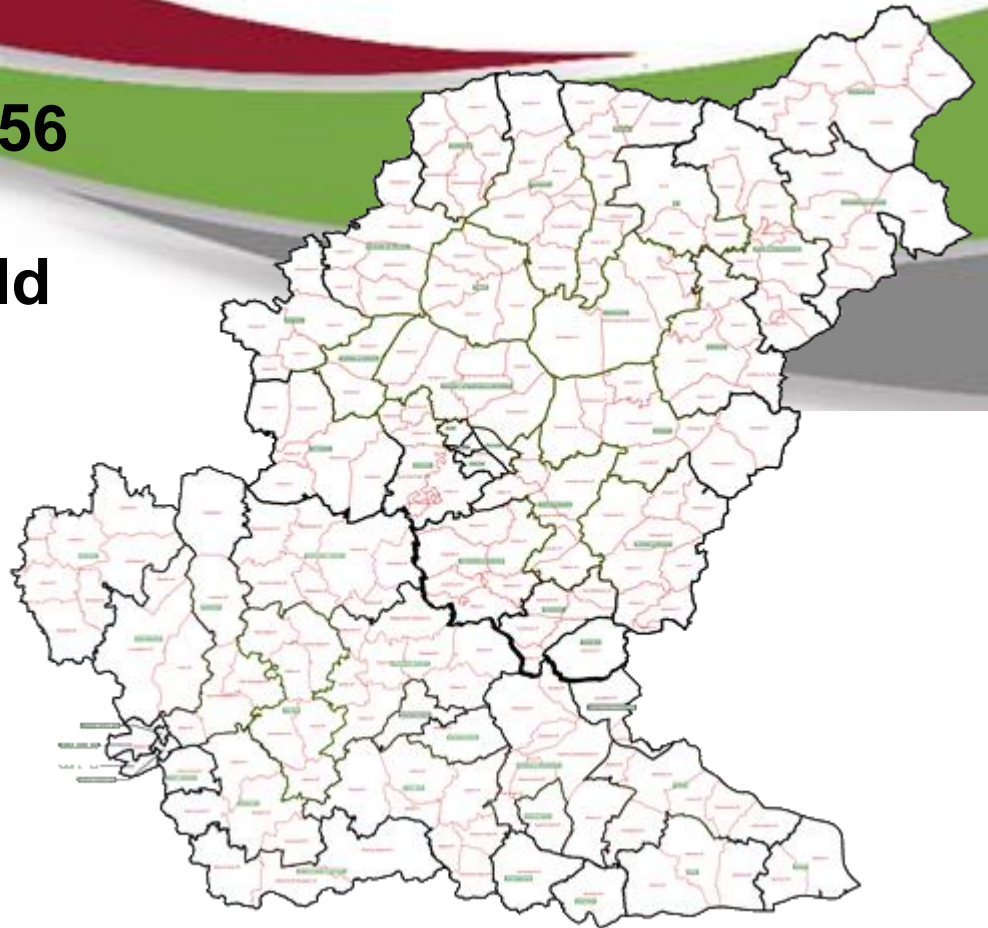
On Behalf Of: Communities (Major Development)

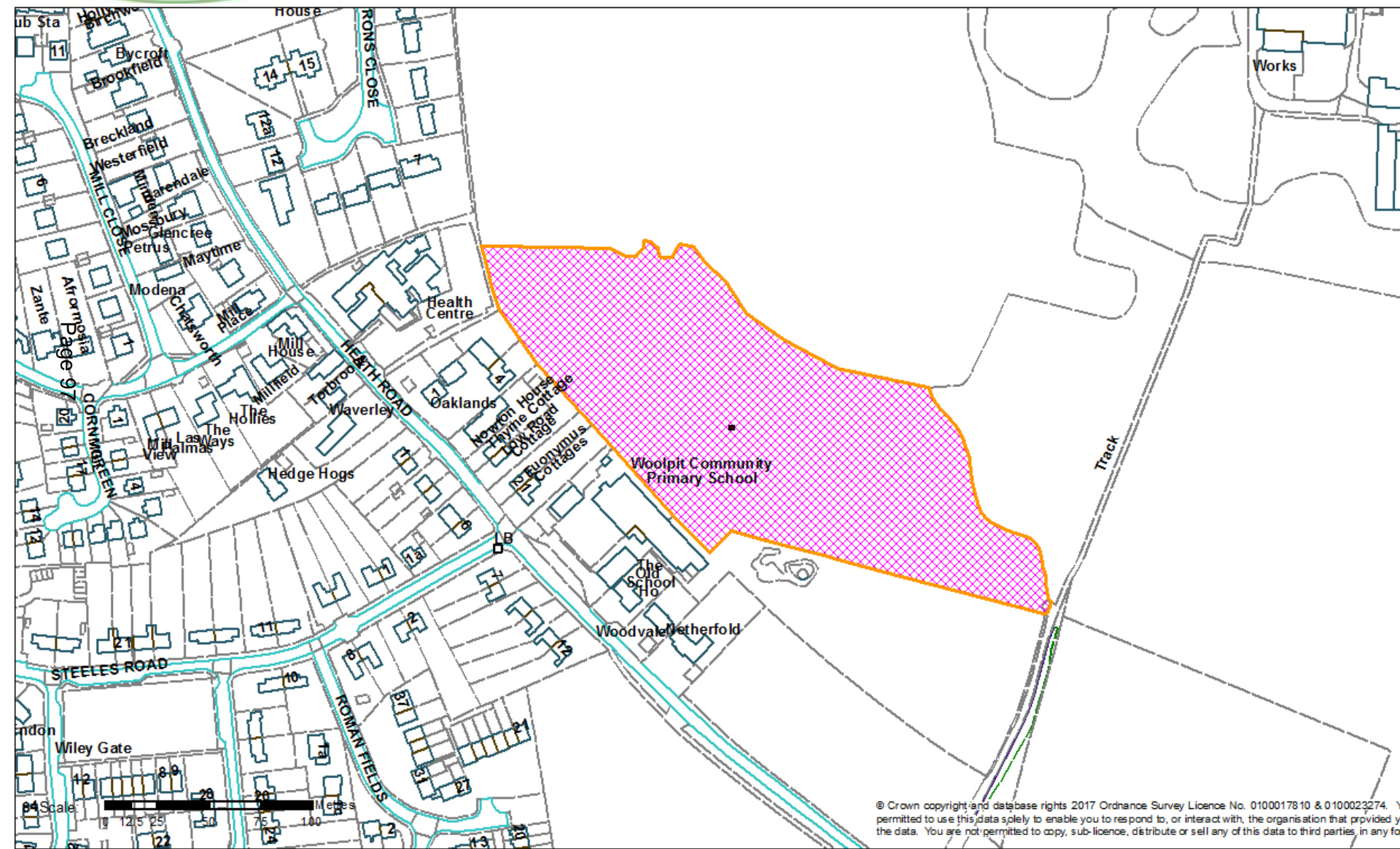
Comments

There are no specific comments from communities regarding the application, beyond requiring further detail of the proposed primary school extension detail. In particular, the extent of outdoor sport and recreation space and its potential to be used by the community.

Application No: DC/19/02656

**Address: Land South of Old
Stowmarket Road
Woolpit**

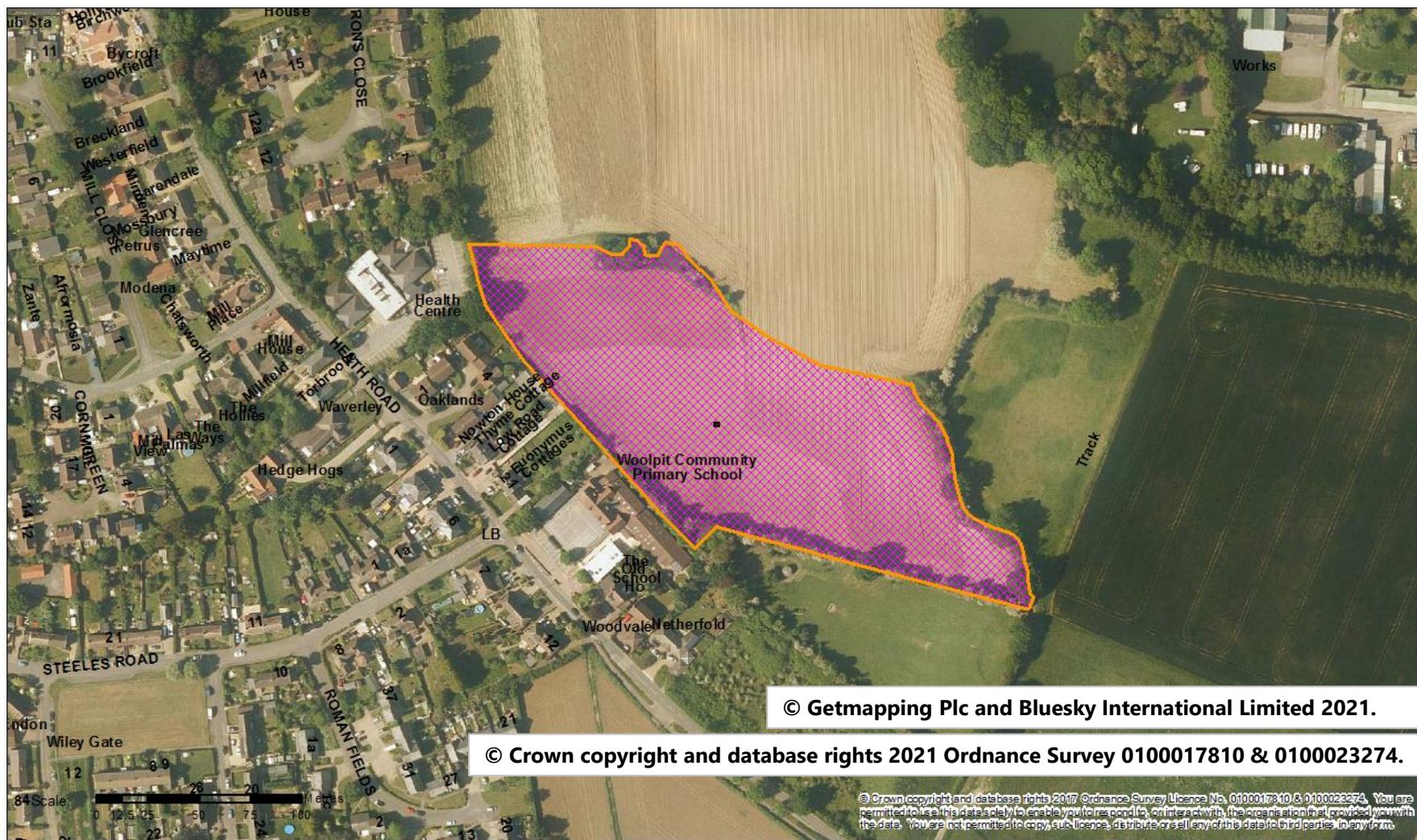




Aerial Map

Slide 4

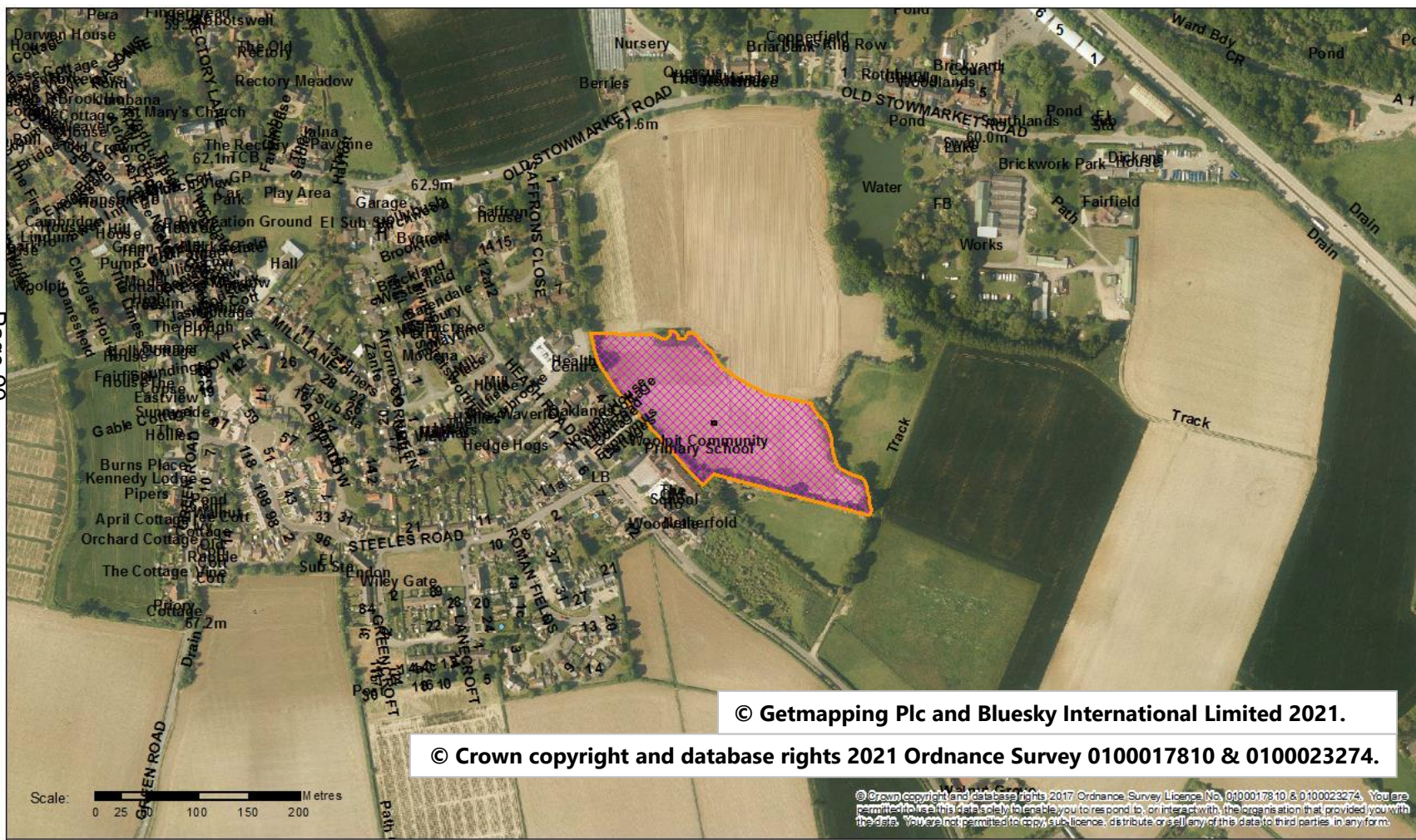
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Aerial Map – wider view

Slide 5

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Constraints

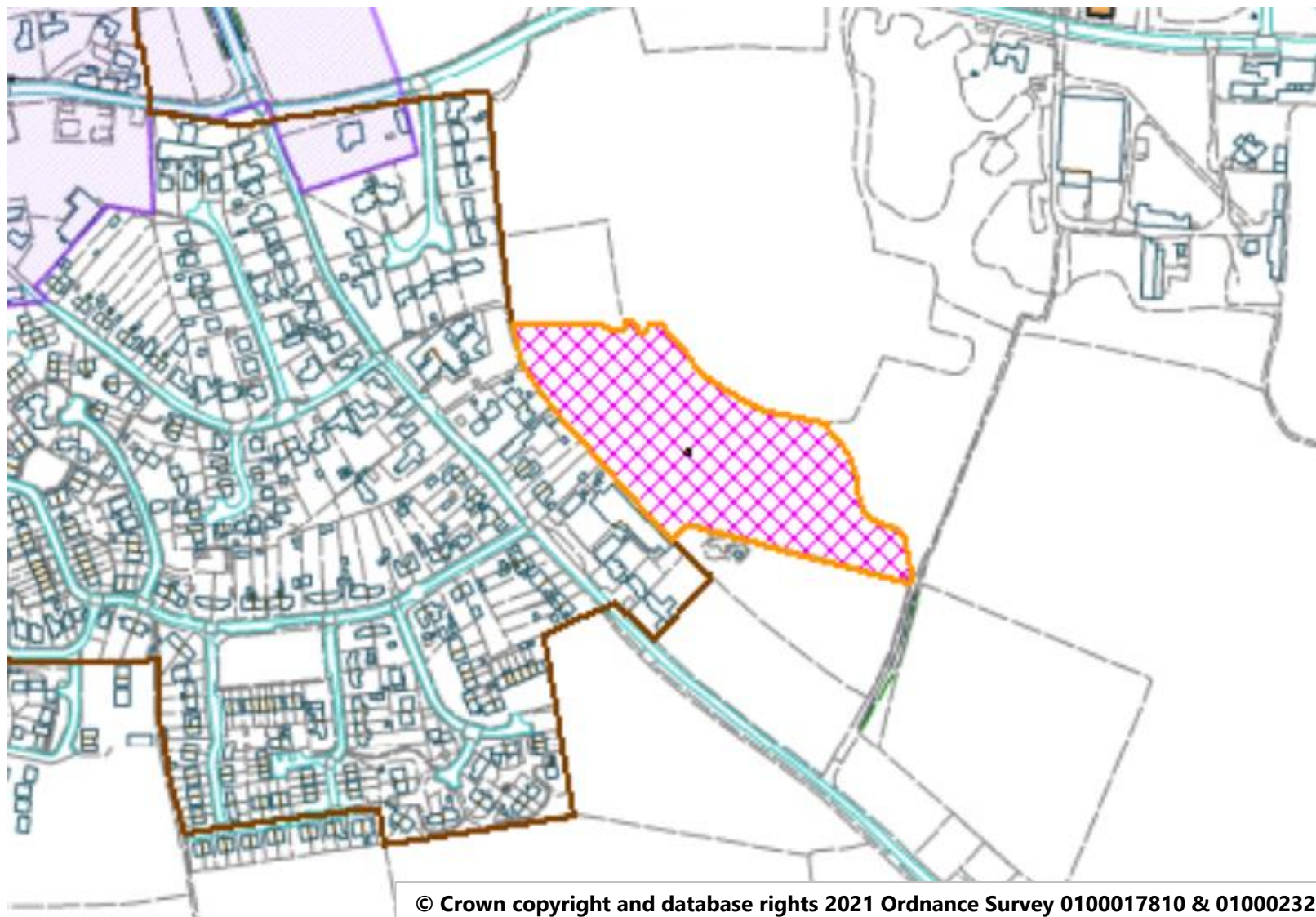
Slide 6



Conservation Area



Built Up Area Boundaries



Site Layout

Slide 7

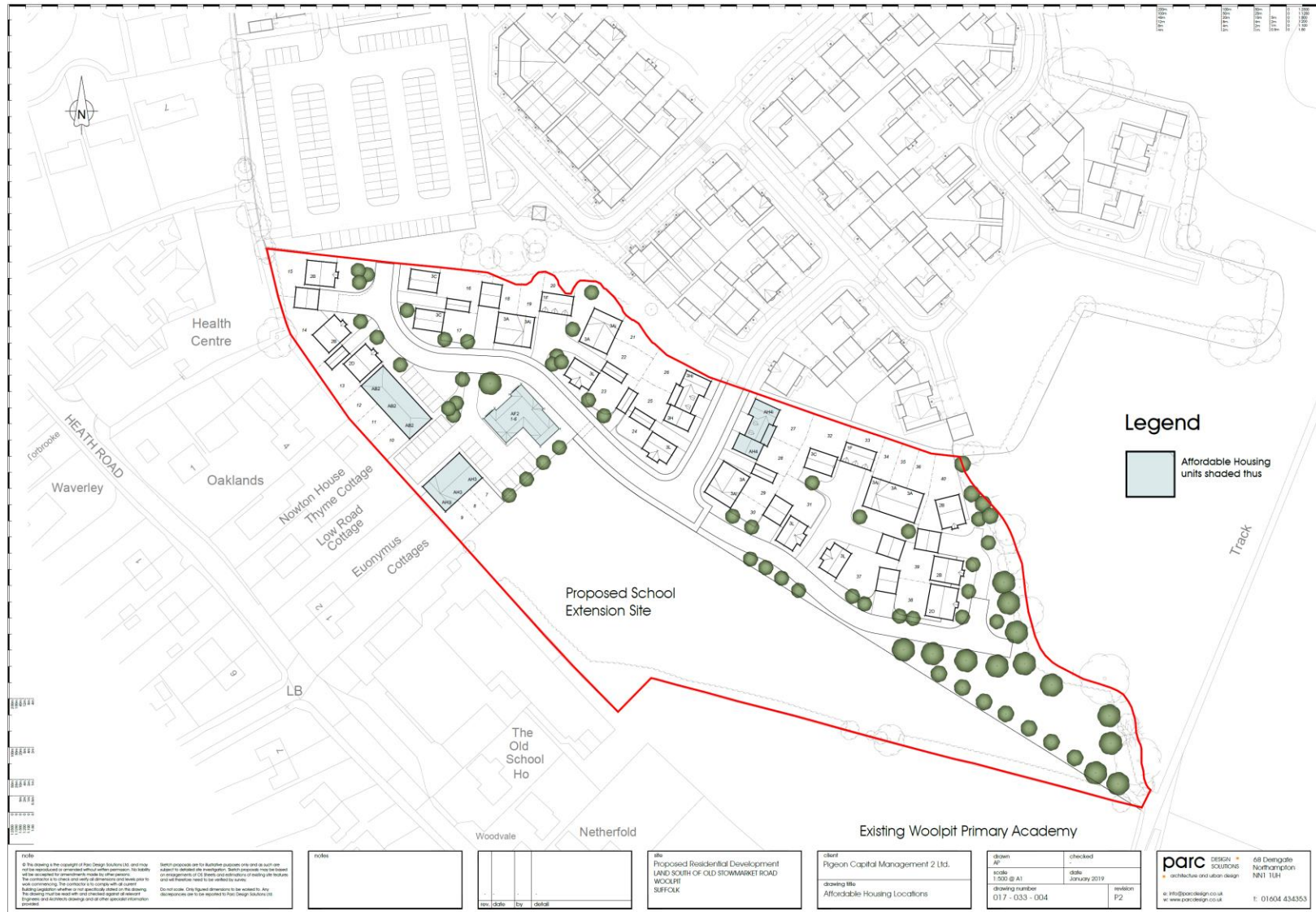
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Affordable Housing Locations

Slide 8

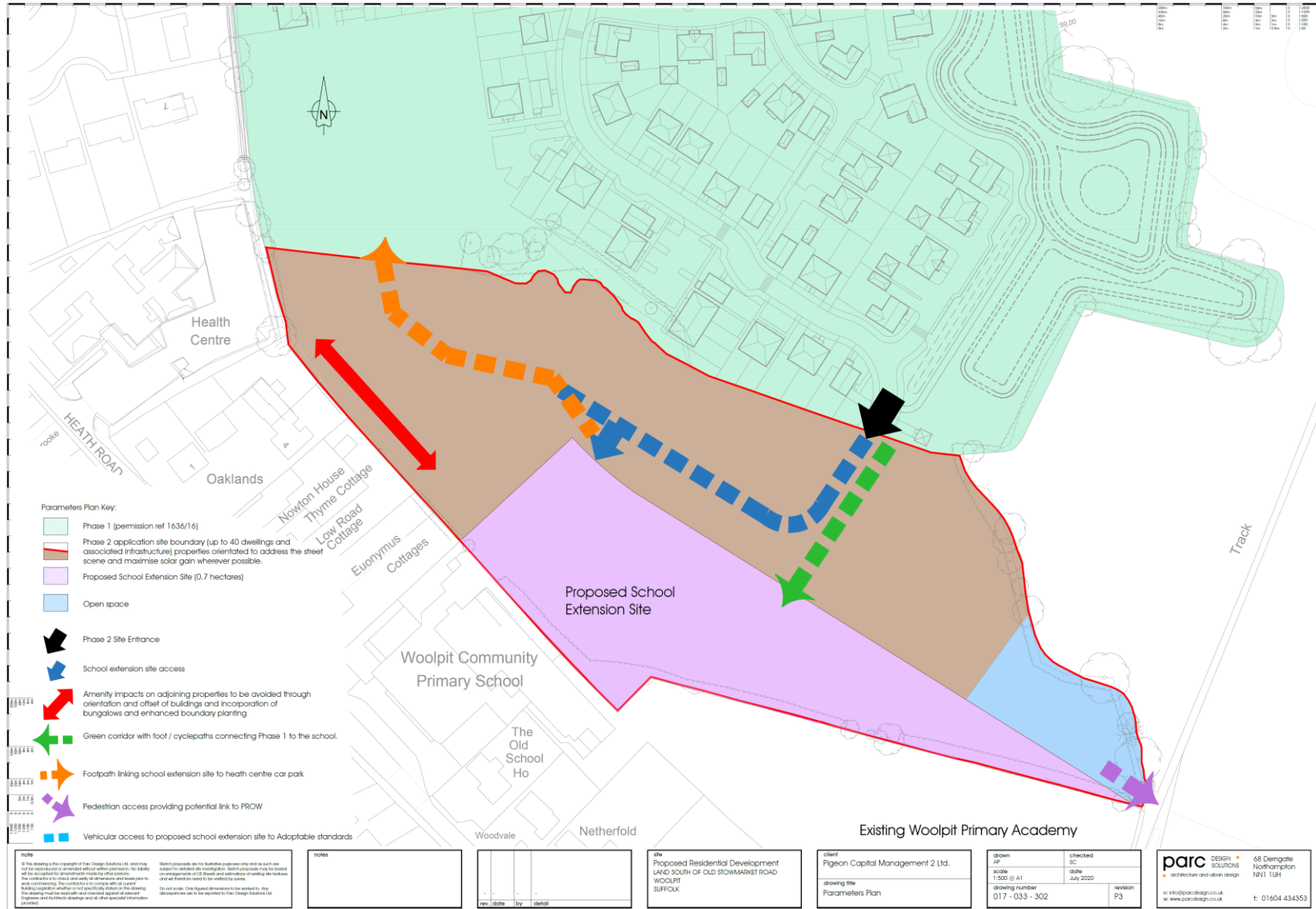
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Parameter Plan

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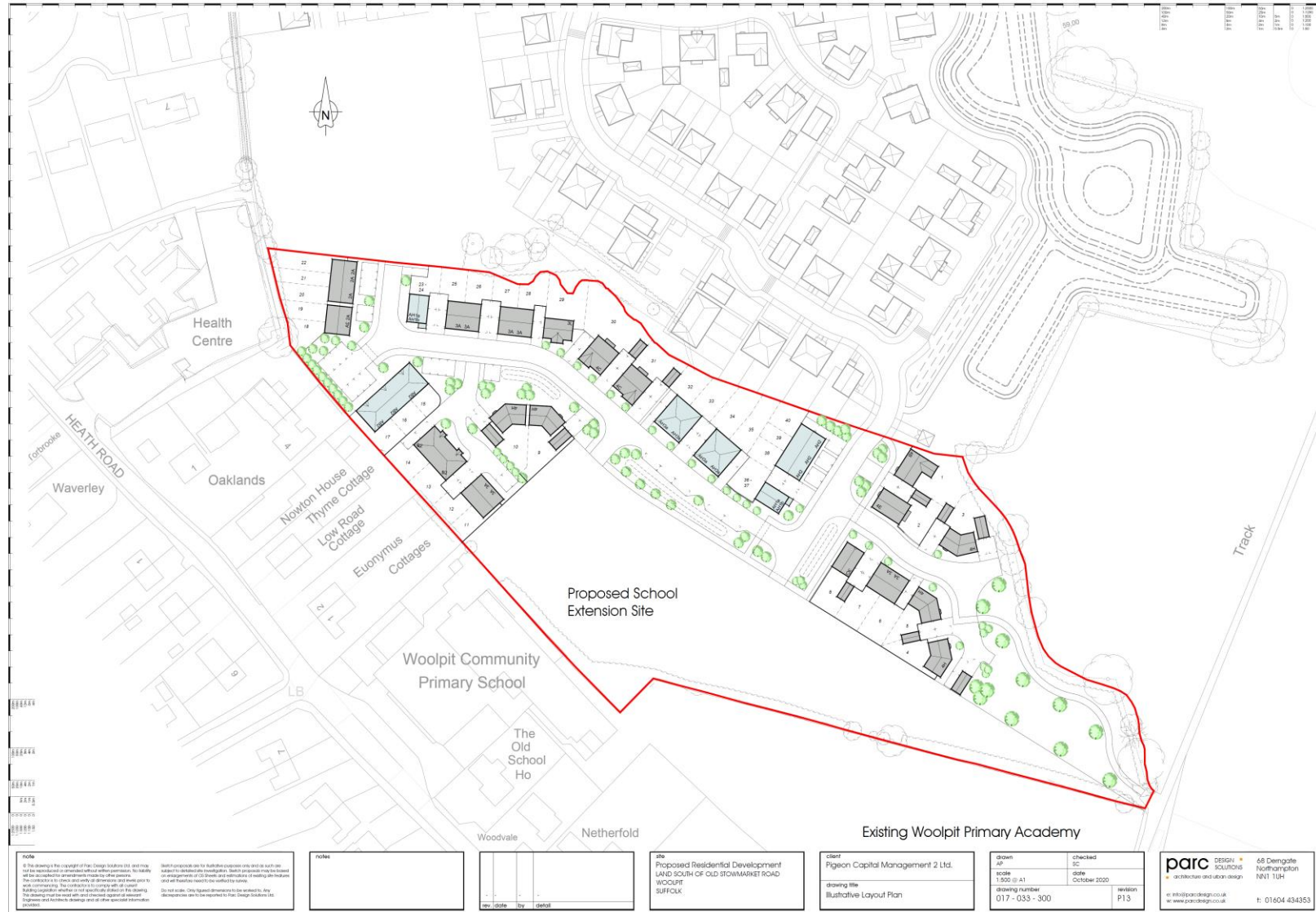
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Illustrative Landscape Plan

Slide 10





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Agenda Item 7b

Committee Report

Item 7B

Reference: DC/20/05587

Case Officer: Katherine Hale

Ward: Battisford & Ringshall.

Ward Member/s: Cllr Daniel Pratt.

RECOMMENDATION – APPROVE PLANNING PERMISSION WITH CONDITIONS AND S106

Description of Development

Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Location

Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Expiry Date: 12/05/2021

Application Type: FUL - Full Planning Application

Development Type: Major Small Scale - Dwellings

Applicant: Birch's Park Homes

Agent: RPS Group Plc

Parish: Great Bricett

Site Area: 2.60

Details of Previous Committee / Resolutions and any member site visit: None

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

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

Major application comprising more than 15 dwellings.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF National Planning Policy Framework 2019

Core Strategy Focused Review 2012:

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

Core Strategy 2008:

CS1 - Settlement Hierarchy
CS2 - Development in the Countryside & Countryside Villages
CS5 - Mid Suffolk's Environment
CS9 - Housing Density and Mix

Mid Suffolk Local Plan 1998:

GP01 - Design and layout of development
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
CL8 – Protecting Wildlife Habitats
T09 - Parking Standards
T10 - Highway Considerations in Development
T11 - Facilities for pedestrians and cyclists

Supplementary Planning Documents:

Suffolk Parking Standards (2019)

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

Consultations and Representations

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

A: Summary of Consultations

Town/Parish Council (Appendix 3)
Great Bricett Parish Council

Object for the following reasons:

- There is no infrastructure to accommodate extra units - no shop and no post office, despite the Transport Report stating - *The site is located within an existing residential area and also within walking and cycling distance of existing facilities / services and public transport services.*
- There are inadequate bus services.

- The only place where people can congregate in the village is the Village Hall, which is not large enough for more than 30 people, there is very restricted parking there and walking along the village road is hazardous, at least 2 accidents in the past 3 years. No provision has been made in the plans for a recreational area on the site indoor or outdoor.
- The nearest Primary school is Ringshall - there is no safe way of walking to the school as there isn't a continuous footpath.
- The number of dwellings suggested is going to lead to an unacceptable increase in the traffic on The Street - 73 dwellings will mean at least 73 more vehicles.
- The number of dwellings that the proposed development would add is disproportionate to the settlement size, classified as a 'Hamlet' village in the Joint Local Plan and above the allocation of 31 on the Infrastructure Delivery Plan for Great Bricett.
- The Street is too narrow for large vehicles to pass other traffic safely.
- There will be another entrance from the site within a short distance of the existing Wixfield Park/Paddocks entrance, which will add to the danger to traffic on The Street.
- The existing Doctors' surgeries are already full as are the majority of Dental practices.
- Overdevelopment - the proposed number of dwellings would overwhelm the village.
- Parking will be an issue for residents with more than one car meaning vehicles will be left on the adjacent roads, which is unacceptable and dangerous to road users.
- Poor drainage is already an issue – so additional homes will add to the problem. The Street regularly floods as evidenced on the Highways reporting tool.

Ringshall Parish Council

Ringshall Parish Council object to the proposed application for 73 mobile homes at Great Bricett. This relates to our concerns of the visual and lighting impact, increased demand on existing infrastructure, a lack of amenities and the additional traffic flow generated by this proposed substantial development which would be to the detriment of the hamlet of Great Bricett and surrounding area, including the village of Ringshall.

1) Visual and Light Impact: The Landscape Appraisal (Lucy Batchelor-Wylam, Landscape Architecture, October 2020) provides daytime photographic evidence but does not include a representation of the increased nocturnal road layout lighting levels and the irreversible visual impact on the surrounding extended skyline. It would also increase the amount of lighting and combine with some 25 street lights already in place on the existing Wixfield Park site leading to detrimental effects on wildlife in the surrounding environment.

2) Infrastructure and Amenities Impact: Planning, Design and Access Statement (rpsgroup.com, 4th December 2020) states factual inaccuracies: On Page 6 "Assessment">"Principles for Development">Item 3.4: It is stated here that there is a pub/restaurant, a general store and post office. Currently there are two planning applications relating to the pub/restaurant. Namely, a) change of use into a home and b) listed building consent. Both are being considered by Mid Suffolk District Council (DC/20/05376 and DC/20/05377). Also the general stores and post office closed permanently some two years ago. We would also highlight that Ringshall Primary School is a long walk from the site along muddy footpaths across open farmland. Because of the proposed ages of occupants (over-45s) it is unlikely that the primary school would be utilised by children of middle aged and elderly residents. Local health services are a distance away from this location and would be further stretched.

3) Roads and Traffic: Additional use of the existing road network would have a detrimental effect on residents due to noise, traffic flow and pollution.

National Consultee (Appendix 4)

Natural England

No comments.

NHS

There are no GP practices within a 2km radius of the proposed development, there are 2 GP practices closest to the proposed development and these are both within circa 6km. These practices do not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

County Council Responses (Appendix 5)

SCC Development Contributions

No comments.

SCC Highways

The summary of our findings are as follows:

- The Street (Pound Hill) is a 'C' classified highway (C447). The proposed vehicular access onto the highway is within 30mph speed limit. The access can achieve the required visibility splays for the speed limit as shown in Design Manual for Roads and Bridges (DMRB).
- the proposal will generate 42 vehicle trips in the evening Peak Hour; approximately 1 vehicle every 1.5 minutes.
- a new footway is proposed from the site to the existing footway network and bus stops allowing a safe route for the vulnerable user. Although the widths are not to current standards, it will be sufficient for the number of expected pedestrians.
- There have been no injury accidents in the past 5 years in the area.

We consider the proposal would not have an impact on the public highway with regard to congestion, safety or parking. This development can provide safe and suitable access to the site for all users (NPPF Para 108) and would not have a severe impact on the road network (NPPF para 109) therefore we do not object to the proposal.

SCC Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, situated north of a medieval priory site with an associated moated site, which is a Scheduled Ancient Monument (BCG 001 and 002). A Roman Road is recorded to the north (RGL 006) and Roman roadside occupation was identified to the north-west (BCG 004). Surrounding the proposed development area, finds scatters of Roman, Saxon and medieval date have also been recorded (BCG 006, 007, 018, 020, 025). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 199), any permission granted should

be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

SCC Flood and Water

Holding Objection due to insufficient information

SCC Fire and Rescue

A CONDITION IS REQUIRED FOR FIRE HYDRANTS (see our required conditions)

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), 2019 Edition, 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, 2019 Edition.

Water Supplies

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

Sprinklers Advised Suffolk Fire and Rescue Service recommends that proper consideration be given to the potential life safety, economic, environmental and social benefits derived from the provision of an automatic fire sprinkler system.

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 or appointed Approved Inspector in the first instance. For further advice and information regarding water supplies, please contact the Water Officer at the above headquarters.

Suffolk Wildlife Trust

We have read the Ecological Impact Assessment (Castle Hill Ecology, August 2020) and we are satisfied with the findings of the consultant. We request that the recommendations made within the report are implemented in full, via a condition of planning consent, should permission be granted. A Biodiversity Enhancement Strategy should be produced, detailing the how the enhancements made within the Ecological Assessment are to be incorporated within the development, including their locations. A Landscape and Ecological Management Plan should also be produced, to detail how the habitats and open spaces on site are to be appropriately managed for biodiversity, including the management of the grasslands containing bee orchid.

Anglian Water

The applicant states on the application form that the method of foul and surface water disposal is not to Anglian Water network therefore this outside of our jurisdiction to comment.

Internal Consultee Responses (Appendix 6)

Landscape

The submitted Landscape and Visual impact Appraisal (LVA) has been prepared following the principles set out in the third edition of the "Guidelines for Landscape and Visual Impact Assessment"(GLVIA3) including an assessment of both landscape and visual sensitivity, magnitude of change and impact. The appraisal is accurate and appropriately describes the range of views that are available surrounding the site, as well as the impact on the local landscape character. It concludes that there will be no significant impact of the proposed development on the landscape or visual amenity.

The proposal retains existing tall, dense vegetation in bund form along the northern perimeter which separates the existing and proposed residential zones. There is a proposed border of trees running along the eastern and southern site boundaries to screen the development from views inward to lessen the visual impact of the proposed development on the outer rural setting.

If minded for approval, we would advise the following recommendations are taken into consideration:

- 1) It is unclear from the proposed site layout whether existing vegetation on boundaries is to be retained. As advised in the LVA, we would expect existing vegetation to be retained where possible to mitigation visual impact and help ensure there is a sense of maturity to the scheme from day one.
- 2) Although mobile homes are proposed, we would still expect to see open space provision provided. The existing scheme (Application ref: DC/17/03568) had public open space at the centre of the development, as well as a wider green corridor on the south western edge. We would advise the proposed layout is amended to ensure similar provision is provided for this scheme.
- 3) Careful consideration should be given to the placing and finish of boundary treatments, signage and fencing. Rural features and treatments such as timber post and rail fencing would be advised where possible.

Ecology

No objection subject to securing biodiversity mitigation and enhancement measures.

Environmental Health Sustainability

The council declared a climate emergency in 2019 and has an aspiration to become Carbon neutral by 2030, it is encouraging all persons involved in developments and activities in the district to consider doing the same. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability. Conditions recommended.

Environmental Health Air Quality

I can confirm that the scale of development at 73 units is unlikely to generate sufficient vehicle movements to and from the site to compromise the existing good air quality at, and around, the development site.

Environmental Health Noise, Odour and Smoke

Environmental Protection have no objections in principle to this application. However, Construction site activities and in particular demolition, have the potential to cause disruption to nearby existing residential premises. As such a condition is recommended.

Environmental Health Contamination

No objection.

Private Sector Housing

There must been due consideration taken in the layout of the site to ensure that the 3 metre boundaries are in place and the homes have no less than 6 metre spaces between them (the separation distance). If a porch attached to the caravan may it protrude 1 metre into the separation distance and must not exceed 2 metres in length and 1 metre in depth.

Waste Services

No objection subject to conditions.

Public Realm

It states that there is no gain, loss or change of use of residential units then goes on to apply for 73 permanent 'park homes.' This must be in error. This is an application for permanent residential development. Does this need correcting on the application form and the then required information about parking, waste, no of people living there etc being included before any comments are made. I am not familiar with the requirements for this type of development. If conventional housing was being built on a 2.60ha site there would be a requirement for a level of open space to be provided. 73 dwellings would require the provision of a play area. There is no indication that this is a development for a particular age group. Without this information it is not possible to make any relevant comments about the provision of open space. At present it is presented as a development of affordable homes but the application does not provide the information to support this.

Strategic Housing

Having considered the proposal and noted in the design and access statement that these are a form of residential housing we consider that this triggers the requirement for an affordable contribution. A proposal of 10 dwellings or more or site size 0.5 hectares or over is defined as major development. In this instance we recommend a commuted sum as the mechanism for the affordable contribution. We will need to discuss this further with you and the applicant as we require further information on the financial aspects of this proposal to establish the commuted sum.

B: Representations

At the time of writing this report at least five letters/emails/online comments have been received. It is the officer opinion that this represents five objections. A verbal update shall be provided as necessary.

Views are summarised below:-

- Increased traffic generation
- Lack of local amenities and services
- Strain on infrastructure including medical centres, schools
- No visitor parking

- No footpath connections.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/17/03568	Outline Planning Application (all matters reserved) - Residential development of up to 51 dwellings.	DECISION: GTD 07.01.2019
REF: 3340/16	Installation of a mobile phone base station, consisting of 15m monopole supporting 6no. antennas and 2no. dishes, together with 3no. equipment cabinets and 1no. meter cabinet.	DECISION: DEM 08.12.2016
REF: 1507/10	Erection of extension to existing buildings for the handling of archive material. Part removal of earth bund.	DECISION: GTD 03.08.2010
REF: 3725/07	Proposed 1 no building for the handling of archive material.	DECISION: REF 22.02.2008

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1. Great Bricett Business Park consists of a cluster of Nissen style buildings located in a cluster to the eastern end of the site. The site is served by an existing access off Pound Hill.
- 1.2. Over half of the site, primarily to the western end, is an area of open space which includes the site frontage directly onto Pound Hill. The frontage is defined by a maintained hedgerow which returns along the northern side of the access road and provides a soft edge to the site. The buildings themselves are located some distance from Pound Hill and are not, therefore, prominent in the streetscene.
- 1.3. To the north of the site is the residential park known as Wixfield Park, which abuts the Business Park and is accessed off Pound Hill to the north of a short run of residences which front Pound Hill. To the east and south of the site are agricultural fields. Further north lies RAF Wattisham, along with the associated dwellings and commercial buildings.
- 1.4. The site was until recently in commercial use. The buildings are currently vacant.
- 1.5. The site is not subject of any landscape designations and is not within the setting of listed buildings or a Conservation Area.

2. The Proposal

- 2.1. The proposed development comprises demolition of existing buildings and the change of use of land at Great Bricett Business Park for the siting of up to 73 mobile homes. The mix of units are as follows: 43 units at 20ft x 40ft (6.1m x 12.2m); 15 no. units at 20ft x 44ft (6.1m x 13.4m); and 15 units at 20ft x 50ft (6.1m x 15.2m).
- 2.2. Each unit will have a single car parking space. Access will be obtained via the existing site access off Pound Hill. The site will be landscaped, and the existing landscape bund along the northern boundary will be retained.
- 2.3. A new (minimum 1.2m wide) footpath is proposed on the eastern side of Pound Hill. It will extend across the site frontage and north along Pound Hill to the Wixfield Park entrance. A new bus shelter is proposed south of the existing site access, on the eastern side of Pound Hill.
- 2.4. The site measures 2.6ha in area, resulting in a proposed density of 28dph.

3. The Principle Of Development

- 3.3. Outline planning permission was granted for residential development of the site for up to 51 dwellings in January 2019 (DC/17/03568). This permission remains extant. Residential intensification of the site is therefore considered acceptable in principle subject to material planning conditions
- 3.4. As set out in the supporting Planning Statement, because of the prefabricated method of construction, the units fall within the definition of 'caravans' in the Caravan Sites and Control of Development Act 1960 (the Act). The form and layout of caravans and related infrastructure is controlled by a separate licensing process under the Act. The Act describes the relationship of the licensing process with planning control. The licensing process determines and controls the form and layout of the internal site, such as caravan density and road infrastructure. This is a separate and distinct process to planning which addresses the principle of use only. Part 5 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) confirms that development required by the conditions of a site licence under the 1960 Act constitutes permitted development. Planning considerations should therefore only relate to the use of the land for the intended purpose (in this case, being the siting of mobile homes), and not make any assessment of any operational development that would accompany the development.
- 3.5. Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development which comprises economic, social and environmental objectives. It states that where the development plan is absent, silent or policies which are most important for determining the application are out-of-date, planning permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole; or unless specific policies in the NPPF indicate that development should be restricted.
- 3.6. In view of advice in paragraph 11(d) of the NPPF, it is necessary to consider how consistent the most important policies in the development plan are with the NPPF, to assess what weight should be attached to them. Paragraph 213 explains that due weight should be given to relevant policies according to their degree of consistency with the NPPF, the closer the policies in the plan to those in the NPPF, the greater the weight that may be given.

- 3.7 The development plan for the area comprises a combination of the Core Strategy 2008, the Core Strategy Focused Review 2012, and 'saved' policies of the Local Plan 1998. The Joint Local Plan is emerging, currently in Regulation 18 phase with the consultation period completed. In accordance with the requirements of Paragraph 48 of the NPPF, very limited weight is attached to the emerging Joint Local Plan in consideration of the merits of the proposal, given the preparatory stage of the document.
- 3.8 Having regard to the absence of a balanced approach as favoured by the NPPF, the development plan policies most important for determining the application are deemed out-of-date, a position well established by the Inspectorate in recent Mid-Suffolk appeals. This conclusion is reached irrespective of Council's five year housing supply position. As a result, the weight to be attached to these policies has to be commensurately reduced and the default position at paragraph 11d of the NPPF is engaged, that is, granting permission unless:
- (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development or
 - (ii) the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 3.9 Turning first to (i) above, footnote 6 at NPPF paragraph 11d states that the policies referred to at 11d are those in the NPPF relating to: habitats sites and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets; and areas at risk of flooding or coastal change. Of these areas/assets, none are potentially affected by the scheme.
- 3.10 This leaves the second limb of the paragraph 11d test, requiring an assessment of the adverse impacts and benefits of the proposal, and the associated balancing exercise. In this context the key issues are:
- a) The sustainability of the location;
 - b) The effect of the loss of employment land;
 - c) Housing contribution;
 - d) Landscape character;
 - e) Residential amenity;
 - f) Highway safety;
 - g) Biodiversity values;
 - h) Flooding and drainage;
 - i) Renewable energy;
 - j) Archaeology.
- 3.11 Central to the above tests is having regard to the extant 51 dwelling outline permission, a realistic fallback position and therefore a material consideration that is attached substantial weight. The previous outline consent is extant and therefore constitutes a genuine fallback position. The current employment site is therefore already essentially lost.
- 3.12 Half of the site is brownfield land. Effectively using brownfield land is a core planning principle of the NPPF, as set out at paragraph 118. More specifically, paragraph 118(c) states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes. This aspect of the scheme is accordingly attached substantial weight, as it was by officers in considering the previous 51 dwelling outline application.

4. Nearby Services and Connections Assessment Of Proposal

- 4.1 The supporting Transport Statement sets out in some detail the available local facilities, their distance from the site and the sustainable transport options on offer, which primarily relate to four local bus services – service 111, 405 (school service), 461 and 462. These services are available via the bus stop (including shelter) located 100m north of the site on Pound Hill. Important in accessibility terms is noting the proposed footway connection that will link the site with the northern bus stop. Additionally, a new bus stop is proposed south of the site entrance. The provision of the footpath link is achievable using either Suffolk County Council land or land within the applicant's ownership. These accessibility improvements (detailed in Appendix C of the Transport Statement) formed part of the previous outline application.
- 4.2 In assessing the 51 dwelling outline proposal in 2019, officers concluded that whilst there would need to be some reliance on the private motor vehicle for some facilities and services, there is access to a range of facilities in the locality, and to some opportunity to travel by means other than the car, such that the site is not isolated.
- 4.3 Since the grant of the outline consent the local store/post office has closed. Objectors note that the public house is the subject of a current redevelopment application and this may too result in the further loss of a local community facility. While these developments are noted, there remains some opportunity to travel by means other than the car to other nearby services and facilities. The proposed pedestrian connection to the existing northern bus stop is critical to enhancing these opportunities, resulting in a likely increase in use of the local bus services, in support of local and national planning policy.
- 4.4 If implemented, the approved 51 dwelling development will generate considerable traffic movements. Although of a lesser density than the current proposal, the (likely) larger dwellings that would be brought forward with a conventional housing estate are likely to generate traffic movements not dissimilar to those generated by the homes subject of the current application. Air quality harm is therefore unlikely to be any greater from the current scheme to that previously approved.
- 4.5 Officers conclude, notwithstanding the local store closure, that the location of the site outside the settlement boundary does not weigh heavily against the proposal, the same conclusion reached by officers in 2017. The site is not isolated in functional terms, nor in the terms of paragraph 79 of the NPPF.

5. Site Access, Parking And Highway Safety Considerations

- 5.1 The development relies on the existing Pound Hill access arrangement, with no physical changes proposed to it. The Highways Authority confirms the visibility splays at the access are adequate for the proposed level of residential intensification. The Great Bricett Parish Council is critical of the fact there will be another entrance from the site within a short distance of the existing Wixfield Park entrance, which in the Council's view will add to the danger to traffic on The Street. The reality is that the entrance serving the proposed development is already well established. There will be no additional entrances. The existing subject entrance serves a business park. The Highways Authority does not raise a concern in this regard.
- 5.2 One on-site car parking space is proposed for each unit. Some units will be at least two bedrooms and for those units to comply with the Suffolk Parking Standards two on-site spaces should be provided. The Highways Authority does not make comment regarding the proposed level of on-site

parking provision. The Planning Statement contends that the applicant is an experienced Park Home developer, and the proposed level of provision is more typical of developments of this nature. Given the layout of the neighbouring residential park and on-site parking provision available at that development (a good number of plots only have one on-site space), officers accept that the level of parking provided by the Park Home developer will be at a level that is in their best interests, one that will not result in an adverse outcome for the occupants. The Great Bricett Parish Council suggest that vehicles will be left to park on the adjacent roads, causing a danger to road users. Officers do not consider this a likely outcome nor one that the Park Home developer would likely tolerate, as it would not be in their commercial interests. There is no evidence of such overspill parking at any other residential parks in the district.

- 5.3 The development will result in a significant increase in local traffic generation. The NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. There is no evidence before officers to indicate that the effect on the local transport network by traffic generated from the development would be severe. The Great Bricett Parish Council consider that The Street is too narrow for large vehicles to pass other traffic safely. The Highways Authority does not raise any concern in this regard, nor in respect to increased traffic levels more generally.
- 5.4 Council's Waste Officer does not object to the scheme, concluding that conditions can adequately cover waste collection requirements, including the location of collection presentation points and waste vehicle manoeuvring areas.
- 5.6 The highway issues resulting from the development do not weigh against the proposal, a conclusion consistent with that reached by officers in assessing the previous outline application.

6. Design And Layout [Impact On Street Scene]

- 6.1. Policy CS5 requires development to be of a high-quality design that respects the local distinctiveness and the built heritage of Mid Suffolk, enhancing the character and appearance of the district.
- 6.2. Policy H13 of the Local Plan requires new housing development to be expected to achieve a high standard of design and layout and be of a scale and density appropriate to the site and its surroundings, whilst Policy H15 of the Local Plan similarly requires new housing to be consistent with the pattern and form of development in the area and its setting.
- 6.3. Policy GP1 of the Local Plan states that proposals comprising poor design and layout will be refused, requiring proposals to meet a number of design criteria including maintenance or enhancement of the surroundings and use of compatible materials.
- 6.4. Paragraph 124 of the NPPF attaches great importance to the design of the built environment, stating that good design is a key aspect of sustainable development. The aforementioned design policies are considered to be consistent with the NPPF.
- 6.5 The site sits adjacent an existing mobile home, and as such the proposed development maintains the character and appearance of the area whilst also respecting the scale and density of the surrounding development. The units would be situated in spacious plots with one parking space provided for each plot.

- 6.6 The design and layout proposed is considered to respect and reflect the character of the locality, particularly given the adjacent site. This is considered to be acceptable and to comply with Local Plan Policies GP1, SB2, H2, H13 and H15, Core Strategy Policy CS5.

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

- 7.1 Policy CS5 of the development plan seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character.
- 7.2 The NPPF provides that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 7.3 The NPPF requires planning authorities, when determining planning applications, to seek the conservation and enhancement of biodiversity by ensuring significant harm resulting from a development is avoided (through locating on an alternative site with less harmful impacts), or where not possible to be adequately mitigated, or, as a last resort, compensated for, and if this cannot be secured then planning permission should be refused.
- 7.4 The application is supported by a landscape assessment that has been reviewed by Council's landscape consultant. The consultant does not object to the scheme provided the development incorporates some open space within the site, retains the perimeter vegetation and boundary treatments adopt a rural appearance. These matters can be addressed by planning conditions.
- 7.5 Officers consider that any landscape character harm will be of a very low level having regard to the following:
- a) The character, form and appearance of the development will very closely follow the abutting northern residential park. The development will thus read as a natural extension of the residential park, an infill between established built form, rather than a housing cluster detached from the settlement.
 - b) The continuation of the established residential park character will be less visually impactful than the 51 dwellings previously approved at outline stage.
 - c) The site's visual containment is of a very high level, with all dwellings proposed within established site boundaries. These boundaries are clear, logical and natural.
 - d) The development will not present as intruding into open countryside.
 - e) Caravans will present to Pound Hill in a manner consistent with the orientation of adjacent dwellings fronting Pound Hill.
 - f) Scale is limited to single storey, a less obtrusive outcome than the likely double storey dwellings (in part) that would result if the outline consent is taken forward.
 - g) Established perimeter vegetation can be retained by planning condition.
 - h) The 28dph density, whilst higher than the previously approved scheme, is consistent with the density of the neighbouring residential park.
- 7.6 It is concluded that the development would not be harmful to the local settlement pattern. The development responds favourably to local design Policies GP01, H13 and H15.

- 7.7 In assessing this application due regard has been given to the provisions of the Natural Environment and Rural Communities Act, 2006, in so far as it is applicable to the proposal and the provisions of Conservation of Habitats and Species Regulations 2010 in relation to protected species.
- 7.8 The application is supported by a Preliminary Ecological Assessment (PEA) that has been reviewed by Council's Ecology Consultant. The PEA contends that the incorporation of biodiversity enhancements as part of the scheme will improve biodiversity beyond that which the current conditions may support, maximising opportunities for biodiversity in line with the NPPF. The consultant does not object to the scheme, is in agreement with the PEA recommendations and suggests planning conditions can secure biodiversity enhancements. Officers concur.
- 7.9 The Ringshall Parish Council raises concern regarding potential for light pollution and consequential impacts on local wildlife. Council's landscape consultant has considered this issue and deems it appropriate and justified to require the submission of a Wildlife Friendly Lighting Strategy. The Strategy is expected to include a technical specification demonstrating measures to avoid lighting impacts on foraging/commuting bats. This matter can be readily addressed by planning condition as per standard planning practice.

8. Land Contamination, Flood Risk, Drainage and Waste

- 8.1 Environmental Health confirm that there is no objection to the proposal in this regard.
- 8.2 SCC Flood Water Management currently have a holding objection as the currently submitted Flood Risk Assessment is indicative and is not considered satisfactory in assessing the impacts the application would have on surface water drainage/flooding.
- 8.3 It is therefore recommended that should Members be minded to resolve to grant this proposal that this be subject to all drainage matters being resolved during the course of the S106 negotiations. In the event that these matters cannot be fully resolved the S106 will not be completed and the application will be returned to Committee.

9. Housing Contribution

- 9.1 The proposal is not your usual 'bricks and mortar' housing development. The development provides low cost, affordable housing that fits within the NPPF affordable housing definition: *'housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes ...other low cost homes for sale (at a price equivalent to at least 20% below local market value)'*. The proposed dwelling typology is a relatively uncommon type of housing in Mid-Suffolk, with only 0.6% of the total stock in the district comprising park homes/caravans (2011 Census). The addition of 73 homes of this type would therefore increase local housing choice and add variety to the local housing stock, in support of Policy HS14 and Policy CS9.
- 9.2 Policy CS9 requires, amongst other matters, to ensure that housing developments make best use of land by achieving average densities of at least 30dph. The policy states that lower densities may be justified in villages to take account of the character and appearance of the existing built environment. The proposed 28dph density is deemed to make effective use of the land. As noted below, the proposed density is generally consistent with the density of the adjacent residential park, demonstrating that this is not a village location where a lower density is warranted.

- 9.3 Whilst the site does not provide affordable homes, it is considered that a commuted sum would be required for the development, particularly given the fact that a commuted sum was indeed provided for the existing adjacent development. Ongoing negotiations with regards to a commuted sum figure are currently taking place and Officers would hope that this could be provided to Members through tabled papers prior to committee.

10. Impact On Residential Amenity

- 10.1 The development will not unduly impact the amenity of neighbouring residents given the physical relationship to the nearest residences. The modest single storey scale of the dwellings also helps to mitigate adverse amenity impacts.
- 10.2 Council's Environmental Health Officer recommends a construction management plan. This recommendation is supported given the proximity of the site to a large number of adjoining dwellings.
- 10.3 In regards to the amenity of future occupants, the site layout plan indicates relatively constrained outdoor private amenity spaces for each dwelling. Such an amenity outcome is not uncommon for residential parks of this nature. The typical occupants of residential parks usually have lower on-site amenity expectations in this regard. Officers in this regard acknowledge the concern of the Great Brickett Parish Council who observe the lack of on-site recreational area provision. However as already noted earlier in this report, consideration of the operational development is beyond Council's discretion. This element of the scheme is governed by the 1960 Act licensing process.
- 10.4 Subject to compliance with conditions, there are no amenity-related grounds to withhold planning permission.

11. Planning Obligations

- 11.1 Objectors are concerned with the increase in pressure the development will bring about in respect to existing local medical facilities. As noted by the HNS referral response, it is acknowledged that the nearby practices do not have sufficient capacity for the anticipated dwelling increase, however a developer contribution via CIL process will mitigate this impact. In other words, there will be an increase in infrastructure pressure, however the development will provide funding that will mitigate that pressure and also indirectly offset existing deficiencies in provision.
- 11.2 As the proposal is to provide up to 73 mobile homes a commuted sum is required. A S106 Agreement is to be sought to ensure that the commuted sum is delivered.
- 11.3 All the other infrastructure impacts of the proposal would be subject to funding via CIL

PART FOUR – CONCLUSION

13. Planning Balance and Conclusion

- 13.1 The development plan policies most important for determining the application are out-of-date, a well-established Inspectorate position regarding proposed housing schemes. Irrespective of Council's five year housing supply position, the weight attached to these policies has to be

commensurately reduced and the default position at paragraph 11d of the NPPF engages. The principal test is determining whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits.

- 13.2 The benefits in social terms are not insignificant, with the provision of 73 low cost affordable homes offering a very good level of local housing choice and variety, albeit acknowledging the district's five plus year residential land supply position. A different housing typology than the typical 'bricks and mortar' housing estates, the development offers a refreshingly different residential outcome, one that can be delivered in a much quicker timeframe than conventional housing. Economic gains are much more modest, noting the creation of construction jobs will be very limited due to the off-site pre-fabricated approach to house building. This said, the occupants of a 73 dwelling development will bring about a not insignificant increase in local spending, helping sustain local businesses, a local economy benefit of some note.
- 13.3 The brownfield site is very much under-used and, developed with a collection of ad hoc nissen huts, is of low environmental value. There is opportunity through biodiversity enhancements associated with the scheme to enhance this value, while at the same time providing for a more optimal and effective use of the brownfield land. These represent environmental benefits.
- 13.4 A range of potential adverse impacts can be effectively mitigated by measures secured by planning conditions, as confirmed by technical consultees, and these are therefore treated as neutral in the planning balance. They are also, subject to compliance with conditions, policy compliant. These matters include highway safety, on-site amenity, archaeology, drainage and renewable energy.
- 13.5 There is an absence of harm in respect to above-ground designated heritage assets, by virtue of the fact there are no such assets in proximity of the site.
- 13.6 The proposal will result in landscape harm, through the loss of some green space and introduction of built form not of insignificant scale. The harm is however low level because of the developed nature of half the site, the site's high level of visual containment, its infill location set between established housing and the fact the development will read as a natural extension of the adjacent residential park, noting density will be consistent with that already established. Noteworthy also in this context is the absence of any formal landscape designation over the site or neighbouring land. Moreover, it cannot be said that the subject development will result in any greater landscape harm than the approved 51 dwellings that could be brought forward in accordance with outline permission DC/17/03568. Conflict with local and national design policies is, for these reasons, not of great magnitude.
- 13.7 There will be environmental harm associated with private motor vehicle use, as some day to day living will revolve around car journeys, inevitable given the site's countryside location. This said, there are local bus services available very close to the site and the proposed footway and bus stop improvements, supported by the Highways Authority, will enhance the accessibility of these services.
- 13.8 The loss of an employment site is not an adverse effect that weighs in the planning balance by virtue of the fact that the previously approved 51 dwelling development could be brought forward at any time. In other words, the employment site 'horse' has already 'bolted'. The effects of the loss of an employment site are therefore disregarded.
- 13.9 The scheme delivers social, economic and to a lesser extent, environmental benefits. Identified harm relates primarily to landscape character, which is deemed low level. The harm does not significantly and demonstrably outweigh the identified benefits. The proposal delivers sustainable

development, a consideration outweighing the proposal's low level of conflict with the development plan.

13.10 Planning permission is recommended subject to conditions.

RECOMMENDATION

That the application is GRANTED planning permission

(1) Subject to the prior agreement of a Section 106 Planning Obligation on appropriate terms to the satisfaction of the Chief Planning Officer as summarised below and those as may be deemed necessary by the Chief Planning Officer to secure:

- Affordable housing
- Off-site highway improvements – footway and bus shelter

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

- Standard time limit (3yrs for implementation of scheme/Outline/Reserved/Section73?)
- Approved Plans (Plans submitted that form this application)
- Landscape consultant requirements
- Construction Management Plan
- Archaeology
- Wildlife Sensitive Lighting Design Scheme
- Biodiversity Enhancement Strategy
- Ecological Appraisal Recommendations
- SuDs conditions
- Sustainability and Energy Strategy
- Refuse/recycling storage
- Level access to enable wheelchair access for all dwellings
- Access visibility splays
- Waste Services conditions
- Fire Hydrants

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

- Pro active working statement
- SCC Highways notes
- Support for sustainable development principles

(4) That in the event of the Planning obligations or requirements referred to in Resolution (1) above not being secured and/or not secured within 6 months that the Chief Planning Officer be authorised to refuse the application on appropriate ground



Application No: DC/20/05587

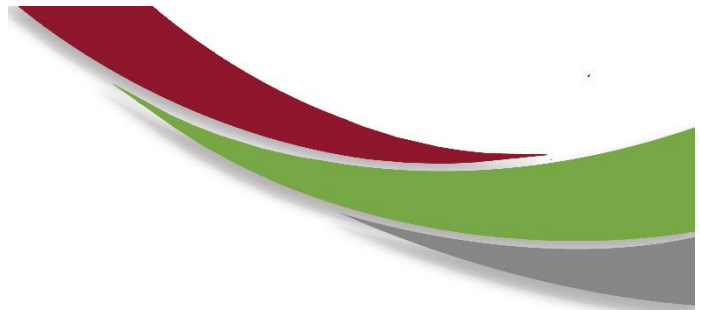
Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Page No.

Appendix 1: Call In Request	N/a	
Appendix 2: Details of Previous Decision	N/A	
Appendix 3: Town/Parish Council/s	<i>Great Bricett Parish Council Ringshall Parish Council</i>	
Appendix 4: National Consultee Responses	<i>Natural England NHS</i>	
Appendix 5: County Council Responses	<i>SCC Developer Contributions SCC Highways SCC Archaeology SCC Flood & Water Suffolk Wildlife Trust SCC Fire & Rescue</i>	
Appendix 6: Internal Consultee Responses	<i>Place Services Landscape Place Services Ecology Environmental Health – Sustainability Environmental Health – Air Quality Environmental Health – Noise/Odour/Smoke Environmental Health – Land Contamination Private Sector Housing Waste Services Public Realm Strategic Housing</i>	



Babergh and Mid Suffolk District Councils



Appendix 7: Any other consultee responses	N/a	
Appendix 8: Application Site Location Plan	Yes	
Appendix 9: Application Plans and Docs	Yes	
Appendix 10: Further information		

The attached appendices have been checked by the case officer as correct and agreed to be presented to the committee.



Babergh and Mid Suffolk District Councils



Great Bricett Parish Council

Parish Clerk: Jennie Blackburn

The Knoll, 1 All Saints Road,

Creting St Mary, Ipswich

IP6 8NF

pc.greatbricett@outlook.com

01449 721369

F.A.O Katherine Hale
Planning Officer
Mid Suffolk District Council

Tuesday, 26th January 2021

Dear Ms Hale

Re: DC/20/05587 – Planning Application – Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

I am writing to inform you that Great Bricett Parish Council **OBJECT** to this application for the following reasons:

- There is no infrastructure to accommodate extra units - no shop and no post office, despite the Transport Report stating - *The site is located within an existing residential area and also within walking and cycling distance of existing facilities / services and public transport services.*
- There are inadequate bus services.
- The only place where people can congregate in the village is the Village Hall, which is not large enough for more than 30 people, there is very restricted parking there and walking along the village road is hazardous, at least 2 accidents in the past 3 years. No provision has been made in the plans for a recreational area on the site indoor or outdoor.
- The nearest Primary school is Ringshall - there is no safe way of walking to the school as there isn't a continuous footpath.
- The number of dwellings suggested is going to lead to an unacceptable increase in the traffic on The Street - 73 dwellings will mean at least 73 more vehicles.
- The number of dwellings that the proposed development would add is disproportionate to the settlement size, classified as a 'Hamlet' village in the Joint Local Plan and above the allocation of 31 on the Infrastructure Delivery Plan for Great Bricett.
- The Street is too narrow for large vehicles to pass other traffic safely.
- There will be another entrance from the site within a short distance of the existing Wixfield Park/Paddocks entrance, which will add to the danger to traffic on The Street.
- The existing Doctors' surgeries are already full as are the majority of Dental practices.
- Overdevelopment - the proposed number of dwellings would overwhelm the village.
- Parking will be an issue for residents with more than one car meaning vehicles will be left on the adjacent roads, which is unacceptable and dangerous to road users.
- Poor drainage is already an issue – so additional homes will add to the problem. The Street regularly floods as evidenced on the Highways reporting tool.

Yours sincerely

Mrs J Blackburn
Parish Clerk

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

From: Dave Smith <pc.ringshall@gmail.com>

Sent: 27 January 2021 17:16

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

Subject: Re: MSDC Planning Consultation Request - DC/20/05587

Dear planningblue,

On 08/01/2021 11:48, planningblue@baberghmidsuffolk.gov.uk wrote:

> Please find attached planning consultation request letter relating to
> planning application - DC/20/05587 - Great Bricett Business Park, The
> Street, Great Bricett, Suffolk IP7 7DZ

Ringshall Parish Council would like to make the follow comment on this application:

Ringshall Parish Council object to the proposed application for 73 mobile homes at Great Bricett.

This relates to our concerns of the visual and lighting impact, increased demand on existing infrastructure, a lack of amenities and the additional traffic flow generated by this proposed substantial development which would be to the detriment of the hamlet of Great Bricett and surrounding area, including the village of Ringshall.

1) Visual and Light Impact: The Landscape Appraisal (Lucy Batchelor-Wylam, Landscape Architecture, October 2020) provides daytime photographic evidence but does not include a representation of the increased nocturnal road layout lighting levels and the irreversible visual impact on the surrounding extended skyline. It would also increase the amount of lighting and combine with some 25 street lights already in place on the existing Wixfield Park site leading to detrimental effects on wildlife in the surrounding environment.

2) Infrastructure and Amenities Impact: Planning, Design and Access Statement (rpsgroup.com, 4th December 2020) states factual inaccuracies: On Page 6 "Assessment">"Principles for Development">Item 3.4: It is stated here that there is a pub/restaurant, a general store and post office. Currently there are two planning applications relating to the pub/restaurant. Namely, a) change of use into a home and b) listed building consent. Both are being considered by Mid Suffolk District Council (DC/20/05376 and DC/20/05377). Also the general stores and post office closed permanently some two years ago. We would also highlight that Ringshall Primary School is a long walk from the site along muddy footpaths across open farmland. Because of the proposed ages of occupants (over-45s) it is unlikely that the primary school would be utilised by children of middle aged and elderly residents. Local health services are a distance away from this location and would be further stretched.

3) Roads and Traffic: Additional use of the existing road network would have a detrimental effect on residents due to noise, traffic flow and pollution.

Yours faithfully,

Dave

--

Dave Smith
Clerk to Ringshall Parish Council
<http://www.ringshall.onesuffolk.net>
01473 657015


I work mainly on Wednesdays, but I endeavour to reply to emails within 48 hours during the business week.

PRIVACY NOTICE

This communication is confidential and may be legally privileged.
It is intended solely for the addressee(s) only. Please notify the sender
if you have received this in error and delete it immediately.
Unauthorised use or disclosure of the contents may be unlawful.

Opinions, conclusions and other information in this email that do not
relate to the official business of Ringshall Parish Council shall be understood as
neither given nor endorsed by Ringshall Parish Council.

From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 13 January 2021 09:30
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: Planning consultation DC/20/05587 Natural England response

 **EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe. Click [here](#) for more information or help from Suffolk IT**

Dear Katherine Hale

Application ref: DC/20/05587
Our ref: 339348

Natural England has no comments to make on this application.

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

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

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

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

Yours sincerely

Amy Knafler
Natural England
Consultation Service
Hornbeam House
Crewe Business Park, Electra Way,
Crewe, Cheshire, CW1 6GJ

Tel: 0207 764 4488
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england



**Ipswich and East Suffolk
Clinical Commissioning Group**

Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

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

Your Ref: DC/20/05587

Our Ref: IESCCG/000121/GtB

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

02/02/2021

Dear Sirs,

Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

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

Background

2. The proposal comprises a development of up to 73 residential dwellings, which is likely to have an impact of the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. The CCG would therefore expect these impacts to be fully assessed and mitigated by way of a developer contribution secured through the Community Infrastructure Levy (CIL).

Review of Planning Application

3. There are no GP practices within a 2km radius of the proposed development, there are 2 GP practices closest to the proposed development and these are both within circa 6km. These practices do not have sufficient capacity for the additional growth resulting from this development and cumulative development growth in the area. Therefore a developer contribution, via CIL processes, towards the capital funding to increase capacity within the GP Catchment Area would be sought to mitigate the impact.

Healthcare Needs Arising From the Proposed Development

4. At the earliest stage in the planning process it is recommended that work is undertaken with Ipswich and East Suffolk CCG and Public Health England to understand the current and future dental needs of the development and surrounding areas giving consideration to the current dental provision, current oral health status of the area and predicted population growth to ensure that there is sufficient and appropriate dental services that are accessible to meet the needs of the development but also address existing gaps and inequalities.

Encourage oral health preventative advice at every opportunity when planning a development, ensuring that oral health is everybody's business, integrating this into the community and including this in the health hubs to encourage and enable residents to invest in their own oral healthcare at every stage of their life.

Health & Wellbeing Statement

As an Integrated Care System it is our ambition that every one of the one million people living in Suffolk and North East Essex is able to live as healthy a life as possible and has access to the help and treatment that they need in the right place, with good outcomes and experience of the care they receive.

Suffolk and North East Essex Integrated Care System, recognises and supports the role of planning to create healthy, inclusive communities and reduce health inequalities whilst supporting local strategies to improve health, social and cultural wellbeing for all aligned to the guidance in the NPPF section 91. The way health and care is being delivered is evolving, partly due to advances in digital technology and workforce challenges. Infrastructure changes and funds received as a result of this development may incorporate not only extensions, refurbishments, reconfigurations or new buildings but will also look to address workforce issues, allow for future digital innovations and support initiatives that prevent poor health or improve health and wellbeing.

The NHS Long term plan requires a move to increase investment in the wider health and care system and support reducing health inequalities in the population. This includes investment in primary medical, community health services, the voluntary and community sector and services provided by local authorities so to boost out of hospital care and dissolve the historic divide between primary and community health services. As such, a move to health hubs incorporating health and wellbeing teams delivering a number of primary and secondary care services including mental health professionals, are being developed. The Acute hospitals will be focussing on providing specialist treatments and will need to expand these services to cope with additional growth. Any services which do not need to be delivered in an acute setting will look to be delivered in the community, closer to people's homes.

The health impact assessment (HIA) submitted with the planning application will be used to assess the application. This HIA will be cross-referenced with local health evidence/needs assessments and commissioners/providers own strategies so to ensure that the proposal impacts positively on health and wellbeing whilst any unintended consequences arising are suitably mitigated against.

The primary healthcare services directly impacted by the proposed development and the current capacity position is shown in Table 1.

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

Premises	Weighted List Size ¹	NIA (m ²) ²	Capacity ³	Spare Capacity (NIA m ²) ⁴
Bildeston Health Centre	7,962	584.33	8,521	38
Needham Market Country Practice	12,935	536.75	7,828	-350
Total	20,897	1,121.08	16,349	-312

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current Net Internal Area occupied by the Practice.
 3. Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO) Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 4. Based on existing weighted list size.
5. This development is not of a size and nature that would attract a specific Section 106 planning obligation. Therefore, a proportion of the required funding for the provision of increased capacity by way of extension, refurbishment or reconfiguration at either Bildeston Health Centre or Needham Market Country Practice, servicing the residents of this development, would be sought from the CIL contributions collected by the District Council.
 6. Although, due to the unknown quantities associated with CIL, it is difficult to identify an exact allocation of funding, it is anticipated that any funds received as a result of this development will be utilised to extend the above mentioned surgery. Should the level of growth in this area prove this to be unviable, the relocation of services would be considered and funds would contribute towards the cost of new premises, thereby increasing the capacity and service provisions for the local community.

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

7. In line with the Government's presumption for the planning system to deliver sustainable development and specific advice within the National Planning Policy Framework and the CIL Regulations, which provide for development contributions to be secured to mitigate a development's impact, a financial contribution is sought.
8. Assuming the above is considered in conjunction with the current application process, Ipswich and East Suffolk CCG would not wish to raise an objection to the proposed development.
9. Ipswich and East Suffolk CCG is satisfied that the basis of a request for CIL contributions is consistent with the Position Statement produced by Babergh and Mid Suffolk District Councils

Ipswich and East Suffolk CCG look forward to working with the applicant and the Council to satisfactorily address the issues raised in this consultation response and would appreciate acknowledgement of the safe receipt of this letter.

Yours faithfully

Chris Crisell

Estates Project Manager

Ipswich and East Suffolk Clinical Commissioning Group

From: Planning Contributions Mailbox <planningcontributions.admin@suffolk.gov.uk>

Sent: 28 January 2021 15:57

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

Subject: RE: DC/20/05587 - Great Bricett Business Park, The Street, Great Bricett

Good afternoon,

There would be a nil response from Neil McManus at Suffolk County Council on this occasion as it falls under threshold for infrastructure projects.

Regards

Adrian

Adrian Buxton
Planning Obligations Support Officer
Growth, Highways and Infrastructure Directorate
Planning Section
Suffolk County Council
B1 F5 D108 Endeavour House
8 Russell Road
Ipswich
IP1 2BX

01473 264178

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

Email: planning@baberghmidsuffolk.gov.uk

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

For the attention of: Katherine Hale

Dear Katherine,

TOWN AND COUNTRY PLANNING ACT 1990

CONSULTATION RETURN: DC/20/05587

PROPOSAL: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings).

LOCATION: Great Bricett Business Park The Street Great Bricett Suffolk IP7 7DZ

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

- The Street (Pound Hill) is a 'C' classified highway (C447). The proposed vehicular access onto the highway is within 30mph speed limit. The access can achieve the required visibility splays for the speed limit as shown in Design Manual for Roads and Bridges (DMRB).
- the proposal will generate 42 vehicle trips in the evening Peak Hour; approx 1 vehicle every 1.5 minutes.
- a new footway is proposed from the site to the existing footway network and bus stops allowing a safe route for the vulnerable user. Although the widths are not to current standards, it will be sufficient for the number of expected pedestrians.
- There have been no injury accidents in the past 5 years in the area.

We consider the proposal would not have an impact on the public highway with regard to congestion, safety or parking. This development can provide safe and suitable access to the site for all users (NPPF Para 108) and would not have a severe impact on the road network (NPPF para 109) therefore we do not object to the proposal.

CONDITIONS

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

Visibility Condition: Before the access is first used 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: In the interests of highway safety in order to maintain intervisibility between highway users.

Footway Condition: The footway to be provided in its entirety before the development is brought into use as indicated on Drawing No. 161001/04.

Reason: To ensure that suitable footways are provided to access the application site and to connect the sites with public rights of way and footway network.

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

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

Parking Condition: Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including electric vehicle charging points and secure, covered cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To enable vehicles to enter and exit the public highway in forward gear in the interests of highway safety, to promote the use of sustainable travelling alternatives within the area and use of electric vehicles.

Bin Condition: Before the development is commenced details of the areas to be provided for storage and presentation of Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

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

Construction Management Plan Condition: Before the development hereby permitted is commenced a Construction Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out other than in accordance with the approved plan. The Construction Management Plan shall include the following matters:

- a photographic survey to be carried out to determine the condition of the carriageway and footways prior to commencement of the works
- Means of access for construction traffic
- haul routes for construction traffic on the highway network and monitoring and review mechanisms.
- provision of boundary hoarding and lighting
- details of proposed means of dust suppression
- details of measures to prevent mud from vehicles leaving the site during construction
- details of deliveries times to the site during construction phase
- details of provision to ensure pedestrian and cycle safety
- programme of works (including measures for traffic management and operating hours)
- parking and turning for vehicles of site personnel, operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials
- maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase.

NOTES

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. These works will need to be applied for and agreed with Suffolk County Council as the Local Highway Authority. Application form for minor works licence under Section 278 of the Highways Act 1980 can be found at the following webpage: www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/.

Yours sincerely,

Samantha Harvey

Senior Development Management Engineer

Growth, Highways and Infrastructure

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

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

Enquiries to: Matthew Baker
Direct Line: 01284 741329
Email: Matthew.Baker@suffolk.gov.uk
Web: <http://www.suffolk.gov.uk>

Our Ref: 2020_05587
Date: 27th January 2021

For the Attention of Katherine Hale

Dear Mr Isbell

Planning Application DC/20/05587/FUL – Great Bricett Business Park, The Street, Great Bricett: Archaeology

This site lies in an area of archaeological potential recorded on the County Historic Environment Record, situated north of a medieval priory site with an associated moated site, which is a Scheduled Ancient Monument (BCG 001 and 002). A Roman Road is recorded to the north (RGL 006) and Roman roadside occupation was identified to the north-west (BCG 004). Surrounding the proposed development area, finds scatters of Roman, Saxon and medieval date have also been recorded (BCG 006, 007, 018, 020, 025). As a result, there is high potential for the discovery of below-ground heritage assets of archaeological importance within this area, and groundworks associated with the development have the potential to damage or destroy any archaeological remains which exist.

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

In this case the following two conditions would be appropriate:

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

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

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

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

REASON:

To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Core Strategy Objective SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) and the National Planning Policy Framework (2019).

INFORMATIVE:

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

I would be pleased to offer guidance on the archaeological work required and, in our role as advisor to Mid Suffolk District Council, the 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,

Matthew Baker

Archaeological Officer
Suffolk County Council Archaeological Service

Dear Katherine Hale,

Subject: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ Ref DC/20/05587

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/05587.

The following submitted documents have been reviewed and we recommend a maintaining our holding objection:

- Site Location Plan Ref 1601-0002-02
- Site Layout Plan Ref 1601-0003-03
- Level 1 Flood Risk Assessment and Drainage Strategy Ref IE18/016/FRA/ Rev2
- Phase 2 Land Contaminated Land Assessment Ref : IE17/061 Rev 2

Please see consultation reply dated the 12th January 2021, as none of these points have been addressed.

Kind Regards

Jason Skilton

Flood & Water Engineer

Suffolk County Council

Growth, Highway & Infrastructure

Endeavour House, 8 Russell Rd, Ipswich , Suffolk IP1 2BX

****Note I am remote working for the time being****

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

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

Sent: 25 March 2021 11:40

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

Subject: MSDC Planning Re-consultation Request - DC/20/05587

Please find attached planning re-consultation request letter relating to planning application - DC/20/05587 - Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

2021-01-12 JS Reply Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ Ref DC/20/05587

Dear Katherine Hale,

Subject: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ Ref DC/20/05587

Suffolk County Council, as Lead Local Flood Authority (LLFA), have reviewed application ref DC/20/05587.

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

- Site Location Plan Ref 1601-0002-02
- Site Layout Plan Ref 1601-0003-01
- Level 1 Flood Risk Assessment and Drainage Strategy Ref IE18/016/FRA/ Rev2
- Phase 2 Land Contaminated Land Assessment Ref : IE17/061 Rev 2

A holding objection is necessary because the applicant has not provided a detailed strategy for the disposal of surface water and therefore does not meet the requirement of national and local policy/guidance for a full planning application. The applicant shall propose a surface water drainage strategy utilising above ground open SuDS which shall meet the four pillars of SuDS, unless there is clear evidence that this would not be appropriate.

The holding objection is a temporary position to allow reasonable time for the applicant and the LLFA to discuss what additional information is required in order to overcome the objection(s). This Holding Objection will remain the LLFA's formal position until the local planning authority (LPA) is advised to the contrary. If the LLFA position remains as a Holding Objection at the point the LPA wishes to determine the application, the LPA should treat the Holding Objection as a Formal Objection and recommendation for Refusal to the proposed development. The LPA should provide at least 2 weeks prior notice of the publication of the committee report so that the LLFA can review matters and provide suggested planning conditions, even if the LLFA position is a Formal Objection.

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

1. Re submit the Flood Risk Assessment and Drainage Strategy acknowledging that the site with within a Source Protection Zone III and Drinking Water Safeguarding Zone
2. Submit a drainage strategy whereby the discharge of both surface water and treated water shall not exceed the national greenfield run off rate combined
3. As a minimum, the applicant is required to submit the following document and information as shown in the table below

Document Submitted	Document Description
Flood Risk Assessment (FZ3 or Site >1Ha)	Evaluation of flood risk (fluvial, pluvial & groundwater) to the site – will guide layout and location of open spaces. (SCC may require modelling of ordinary watercourse if EA Flood Maps not available)
Drainage Strategy/Statement (less detail required for Outline)	Document that explains how the site is to be drained using SuDS principles. Shall include information on:- <ul style="list-style-type: none">• Existing drainage (inc adjacent roads)

	<ul style="list-style-type: none"> • Impermeable Area (Pre and Post Development) • Proposed SuDS • Hydraulic Calculations (see below) • Treatment Design (i.e. interception, pollution indices) • Adoption/Maintenance Details • Exceedance Paths
Contour Plan	Assessment of topography/flow paths/blue corridors
Impermeable Areas Plan	Plan to illustrate new impervious surfaces
Evidence of any third party agreements to discharge to their system (i.e. Anglian Water agreement or adjacent landowner)	Evidence of any permissions or permits being obtained.
Detailed Development Layout and SuDS Provision Plan (including landscaping details)	Dimensioned plans showing the detailed development layout including SuDS components, open spaces and exceedance corridors.
Full SI Report	<p>Detailed assessment of ground conditions – leading on from initial testing</p> <ul style="list-style-type: none"> • Widespread coverage of trial pits to BRE 365 • Contamination/Pollution check • Groundwater Monitoring
Detailed Drainage Scheme Plan	<p>Dimensioned plan showing main aspects of the drainage infrastructure. Plans should ref:-</p> <ul style="list-style-type: none"> • SuDS details (size/volume) • Pipe Numbers/Sizes/Levels • Outfall & Permitted Discharge (if applicable)
Detailed SuDS Drawings (Open SuDS)	Dimensioned plans of proposed SuDS components i.e. scaled cross sections/long sections
Full hydraulic calculations (MicroDrainage “Network” output)	At this stage, SCC require simulations of the drainage network inc SuDS components. MicroDrainage Network should be submitted for 1,30 and 100yr+CC storms. (Source Control files are useful but not enough on their own)
Discharge Agreements	Evidence of any permissions or permits being obtained.
Health and Safety Risk Assessment	Where deep open SuDS (water level >0.5m) are proposed a H&S file will be required.

Kind Regards

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

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
Endeavour House
Russell Road
Ipswich
IP1 2BX

Your Ref:
Our Ref: FS/F216214
Enquiries to: Water Officer
Direct Line: 01473 260588
E-mail: Fire.BusinessSupport@suffolk.gov.uk
Web Address: <http://www.suffolk.gov.uk>

Date: 12/01/2021

Dear Sirs

Great Bricett Business Park, The Street, Great Bricett IP7 7DZ**Planning Application No: DC/20/05587****A CONDITION IS REQUIRED FOR FIRE HYDRANTS****(see our required conditions)**

I refer to the above application.

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

Access and Fire Fighting Facilities

Access to buildings for fire appliances and firefighters must meet with the requirements specified in Building Regulations Approved Document B, (Fire Safety), 2019 Edition, 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, 2019 Edition.

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

Sprinklers Advised

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

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

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Enc: Hydrant requirement letter

Copy: bootherr@rpsgroup.com

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
Endeavour House
Russell Road
Ipswich
IP1 2BX

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

Date: 12 January 2021

Planning Ref: DC/20/05587

Dear Sirs

RE: PROVISION OF WATER FOR FIRE FIGHTING

ADDRESS: Great Bricett Business Park, The Street, Great Bricett IP7 7DZ

DESCRIPTION: 73 Mobile Homes

HYDRANTS REQUIRED

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

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

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

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

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

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

Continued/

OFFICIAL

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

Yours faithfully

Water Officer

Suffolk Fire and Rescue Service

Created: September 2015

Enquiries to: Fire Business Support Team

Tel: 01473 260588

Email: Fire.BusinessSupport@suffolk.gov.uk



Dear Sir/Madam

Suffolk Fire and Rescue Service – Automatic Fire Sprinklers in your Building Development

We understand from local Council planning you are considering undertaking building work.

The purpose of this letter is to encourage you to consider the benefits of installing automatic fire sprinklers in your house or commercial premises.

In the event of a fire in your premises an automatic fire sprinkler system is proven to save lives, help you to recover from the effects of a fire sooner and help get businesses back on their feet faster.

Many different features can be included within building design to enhance safety and security and promote business continuity. Too often consideration to incorporate such features is too late to for them to be easily incorporated into building work.

Dispelling the Myths of Automatic Fire Sprinklers

- Automatic fire sprinklers are relatively inexpensive to install, accounting for approximately 1-3% of the cost of a new build.
- Fire sprinkler heads will only operate in the vicinity of a fire, they do not all operate at once.
- An automatic fire sprinkler head discharges between 40-60 litres of water per minute and will cause considerably less water damage than would be necessary for Firefighters tackling a fully developed fire.
- Statistics show that the likelihood of automatic fire sprinklers activating accidentally is negligible – they operate differently to smoke alarms.

Promoting the Benefits of Automatic Fire Sprinklers

- They detect a fire in its incipient stage – this will potentially save lives in your premises.
- Sprinklers will control if not extinguish a fire reducing building damage.
- Automatic sprinklers protect the environment; reducing water damage and airborne pollution from smoke and toxic fumes.
- They potentially allow design freedoms in building plans, such as increased compartment size and travel distances.
- They may reduce insurance premiums.
- Automatic fire sprinklers enhance Firefighter safety.
- Domestic sprinkler heads are recessed into ceilings and pipe work concealed so you won't even know they're there.

OFFICIAL

- They support business continuity – insurers report 80% of businesses experiencing a fire will not recover.
- Properly installed and maintained automatic fire sprinklers can provide the safest of environments for you, your family or your employees.
- A desirable safety feature, they may enhance the value of your property and provide an additional sales feature.

The Next Step

Suffolk Fire and Rescue Service is working to make Suffolk a safer place to live. Part of this ambition is as champion for the increased installation of automatic fire sprinklers in commercial and domestic premises.

Any information you require to assist you to decide can be found on the following web pages:

Suffolk Fire and Rescue Service

<http://www.suffolk.gov.uk/emergency-and-rescue/>

Residential Sprinkler Association

<http://www.firesprinklers.info/>

British Automatic Fire Sprinkler Association

<http://www.bafsa.org.uk/>

Fire Protection Association

<http://www.thefpa.co.uk/>

Business Sprinkler Alliance

<http://www.business-sprinkler-alliance.org/>

I hope adopting automatic fire sprinklers in your build can help our aim of making 'Suffolk a safer place to live'.

Yours faithfully

Chief Fire Officer

Suffolk Fire and Rescue Service



Suffolk Wildlife Trust

Brooke House
Ashbocking
Ipswich
IP6 9JY

01473 890089
info@suffolkwildlifetrust.org
suffolkwildlifetrust.org



Katherine Hale
Planning Department
Babergh and Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

27th January 2021

Dear Katherine,

RE: DC/20/05587 - Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings). Great Bricett Business Park, The Street, Great Bricett, IP7 7DZ

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

We have read the Ecological Impact Assessment (Castle Hill Ecology, August 2020) and we are satisfied with the findings of the consultant. We request that the recommendations made within the report are implemented in full, via a condition of planning consent, should permission be granted.

A Biodiversity Enhancement Strategy should be produced, detailing the how the enhancements made within the Ecological Assessment are to be incorporated within the development, including their locations. A Landscape and Ecological Management Plan should also be produced, to detail how the habitats and open spaces on site are to be appropriately managed for biodiversity, including the management of the grasslands containing bee orchid.

Please do not hesitate to contact us should you require anything further.

Yours sincerely

Jacob Devenney
Planning and Biodiversity Adviser

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Sent: 29 January 2021 09:07
To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>
Subject: RE: DC/20/05587 - Great Bricett Business Park, The Street, Great Bricett

Dear Paul

Thank you for your email regarding the above planning application.

The applicant states on the application form that the method of foul and surface water disposal is not to Anglian Water network therefore this outside of our jurisdiction to comment

Kind Regards

Sandra



Sandra De Olim

Planning & Capacity - Development Services

Mobile: 07929804300

Telephone: 07929786955

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT



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

27/01/2021

For the attention of: Katherine Hale

Ref: DC/20/05587- Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Thank you for consulting us on the Planning Application for change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings). This letter sets out our consultation response regarding the landscape impact of the planning application and how the proposals relate and respond to the surrounding landscape setting and context of the site.

The site is currently occupied by a Business Park; the site boundary is contained by hedgerows that provide adequate boundaries separating the development from the existing residential area; which lies to the north of the site, and farmland set either side of the site. The site covers an area of approximately 2.7 hectares. Access to the site will remain as existing, along the driveway off Pound Hill Road.

The submitted Landscape and Visual impact Appraisal (LVA) has been prepared following the principles set out in the third edition of the "Guidelines for Landscape and Visual Impact Assessment" (GLVIA3) including an assessment of both landscape and visual sensitivity, magnitude of change and impact. The appraisal is accurate and appropriately describes the range of views that are available surrounding the site, as well as the impact on the local landscape character. It concludes that there will be no significant impact of the proposed development on the landscape or visual amenity.

The proposal retains existing tall, dense vegetation in bund form along the northern perimeter which separates the existing and proposed residential zones. There is a proposed border of trees running along the eastern and southern site boundaries to screen the development from views inward to lessen the visual impact of the proposed development on the outer rural setting.

If minded for approval, we would advise the following recommendations are taken into consideration:

- 1) It's unclear from the proposed site layout whether existing vegetation on boundaries is to be retained. As advised in the LVA, we would expect existing vegetation to be retained where possible to mitigate visual impact and help ensure there is a sense of maturity to the scheme from day one.
- 2) Although mobile homes are proposed, we would still expect to see open space provision provided. The existing scheme (Application ref: DC/17/03568) had public open space at the centre of the development, as well as a wider green corridor on the south western edge. We would advise the proposed layout is amended to ensure similar provision is provided for this scheme.

- 3) Careful consideration should be given to the placing and finish of boundary treatments, signage and fencing. Rural features and treatments such as timber post and rail fencing would be advised where possible.

The following conditions would also be advised:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows in the surrounding area. A specification of soft landscaping, including proposed trees, plants and seed mixes must be included. The specification should be in line with British Standards and include details of planting works such as preparation, implementation, materials (i.e. soils and mulch), any protection measures that will be put in place (i.e. rabbit guards) and any management regimes (including watering schedules) to support establishment. This should be accompanied by a schedule, with details of quantity, species and size/type (bare root, container etc). Hard landscape details such as surface materials and boundary treatments must also be included.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: ADVANCED PLANTING.

Before any works commence on site, details of advance planting to the southern and western boundaries shall be submitted and approved by the Local Planning Authority. Implementation will need to be carried out prior to any other construction work and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan and associated work schedule for a minimum of 5 years. Both new and existing planting will be required to be included in the plan, along with surface treatments, SuDS features and all other landscape assets (i.e. street furniture).

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

Kind regards,

Ryan Mills BSc (Hons) MSc CMLI
Senior Landscape Consultant
Telephone: 03330320591
Email: ryan.mills@essex.gov.uk

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

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



29 January 2021

Katherine Hale
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

By email only

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

Application: DC/20/05587
Location: Great Bricett Business Park The Street Great Bricett Suffolk IP7 7DZ
Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Dear Katherine,

Thank you for consulting Place Services on the above application.

No objection subject to securing biodiversity mitigation and enhancement measures.

Summary

We have reviewed the Ecological Impact Assessment (Castle Hill Ecology Ltd, August 2020), submitted by the applicant, relating to the likely impacts of development on designated sites, protected and Priority species & habitats.

We are satisfied that there is sufficient ecological information available for determination. This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species/habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

Therefore, the mitigation measures identified in the Ecological Impact Assessment (Castle Hill Ecology Ltd, August 2020), should be secured and implemented in full. This is necessary to conserve protected and Priority Species. Therefore, it is indicated that we agree with the conclusions of the applicant's ecologist in regard to Great Crest Newts, as we consider it highly unlikely that this species will be present and affected from the proposed works.

Furthermore, it is recommended that a Wildlife Friendly Lighting Strategy should be implemented for this application. Therefore, technical specification should be submitted prior to occupation, which

demonstrates measures to avoid lighting impacts to foraging / commuting bats, which are likely present within the local area. This should be implemented in line with ILP Guidelines¹ and therefore should summarise the following measures will be implemented:

- Light levels should be as low as possible as required to fulfil the lighting need.
- Warm White lights should be used at <2700k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effects on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
- The provision of motion sensors or timers to avoid the amount of 'lit-time' of the proposed lighting.
- Lights should be designed to prevent horizontal spill e.g. cowls, hoods, reflector skirts or shields

In addition, we recommend that reasonable biodiversity enhancements should be implemented into the finalised design to secure measurable net gains for biodiversity, as outlined under Paragraph 170[d] & 175[d] of the National Planning Policy Framework 2019. The reasonable biodiversity enhancement measures outlined within the Ecological Impact Assessment should be implemented via a Biodiversity Enhancement Strategy and should be secured as a condition of any consent.

This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Impacts will be minimised such that the proposal is acceptable subject to the conditions below based on BS42020:2013.

Submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (Castle Hill Ecology Ltd, August 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details."

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

¹ ILP, 2018. Bat Conservation Trust Guidance Note 08/18: Bats and artificial lighting in the UK

2. PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

"A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority, as outlined within the Ecological Impact Assessment (Castle Hill Ecology Ltd, August 2020).

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;*
- b) detailed designs to achieve stated objectives;*
- c) locations of proposed enhancement measures by appropriate maps and plans;*
- d) persons responsible for implementing the enhancement measures;*
- e) details of initial aftercare and long-term maintenance (where relevant).*

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the NPPF and s40 of the NERC Act 2006 (Priority habitats & species).

3. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

"A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species)

Please contact us with any further queries.

Yours sincerely,

Hamish Jackson ACIEEM BSc (Hons)

Ecological Consultant

placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Mid Suffolk District Council

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

Dear Katharine,

APPLICATION FOR PLANNING PERMISSION - DC/20/05587

Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings).

Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ.

Many thanks for your request to comment on the application.

The council declared a climate emergency in 2019 and has an aspiration to become Carbon neutral by 2030, it is encouraging all persons involved in developments and activities in the district to consider doing the same. This council is keen to encourage consideration of sustainability issues at an early stage so that the most environmentally friendly buildings are constructed and the inclusion of sustainable techniques, materials, technology etc can be incorporated into the scheme without compromising the overall viability.

It is therefore requested that the following condition be placed on any grant of permission:

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

The Sustainability & Energy Strategy must be provided detailing how the development will minimise the environmental impact during construction and occupation (as per policy CS3, and NPPF) including details on environmentally friendly materials, construction techniques minimisation of carbon emissions and running costs and reduced use of potable water (suggested maximum of 105ltr per person per day).

Details as to the provision for electric vehicles has been included however please see the Suffolk Guidance for Parking, published on the SCC website on the link below:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/parking-guidance/>

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

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

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

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

Guidance can be found at the following locations:

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

It is understood that the construction of the proposed park homes will involve the pre-fabrication of the homes off site however the Sustainability and Energy Strategy should indicate the alternative fabric energy efficiency measures required for the properties on the development to achieve the future compliance standards as indicated in the recent Future Homes Consultation response. Namely to comply with the interim uplift of Part L 2021, the Future Homes Standard 2025 and net Zero Carbon emissions by 2050. It is also to include the percentage uplift to building cost if those measures are included now at the initial building stage rather than retrofit at a later date. The applicant may wish to do this to inform future owners of the properties.

Kind regards

Simon Davison PIEMA
Senior Environmental Management Officer
Babergh and Mid Suffolk District Councils - Working Together

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 25 January 2021 19:04
To: Sarah Scott <Sarah.Scott@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/05587. Air Quality

Dear Sarah

EP Reference : 287294
DC/20/05587. Air Quality
SH Parent record, Great Bricett Business Park, The Street, Great Bricett,
IPSWICH, Suffolk, IP7 7DZ.
Change of use of land for the siting of up to 73 mobile homes (following
demolition of existing buildings).

Many thanks for your request for comments in relation to the above application from the perspective of Local Air Quality Management. I can confirm that the scale of development at 73 units is unlikely to generate sufficient vehicle movements to and from the site to compromise the existing good air quality at, and around, the development site.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

From: Andy Rutson-Edwards <Andy.Rutson-Edwards@baberghmidsuffolk.gov.uk>
Sent: 19 January 2021 09:37
To: Katherine Hale <Katherine.Hale@baberghmidsuffolk.gov.uk>; BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>; BMSDC Planning Mailbox <planning@baberghmidsuffolk.gov.uk>
Subject: DC/20/05587

Environmental Health -
Noise/Odour/Light/Smoke
8th January 2021

Dear Sir/Madam

APPLICATION FOR PLANNING PERMISSION - DC/20/05587

Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes

(following demolition of existing buildings)

Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Thank you for the opportunity to comment on this application. Environmental Protection have no objections in principle to this application. However, Construction site activities and in particular demolition, have the potential to cause disruption to nearby existing residential premises. As such I ask that the following are added as conditions to any permissions granted:

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

Prior to the commencement of development details of the demolition and construction methodology shall be submitted to and approved in writing by the Local Planning Authority and shall incorporate the following information:-

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

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

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

ON GOING CONSTRUCTION -HOURS OF WORK

Intrusive work during the construction of the development must take place between the following hours:

Monday to Friday between 08:00hrs and 18:00hrs

Saturday between 09:00hrs and 13:00hrs

No work to be undertaken on Sunday, bank or public holidays

Note: The above is to apply to site deliveries and collections also.

Andy

Andy Rutson-Edwards, MCIEH AMIOA

Senior Environmental Protection Officer

Babergh and Mid Suffolk District Council - Working Together

Tel: 01449 724727

Email andy.rutson-edwards@baberghmidsuffolk.gov.uk

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

From: Nathan Pittam <Nathan.Pittam@baberghmidsuffolk.gov.uk>
Sent: 25 January 2021 19:17
To: Sarah Scott <Sarah.Scott@baberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Yellow <planningyellow@baberghmidsuffolk.gov.uk>
Subject: DC/20/05587. Land Contamination

Dear Sarah

EP Reference : 287276
DC/20/05587. Land Contamination
SH Parent record, Great Bricett Business Park, The Street, Great Bricett, IPSWICH, Suffolk, IP7 7DZ.
Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Many thanks for your request for comments in relation to the above application. I have no objection to the proposed development provided that the condition below is included with any permission that may be granted which will consolidate the recommendations in the Phase I report submitted in support of the application. Without this condition I would be minded to recommend that the application be refused until such time as the applicant is able to demonstrate that the site can be made suitable for use without need for the condition.

Kind regards

Nathan

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

Babergh and Mid Suffolk District Councils – Working Together

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

Thank you for contacting us

We are working hard to keep services running safely to support and protect our residents, businesses, communities and staff through this period and beyond.

We will respond to your query as soon as possible. In the meantime, you can find the latest council information, including our response to Covid-19, on our website.



Proposed Condition: Standard Contaminated Land Condition (CL01)

No development shall take place until:

1. *A strategy for investigating any contamination present on site (including ground gases, where appropriate) has been submitted for approval by the Local Planning Authority.*
2. *Following approval of the strategy, an investigation shall be carried out in accordance with the strategy.*
3. *A written report shall be submitted detailing the findings of the investigation referred to in (2) above, and an assessment of the risk posed to receptors by the contamination (including ground gases, where appropriate) for approval by the Local Planning Authority. Subject to the risk assessment, the report shall include a Remediation Scheme as required.*
4. *Any remediation work shall be carried out in accordance with the approved Remediation Scheme.*
5. *Following remediation, evidence shall be provided to the Local Planning Authority verifying that remediation has been carried out in accordance with the approved Remediation Scheme.*

Reason: To identify the extent and mitigate risk to the public, the wider environment and buildings arising from land contamination.

It is important that the following advisory comments are included in any notes accompanying the Decision Notice:

“There is a suspicion that the site may be contaminated or affected by ground gases. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Unless agreed with the Local Planning Authority, you must not carry out any development work (including demolition or site preparation) until the requirements of the condition have been met, or without the prior approval of the Local Planning Authority.

The developer shall ensure that any reports relating to site investigations and subsequent remediation strategies shall be forwarded for comment to the following bodies:

- *Local Planning Authority*
- *Environmental Services*
- *Building Inspector*
- *Environment Agency*

Any site investigations and remediation strategies in respect of site contamination (including ground gases, where appropriate) shall be carried out in accordance with current approved standards and codes of practice.

The applicant/developer is advised, in connection with the above condition(s) requiring the submission of a strategy to establish the presence of land contaminants and any necessary investigation and remediation measures, to contact the Council's Environmental Protection Team.”

Consultee Comments for Planning Application DC/20/05587

Application Summary

Application Number: DC/20/05587

Address: Great Bricett Business Park The Street Great Bricett Suffolk IP7 7DZ

Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Case Officer: Katherine Hale

Consultee Details

Name: Ms Liz Keeble

Address: Endeavour House, Russell Road, Needham Market Ipswich, Ipswich IP1 2BX

Email: Not Available

On Behalf Of: Private Sector Housing - Caravans/Camping/Park Homes



Comments

I would like to make this comment with regard to the planning of the site.

There must been due consideration taken in the layout of the site to ensure that the 3 metre boundaries are in place and the homes have no less than 6 metre spaces between them. (the separation distance).

If a porch attached to the caravan may it protrude 1 metre into the separation distance and must not exceed 2 metres in length and 1 metre in depth.

Consultation Response Pro forma

1	Application Number	DC/20/05587	
2	Date of Response	08/01/2021	
3	Responding Officer	Name:	James Fadeyi
		Job Title:	Waste Management Officer
		Responding on behalf of...	Waste Services
4	Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	No objection subject to conditions	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Ensure that the development is suitable for a 32 tonne Refuse Collection Vehicle (RCV) to manoeuvre around attached are the vehicle specifications.</p> <p> ELITE 6 - 8x4MS (Mid Steer) Wide Track Dat</p> <p>See the latest waste guidance on new developments.</p> <p> SWP Waste Guidance v.21.docx</p> <hr/> <p>The road surface and construction must be suitable for an RCV to drive on.</p> <p>To provide scale drawing of site to ensure that access around the development is suitable for refuse collection vehicles.</p> <p>Please provide plans with each of the properties bin presentations plotted, these should be at edge of the curtilage or at the end of private drive and there are suitable collection presentation points. These are required for approval.</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.

6	Amendments, Clarification or Additional Information Required (if holding objection) If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	Meet the conditions in the discussion.

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

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

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

Sent: 08 January 2021 14:39

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

Subject: RE: MSDC Planning Consultation Request - DC/20/05587

The application form is misleading

It states that there is no gain, loss or change of use of residential units then goes on to apply for 73 permanent 'park homes.' This must be in error. This is an application for permanent residential development. Does this need correcting on the application form and the then required information about parking, waste, no of people living there etc being included before any comments are made.

I am not familiar with the requirements for this type of development. If conventional housing was being built on a 2.60ha site there would be a requirement for a level of open space to be provided. 73 dwellings would require the provision of a play area. There is no indication that this is a development for a particular age group. Without this information it is not possible to make any relevant comments about the provision of open space. At present it is presented as a development of affordable homes but the application does not provide the information to support this

Regards

Dave Hughes
Public Realm Officer

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

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

Sent: 08 January 2021 11:08

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

Subject: MSDC Planning Consultation Request - DC/20/05587

Please find attached planning consultation request letter relating to planning application - DC/20/05587 - Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Kind Regards

Planning Support Team

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MID SUFFOLK DISTRICT COUNCIL

To: Katherine Hale – Planning Officer
From: Louise Barker – Strategic Housing Team Manager
Date: 1st March 2021

APPLICATION FOR PLANNING PERMISSION - DC/20/05587

Proposal: Planning Application - Change of use of land for the siting of up to 73 mobile homes (following demolition of existing buildings)

Location: Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

Dear Katherine

Thank you for the consultation request.

Having considered the proposal and noted in the design and access statement that these are a form of residential housing we consider that this triggers the requirement for an affordable contribution. A proposal of 10 dwellings or more or site size 0.5 hectares or over is defined as major development.

In this instance we recommend a commuted sum as the mechanism for the affordable contribution. We will need to discuss this further with the you and the applicant as we require further information on the financial aspects of this proposal to establish the commuted sum.

Kind regards

Louise

Our ref: PPS1601

20 Western Avenue
Milton Park
Abingdon, Oxfordshire
OX14 4SH
T +44 1235 821 888

Date: 8 February 2021

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

Dear Sir/Madam,

Town and Country Planning Act 1990.....
Demolition of existing buildings and change of use of land for the siting of up to 73 mobile homes. Application Reference No. DC/20/05587
Great Bricett Business Park, The Street, Great Bricett, Suffolk IP7 7DZ

I set out below my comments on the representations made on the above application by the Parish Council, Private Sector Housing, Public Realm Officer, Ringshall Parish Council, and other local residents.

Great Bricett Parish Council

The Parish Council comments, must firstly be viewed in the context of the extant outline planning permission for up to 51 dwellings (DC/17/03568 refers ('the outline consent' or 'application')). The broader principle of residential development on the site in relation to access to local services and facilities, impact on the local highway network and parking, and drainage, was considered in detail by the Council in granting outline consent.

In terms of proximity to local service (bullet points 1, 2, 3, 4), clearly this will not change as a result of this proposal. In relation to the outline consent, the Officer in his report on the outline consent stated that *"the location of the site outside the settlement boundary does not weigh heavily against the proposal"*. A net increase in the number of units will improve the viability of the services that do exist. In terms of open space (bullet point 3), as noted in paragraph 3.17 of the Planning, Design and Access Statement, the relative affordability of units, lend their suitability towards elderly people, and as such the demand for indoor and outdoor recreation areas will be less than the approved scheme.

In terms of the increase in traffic and highway safety (bullet points 5, 7 and 8), the Case Officer dealing with the outline application found that the highway issues resulting from this development did not weigh against the proposal. The current application is accompanied by a Transport Statement, which concludes that the vehicular demands arising from the proposed development would not have a significant adverse impact on the surrounding transport network (both in terms of safety and capacity), and that the Government's adopted policy objective to promote travel by more sustainable forms of transport is fully supported. In terms of parking, while only once space per unit is provided (which is below the usual standard in the County Council's Technical Note), the proposed level of provision is more typical of developments of this nature, and it is unlikely this will give rise to increased levels of parking on adjacent road.

In terms of impact on local Doctor's surgeries and Dental Practises (bullet point 9), it is noted that Ipswich and East Suffolk CCG does not wish to raise an objection to the proposed development.

Our ref: PPS1601

As far as drainage is concerned (bullet point 12), I am aware of a holding objection from the Flood & Water Engineer at Suffolk County Council which is being addressed, and I will send you some additional information on this shortly.

With regard to the number of units and the extent to which this will overwhelm the village, the density of the site (28 dwellings per hectare) is still relatively low for a site of this nature in this location, mindful of the guidance in the National Planning Policy Framework to “*promote an effective use of land in meeting the need for homes*” (paragraph 117), and to avoid “*homes being built at low densities*” (paragraph 123). The overall site area has not been increased, and so visually the site will not have a greater impact on the existing settlement. As noted above, the development will support the viability of existing services, and there is no indication from other consultees that further mitigation is required in this regard.

Private Sector Housing

The layout of the site has been designed to accord with model standards, including the spacing between units.

Public Realm Officer

The application form is not misleading. The application is for the use of land. The lodges proposed are not buildings. As explained in paragraph 1.13 of the Planning Design and Access Statement, in terms of infrastructure, such as roads and caravan bases, these are implemented by a separate process of licensing. The form and layout of caravans and related infrastructure is controlled by a separate licensing process under the 1960 Act. The 1960 Act describes the relationship of the licensing process with planning control. The licensing process effectively determines and controls the form and layout of the internal site, such as caravan density and road infrastructure. This is a separate and distinct process to planning which addresses the principle of use only. Part 5 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) confirms that development required by the conditions of a site licence under the 1960 Act constitutes permitted development. Planning considerations should therefore only relate to the use of the land for the intended purpose (in this case, being the siting of mobile homes), and not make any assessment of any operational development that would accompany the development.

Ringshall Parish Council

As with the comments made by Great Bricett Parish Council, these comments must be considered in view of the extant outline planning permission. In terms of the Visual and Light impact, the lighting for these sorts of development tend to be more low-key than more traditional bricks and mortar estates, with greater use of bollard lighting, which in this case will have a reduced nocturnal visual impact in comparison with the consented scheme. Otherwise, I would refer you to my comments above in relation to ‘infrastructure and amenities’ impact and ‘roads and traffic’.

Other representations

I note there are five public comments on the website for this application which is a 50% reduction in the number received in relation to the outline application. The comments raised relate to a number of issues, including impact on the local highways network and local amenities/services, and these are addressed above and in the documents accompanying the application.

Yours sincerely,
for RPS Consulting Services Ltd

Richard Bother
Associate Director
bootherr@rpsgroup.com
+44 1235 838218

Application No:

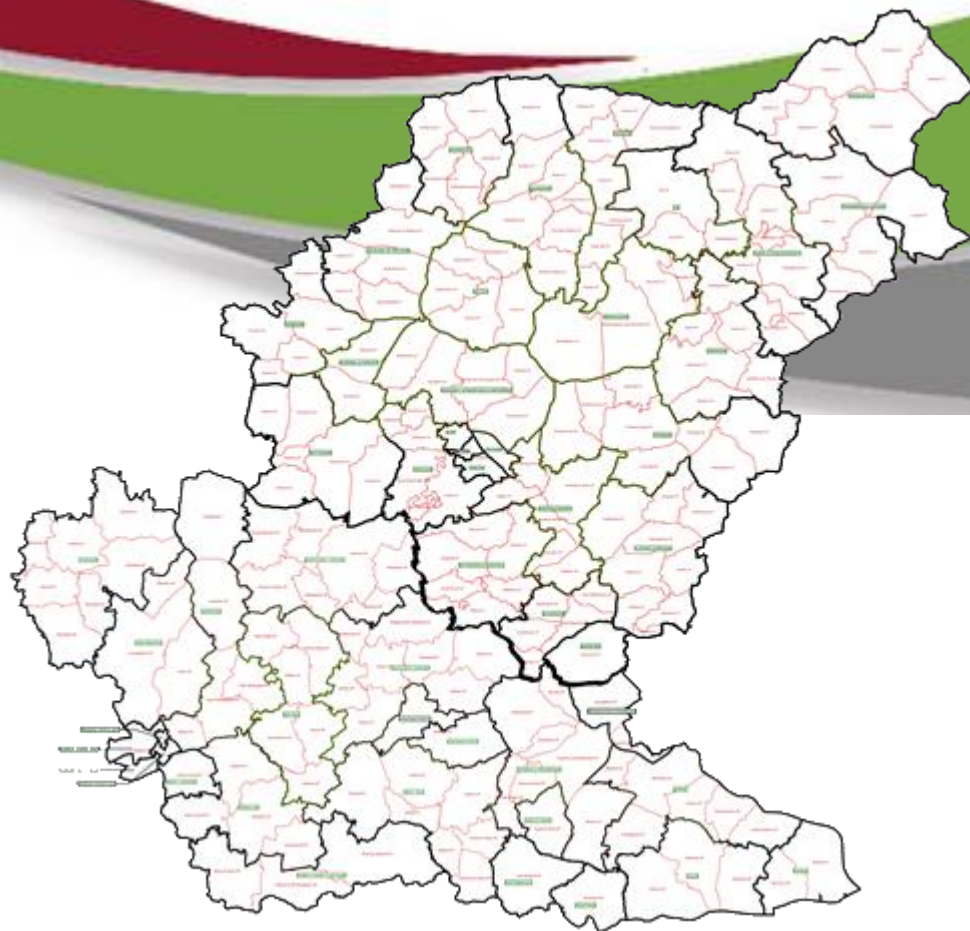
DC/20/05587

Address:

Great Bricett Business Park

The Street

Great Bricett



Aerial Map

Slide 2



Aerial Map – wider view

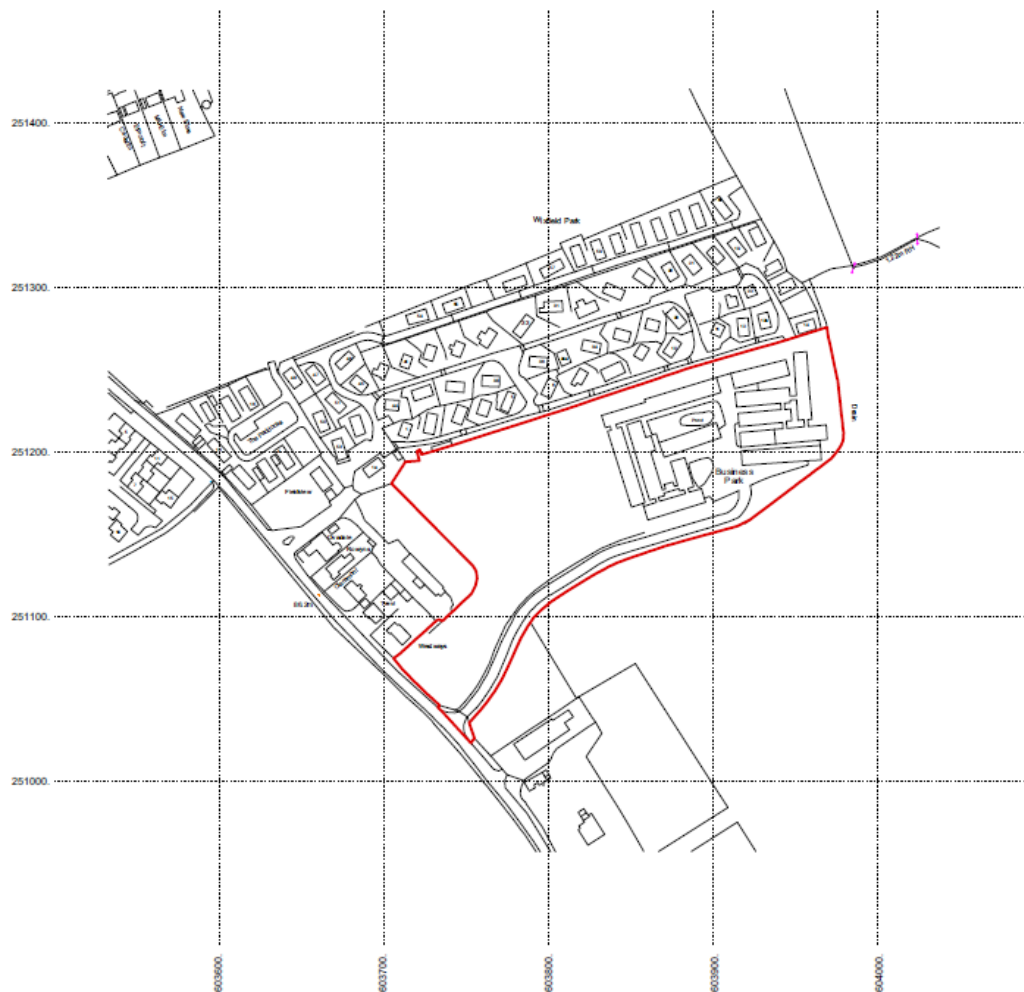
Slide 3



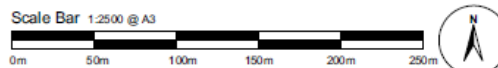
Site Location Plan

Slide 4


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Legend
 Application Boundary



20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4RN
T: +44 (0)1235 821800 E: rps@rpsgroup.com

Client **Birch's Park Homes Ltd**

Project **Great Bricett Park**

Title **Site Location Plan**

Status	Drawn By	PM Checked by
FINAL	AJC	RB
Job Ref	Scale @ A3	Date Created
PPS1601	1:2500	OCT 2020
RPS Drawing/Figure Number	Rev	
1601-0002-02	-	

rpsgroup.com

Constraints Map

Slide 5

- Footpath
- Built Up Area Boundaries



Site Layout

Slide 6

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